

**Orange County North Carolina**

315239  
1713 LEGION RD

**JANUARY 1ST OWNER MAILING ADDRESS**  
CITYPLAT CASPIAN 1713 LLC  
107 FAYETTEVILLE ST STE 400  
RALEIGH NC 27601-

Total Assessed Value  
**\$920,400**

**KEY INFORMATION**

Tax Year	<b>2022</b>		
Parcel ID	<b>9799461036</b>	Township	<b>7 - CHAPEL HILL</b>
Land Size	<b>0.56</b>	Land Units	<b>AC</b>
Rate Code	<b>22</b>		
District Codes	<b>G2 Chapel Hill, CH CHSchoolDst., G0 County</b>		
Property LUC	<b>Offices, Banks and Medical-Improved</b>		
Neighborhood	<b>L018 - 7FORDHAM</b>		
Legal Description	<b>2 REC 1713 LEGION RD P91/170</b>		
Exempt Type	<b>-</b>		

**APPRAISAL DETAILS**

Total Land	<b>\$230,400</b>
Ag Credit	<b>-</b>
Land	<b>\$230,400</b>
Building	<b>\$675,800</b>
Yard Items	<b>\$14,200</b>
Market Total	<b>\$920,400</b>
Total Assessed	<b>\$920,400</b>

**RESIDENTIAL**

<b>BUILDING (1)</b>					
Type	<b>Office</b>	Total Value	<b>\$675,800</b>	Finished Sq Ft	<b>6,094 sf</b>
Style	<b>-</b>	Quality	<b>Grade B</b>	Condition	<b>Average</b>
Year Built	<b>1990</b>	Exterior Walls		Full Bath	<b>0</b>
Roof Cover		Half Bath	<b>0</b>	HVAC	
Bedrooms	<b>-</b>	Garage Type	<b>-</b>		

**MISC IMPROVEMENTS**

<b>IMPROVEMENT TYPE</b>	<b>UNITS/SQ FT</b>	<b>EST YEAR BUILT</b>	<b>APPRAISED VALUE</b>
ASPHALT PAVI	1700	-	\$2,800
CONCRETE PAV	5280	-	\$11,400

**SALES**

<b>SALE DATE</b>	<b>SALE PRICE</b>	<b>DEED BOOK</b>	<b>DEED PAGE</b>	<b>INSTRUMENT TYPE</b>	<b>GRANTOR</b>
07/26/2021	\$1,300,000	6736	368		-
07/30/2009	\$0	4796	76		KILEFF
07/30/2009	\$0	4796	78		OENOPHILIA
01/27/2003	\$0	1275	251		KILEFF

## YARD ITEMS

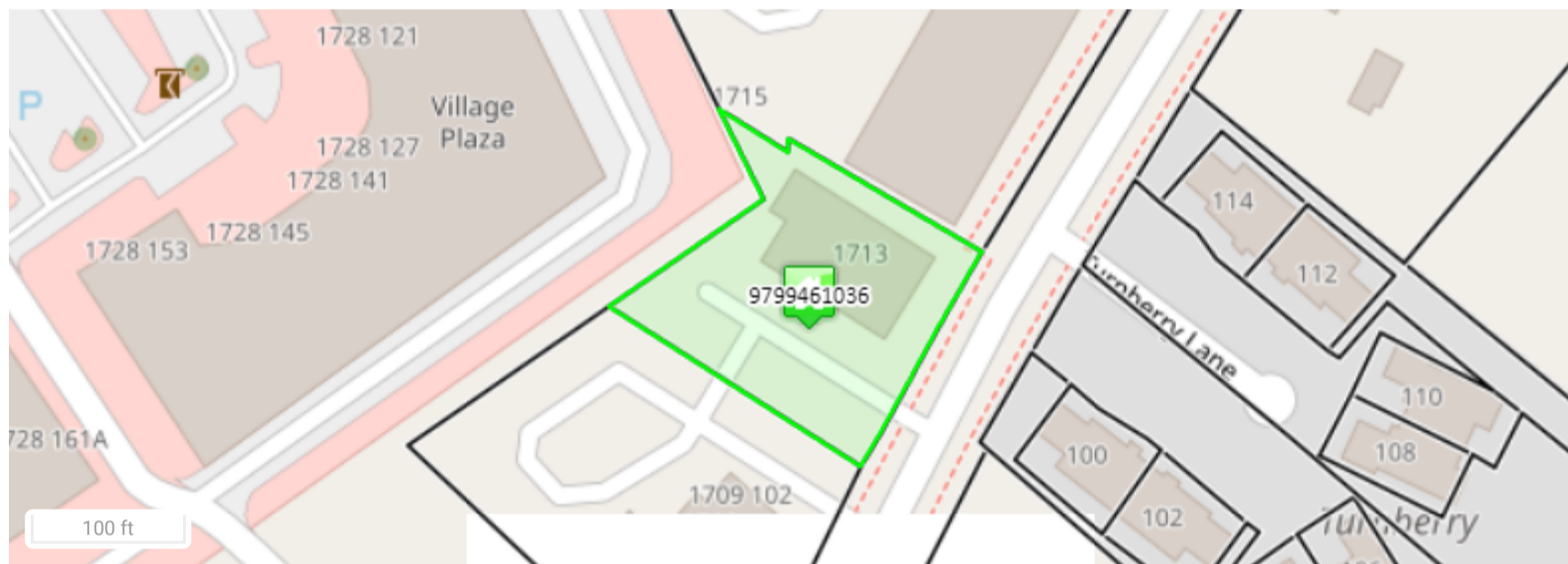
DESCRIPTION	TOTAL UNITS	YEAR BUILT	LENGTH	WIDTH	HEIGHT
No items to display					

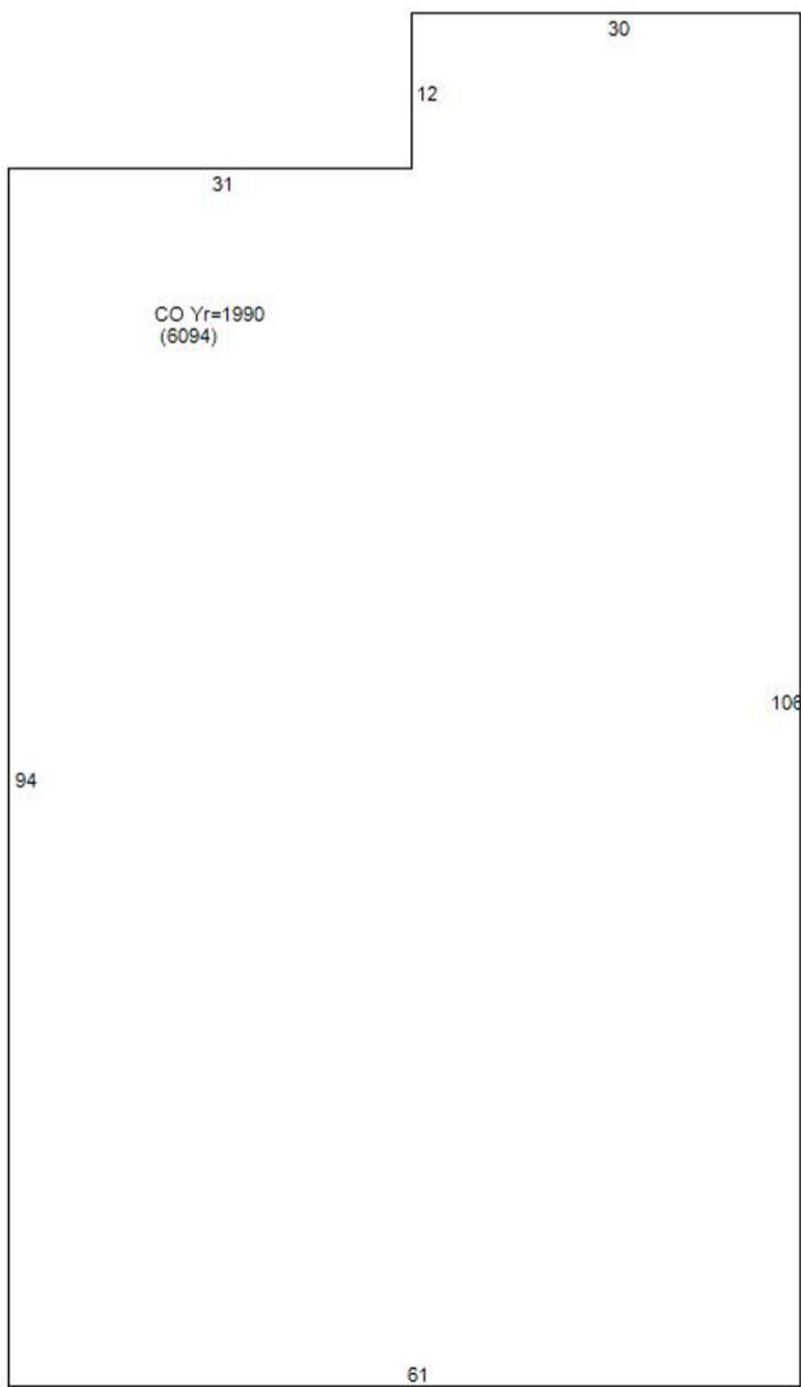
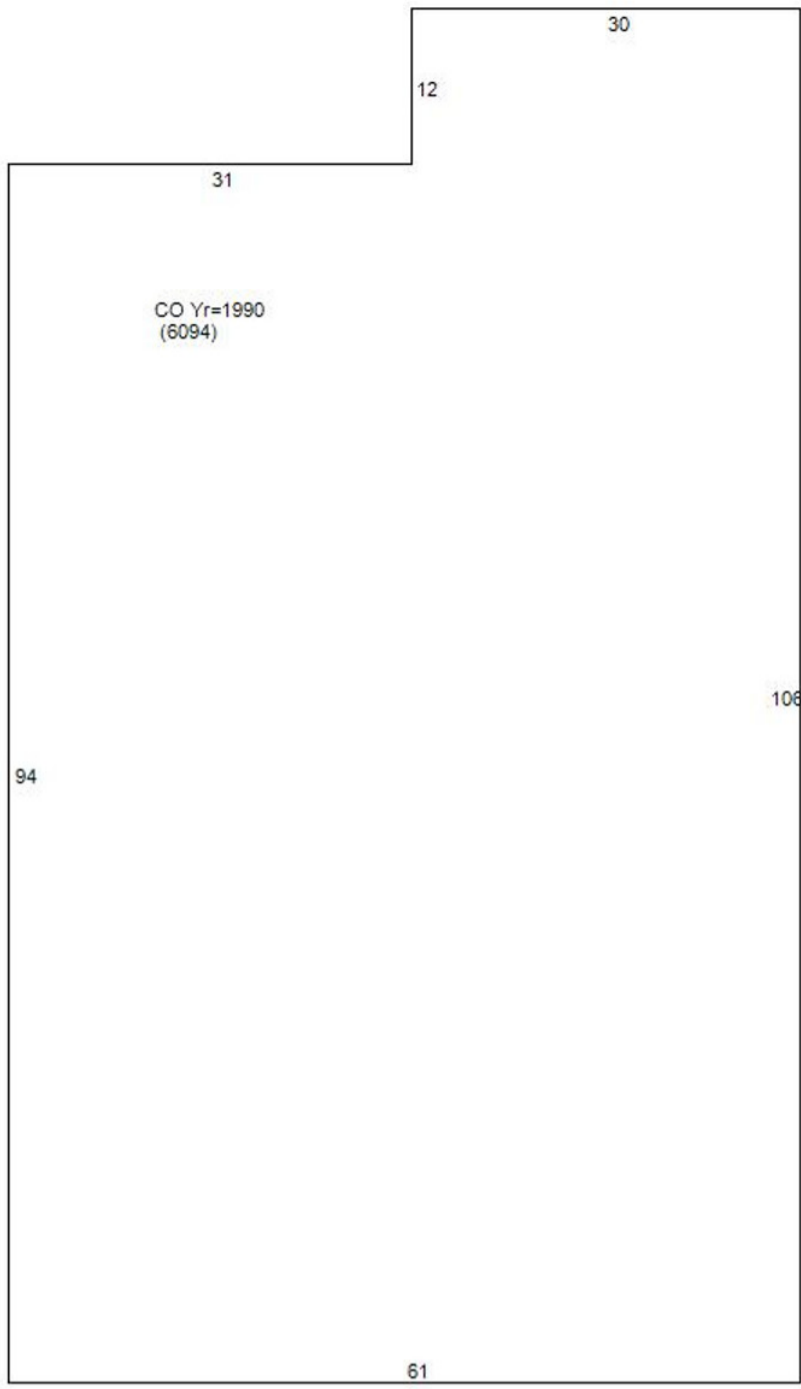
## LAND

UNIT / SOIL TYPE	DESCRIPTION	USE CODE	ACRES / LOTS	VALUE
C_AC	Com Acres	SITE	0.562	\$230,400

## VALUE HISTORY

YEAR	TOTAL MARKET VALUE
2022	\$920,400
2021	\$920,400
2020	\$961,500
2019	\$961,500
2018	\$961,500
2017	\$961,500
2016	\$703,823
2015	\$703,823
2014	\$703,823
2013	\$703,823
2012	\$703,823





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