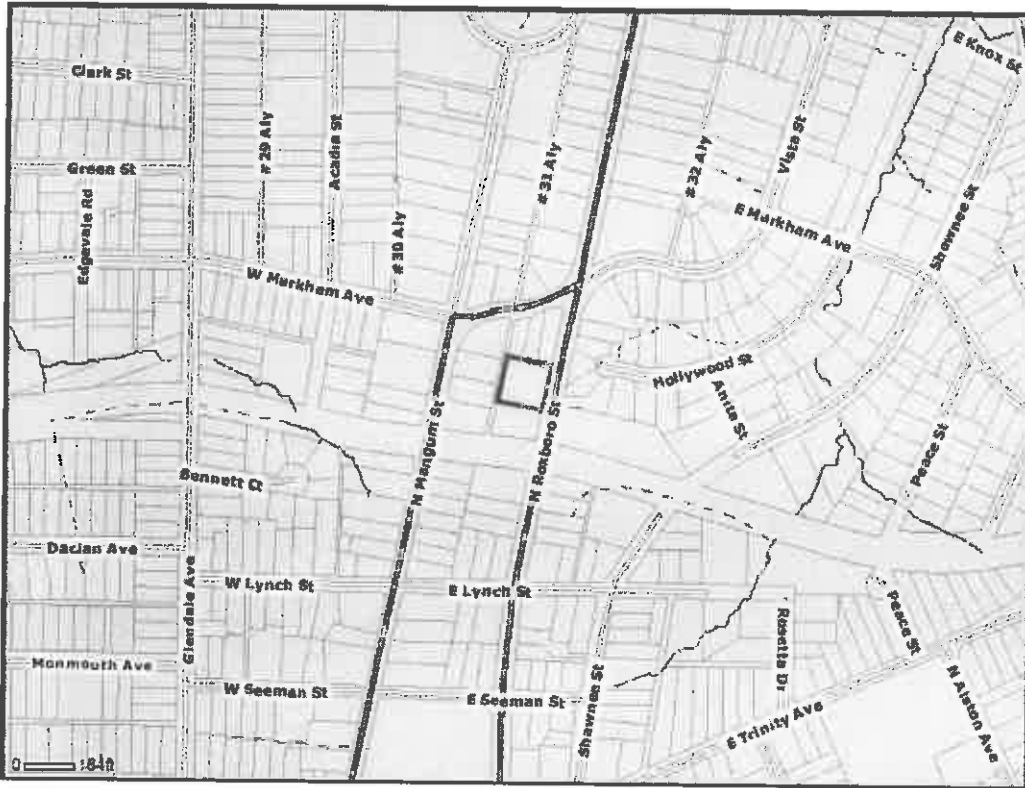


# GoMAPS - Durham County NC Public Access



**LEGEND**

- Durham County
- Streams\_and\_Ditches
- DITCH
- RIVER
- STREAM
- UNKNOWN
- Highways
- Parcels
- Street\_Centerlines
- Municipal\_Boundaries
- Chapel Hill
- Durham
- Morrisville
- Raleigh

Friday, July 26 2013





**TAX ADMINISTRATION  
PROPERTY REPORT**

<b>Property Owner</b> BLAND JAMES L	<b>Owner's Mailing Address</b> 3805 PICKRAN CR DURHAM, NC 27705	<b>Property Location Address</b> 1605 N ROXBORO ST
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<b>Administrative Data</b> Parcel Ref No. <b>109358</b> PIN <b>0832-17-12-8262</b> Account No. <b>0576282</b> Tax District <b>CNTY-DRHM/CITY-DRHM</b> Land Use Code <b>411</b> Land Use Desc <b>COM APARTMENT-GARDEN</b> Subdiv Code <b>0585</b> Subdiv Desc <b>PROP-DUKE B L NORTH DRHM</b> Neighborhood <b>070AC</b>	<b>Administrative Data</b> Legal Desc <b>PROP-DUKE B L NORTH DURHA M/BLK:43/LT#04-05-06 INCL</b> Deed Bk/Pg <b>001335 / 000848</b> Plat Bk/Pg <b>00005B / 000103</b> <b>Sales Information</b> Only Sales Data After January 1, 2006 is Displayed Grantor Sold Date <b>0--0</b> Sold Amount \$ <b>0</b>	<b>Valuation Information</b> Assessed Value <b>339,189</b> (Jan 1 2013)\$ This ad valorem appraisal represents assessors' opinion of market value, defined by NCGS 105-283, retrospective to January 1, 2008, which is the effective date of the county's most current General Reappraisal.
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**Improvement Detail**  
(1st Major Improvement on Subject Parcel)

Year Built **1985**  
 Built Use/Style **MLTFMLY-RES GRDN APT/CNDO**  
 Current Use **COMMERCIAL**  
 \* Percent Complete **100**  
 Heated Area (S/F) **5,952**  
 \*\* Bathroom(s) **0 Full Bath(s) 0 Half Bath(s)**  
 \*\* Bedroom(s) **0**  
 Fireplace (Y/N) **N**  
 Basement (Y/N) **N**  
 Attached Garage (Y/N) **N**  
 Multiple Improvements **001**

\* Note - As of January 1  
 \*\* Note - Bathroom(s), Bedroom(s), shown for description only

**Land Supplemental**  
 Map Acres **0.512**  
 Tax District Note  
 Present-Use Info



**Improvement Valuation (1st Major Improvement on Subject Parcel)**

Improvement Assessed Value \$

**259,189**

**Land Value Detail (Effective Date January 1, 2008, date of County's most recent General Reappraisal)**

Land Market Value (LMV) \$	Land Present-Use Value (PUV) \$ **	Land Total Assessed Value \$
<b>80,000</b>	<b>80,000</b>	<b>80,000</b>

\*\* Note: If PUV equal LMV then parcel has not qualified for present use program

**Parcel Report:**



**Quick Information with 2010 Orthophoto**

**PIN Number:** 0832-17-12-8262

**Acreage:** 0.51200000

**Deed Book:** 007231

**Plat Book:** 00005B

**Subdivision:** PROP-DUKE B L NORTH DRHM

**Owner Name:** BERGMAN MICHAEL

**Parcel ID:** 109358

**Land Use:** COM/ APARTMENT-GARDEN

**Deed Page:** 000709

**Plat Page:** 000103

**Site Address:** 1605 N ROXBORO ST

**Owner Address:** 5022 KERLEY RD

DURHAM , NC, 2005



2013012266

FOR REGISTRATION REGISTER OF DEEDS  
Willie L. Covington  
DURHAM COUNTY, NC  
2013 APR 04 03 55 14 PM  
BK 7231 PG 709-711 FEE \$26 00  
NC REV STAMP \$570 00  
INSTRUMENT # 2013012266

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$570 00

Parcel Identifier No 0832-17-12-8262

Prepared By John C Wamio, Attorney at Law

Return to Grantee

Brief Description for Index: Lots 4, 5 and 6, Block 43, North Durham Property of B L Duke, PB 5/103

THIS DEED made this 3<sup>rd</sup> day of April, 2013 by and between

GRANTOR	GRANTEE
JAMES L. BLAND (Unmarried)	MICHAEL BERGMAN and LEAH BERGMAN (Tenants in Common)
	5022 Kerley Road Durham, NC 27705

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context

WITNESSETH, that the Grantor, for a valuable consideration, has and by these presents does grant and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the County of Durham, North Carolina, and more particularly described as follows

Lying on the eastern side of Roxboro Street (formerly known as Patra Street) and being all of Lots 4, 5 and 6 in Block 43 of the North Durham Property of B.L. Duke as per plat and survey thereof now on file in Plat Book 5, at Page 103, in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

All or a portion of the property hereto conveyed does not include the primary residence of Grantor (NCCGS Sec. 105-317.2)

The Property herenabove described was acquired by Grantor by instrument recorded in Book 1335, at Page 848

A map showing the above described property is recorded in Plat Book 14, Page 138 See also Plat Book 5, Page 103

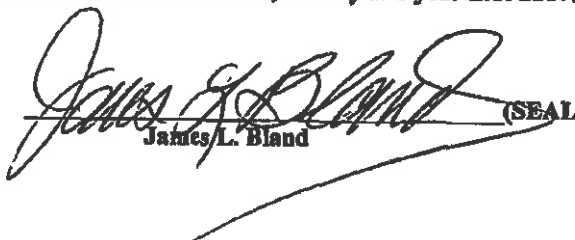
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple

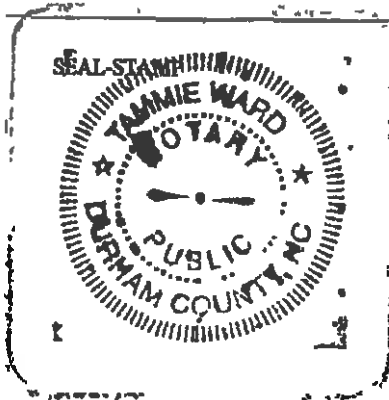
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated Title to the property hereinabove described is subject to the following exceptions

Easements, restrictive covenants and taxes of record

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written

**IN TESTIMONY WHEREOF**, the said Grantors have hereunto set their hands and seal, the day and year first above written.

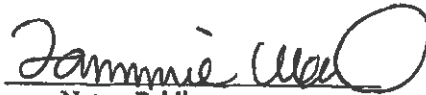
 (SEAL)  
James L. Bland



NORTH CAROLINA, Durham COUNTY

I, Tammie Ward, a Notary Public of the County and State aforesaid, certify that James L. Bland (Unmarried) did personally appeared before me this day and acknowledged the execution of the foregoing instrument for the uses and purposes therein set forth

Witness my hand and official seal, this the 3 day of April, 2013

My commission expires 1-31-15.   
Notary Public