

Durham County, NC  
Assessor of Property

*Vacant Lots*

*New Home Listings* *Atached.*  
Property Record Card

Owner Name

DAN RYAN BUILDERS - NORTH  
CAROLINA LLC

*JO ↑*

*GHD - Brightleaf, LLC*

Owner Address

1330 SUNDAY DR STE 105  
RALEIGH, NC 27607

*30%*

Location Address

2007 MOREHEAD HILL CT

*2007 BIDs Permits 8/15/16 # 192588*

*2009 " " " # 197010*

GENERAL PROPERTY INFORMATION

Parcel Ref No: 215253  
PIN: 0850-03-40-2391  
Account No: 8612953  
Tax District: CNTY-DRHM/CITY-DRHM  
Land Use Code: 311  
Land Use Desc: VAC RES/ LOT-SML TRACT  
Subdiv Code: 4510  
Subdiv Desc: BRIGHTLF@PK/TR 07/PH2&3&4  
Neighborhood: 600RH

Legal Description: BRIGHTLEAF @ THE PARK/TR: 07/PH:2&3&4/LT#401  
Deed Book & Page: 7976 / 317  
Plat Book & Page: 000192 / 000237  
Last Sale Date: Jul-15-2016  
Last Sale Price: \$510,000  
Property Tax Appraisal: \$58,300 \*

*6 Lots #85,000/lot  
lots 385, 386, 394, 396, 400, 401*

\* The appraised value is the estimated value as of the last general reappraisal, effective January 1, 2016

*PDR 3.99 Zone  
85K / 315,892 26.90%  
85K / 285,719 29.70%*

Year Built: 0  
Built Use / Style:  
Current Use:  
\*Percent Complete: 0%  
Heated Area (S/F): 0  
\*\* 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: 0

Land Market Value: \$58,300  
Land Present Use Value: \$58,300  
Land Total Assessed Value: \$58,300  
Building Value: \$-  
Map Acres: 0.166

Appraised Improvement Values  
\$-  
Appraised Value as of January 1, 2016

\* Note - As of January 1

\*\* Note - Bedroom(s), shown for description only

Data Disclaimer: All data shown here is from other primary data sources and is public information. Users of the data are hereby notified that the aforementioned public information sources should be consulted for verification of the information contained on this website. While efforts have been made to use the most current and accurate data, Durham County, NC and data providers assume no legal responsibility for the use of the data contained herein.

Please direct any questions or comments about the data displayed here to [tax\\_assessor@dconc.gov](mailto:tax_assessor@dconc.gov) (mailto:tax\_assessor@dconc.gov)



August 15, 2016

1:4,514



Sources: Esri, HERE, DeLorme, USGS, Imagery, increment P Co, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), Ma OpenStreetMap contributors, and the GIS User Community



**2007 Morehead Hill Court** Lot ...  
 Durham, NC 27703  
**Subdiv** Brightleaf  
**Seller Name** Dan Ryan Builders - NC, LLC  
**YrBlt** 2016  
**Nbrhd**

**SubArea** 109/C  
**Listing Type** ER  
**Listings Service** OT  
**Sold Price**  
**VarRate** No  
**Est/Closing Date:**

**School Information**

**ElemSch1** Durham - Spring Valley **ElemSch2**  
**MidSch1** Durham - Neal **MidSch2**  
**HighSch1** Durham - Southern **HighSch2**  
**Directions** From I-540, Take exit for HWY 70 West towards Durham and Brier Creek. Turn RIGHT onto Copperleaf Parkway, then RIGHT onto Prospect Parkway, then RIGHT onto

**Remarks** Beautiful "Devon" floor plan by Dan Ryan Builders at Brightleaf at the Park! Spacious and open first floor with generously sized bedrooms on the second floor. Relax upstairs in your loft, or outside on your screened in porch! Customize your interior color scheme at our design center! Welcome home!

**Rooms/Sqft Information**

<b>Living Area Above Grade</b> 2,357	<b>Living Area Below Grade</b> 0	<b>Total Living Area SqFt</b> 2,357
<b>Other Area Above Grade</b> 0	<b>Other Area Below Grade</b> 0	<b>Total Other Area SqFt</b> 0
<b># of Rooms</b> 8	<b>Full Baths</b> 2	<b>Half Baths</b> 1
<b>Beds</b> 3	<b>Living Area- Room Dim/Levels</b>	
<b>Entry Hall:</b> /	<b>Office/Study:</b> /	<b>MBR:</b> 19'3" x ... / Second
<b>Living:</b> 15'7" x ... / Main	<b>Kitchen:</b> / Main	<b>BR 2:</b> 16'10" ... / Second
<b>Dining:</b> /	<b>Breakfast:</b> / Main	<b>BR 3:</b> 15'11" ... / Second
<b>Family:</b> 15'7" x ... / Main	<b>Loft</b> 15'7" ... /	<b>BR 4:</b> /
<b>Garage:</b> /	<b>Other Area- Room Dim/Levels</b>	
<b>Carport:</b> /	<b>Storage:</b> /	<b>Patio:</b> /
	<b>Porch:</b> / Main	<b>Deck:</b> /
		<b>Screened Porch:</b> /
		<b>Other Area/Room 2 ...</b> /
		<b>Other Area/Room 4 ...</b> / Other Ar...

**General Information**

**Lot Dim:** .167 acre **Lot #:** 401 **Approx Acres:** 0.167 **Zoning:**  
**New Construction:** Yes **Framed:** No **Est Fin Date:** December 2016 **Garage:** 2 **Fireplace:** 1  
**Builder's Name:** Dan Ryan Builders - NC, **HUD Compliant Sr Housing:** **Restrictive Covenants:** Yes  
**HOA 1 Mgmt:** PPM, Inc **HOA 1 Fees:** \$ \$130.00 **Q/ HOA 1 Fees Required:** Y **Ownership:** **Pri. Res:**  
**HOA 2 Mgmt:** **HOA 2 Fees:** \$ \$135.00 **Q/ HOA 2 Fees Required:** Y **Total HOA Dues:** \$265.00

**Financing & Taxes**

**Tax Value:** \$0.00 **Tax Rate:** 1.38000 **Oil/Gas Rights Severed?**  
**Financial Comments:** \$3,000 towards closing costs with preferred lender!

**Features**

<b>Design</b> 2 Story	<b>Exterior Features</b> Covered Porch, Storm Windows, Tennis Courts
<b>Property Type</b> Detached	Com/ Fee, Walking Trails, Neighborhood Playground
<b>Property Description</b> Single Family	<b>Style</b> Transitional
<b>Ownership Type</b> Other (SFH incl)	<b>Basement</b> No
<b>Construction Type</b> Site Built	<b>Foundation</b> Slab
<b>Acres</b> 0-.25 Acres	<b>Flooring</b> Carpet, Vinyl Floor
<b>Exterior Finish</b> Partial Brick, Stone Ext, Vinyl Ext	<b>Heating</b> Forced Air
<b>Roof</b> Shingle	<b>Water Heater</b> Electric WH
<b>A/C</b> Dual Zone A/C	<b>Water/Sewer</b> City Sewer, City Water
<b>Fuel Heat</b> Natural Gas	<b>Parking</b> DW/Concrete, Garage
<b>Fireplace Description</b> In Family Room, Natural Gas	<b>Financing</b> Cash, Conventional, FHA, VA
<b>Lot Description</b> Open	<b>Dining</b> Breakfast Room
<b>HO Fees Include</b> Pool	<b>Washer Dryer Location</b> 2nd Floor
<b>Other Rooms</b> Loft Rm	<b>Interior Features</b> 9 Ft Ceiling, Tray Ceiling, Walk in Closet
<b>Pool</b> Swimming Pool Com/Fee	<b>Bath Features</b> Bath/Shower, Tub/ Sep Shower
<b>Equipment/Appliances</b> Dishwasher, Gas Range, Microwave	<b>Attic Description</b> Pull Down

**Showing Instructions**

**Show Instructions:** Onsite Agent **Coming Soon?**  
**LA:** 86548 **Jessa Kellington - Home:** 919-924-5331 **Lic #:** 278309 **Showings Expected to Begin**  
**LO:** 72643 **Dan Ryan Builders North Carolina, LLC - OFC:** 919-810-9197 **Appointment Phone** 919-595-8989  
**Co-LA:** **Possession** At Time Of Closing  
**Comp BA:** 2.5% **Comp SA:** 0% **Variable Rate** N **Prospect Exempt** No **DOM** 27  
**CDOM** 27

**MLS # 2092917 Status PENDING**



2007 Morehead Hill Court  
**Unit #** Lot 401 **Lot Number** 401  
 Durham  
 NC  
 27703  
**Subdivision** Brightleaf  
**Neighborhood**  
**SubArea** 109 - E Durham NW Raleigh/C  
**Listing Type** Exclusive Right  
**Listings Service** Other  
**Variable Rate** No  
**Prospect Exempt** No

**List Price** \$285,719  
**Sold Price**  
**DOM** 38  
**CDOM** 38  
**Possession At Time Of Closing**  
**Contract Date** 11/11/2016  
**Due Diligence Exp Date**  
**Closing Date** 12/30/2016  
**Financial Concessions**



**Remarks**

**Remarks** Beautiful and Spacious "Devon" home in Brightleaf at the Park! Bright and open first floor layout leads to screened back porch! Cozy up next to the fireplace in your family room, then head upstairs to a large loft area to relax! All bedrooms are a great size, and stunning stylish features have been planned for the interior of this home. Move-in this December! Welcome home!

**Agent Remarks** Home is still under construction. Please call LA for details on showing and for location of a finished model.

**Directions**

From I-540, Take exit for HWY 70 West towards Durham and Brier Creek. Turn RIGHT onto Copperleaf Parkway, then RIGHT onto Prospect Parkway, then RIGHT onto Morehead Hill Court. New Home sites are towards the end of

**Schools**

**ElemSch1** Durham - Spring Valley  
**MidSch1** Durham - Neal  
**HighSch1** Durham - Southern  
**ElemSch2**  
**MidSch2**  
**HighSch2**

**Measurements and Rooms**

<b>Approximate Acres</b> 0.167	0-.25 Acres	<b>Master Bedroom Floor</b> Second 19'3" x 15'	
<b>Lot Dimensions</b> .167 acre		<b>Bedroom 2 Floor</b> Second 16'10" x 11'11"	<b>Basement</b> No
<b>Living Area Above Grade</b> 2,357		<b>Bedroom 3 Floor</b> Second 15'11" x 11'9"	<b>Garage</b> 2
<b>Living Area Below Grade</b> 0		<b>Bedroom 4 Floor</b>	<b>Garage Floor</b>
<b>Total Living Area SqFt</b> 2,357		<b>Bedroom 5 Floor</b>	<b>Carport Floor</b>
<b>Detached Living Area SqFt</b>		<b>Entrance Hall Floor</b>	<b>Storage Floor</b>
<b>Other Area Above Grade</b> 0		<b>Living Room Floor</b> Main 15'7" x 14'11"	<b>Porch Floor</b> Main
<b>Other Area Below Grade</b> 0		<b>Family Room Floor</b> Main 15'7" x 14'2"	<b>Patio Floor</b>
<b>Total Other Area SqFt</b> 0		<b>Office/Study Floor</b>	<b>Deck Floor</b>
<b>Bedrooms</b> 3	<b>Full Baths</b> 2	<b>Bonus Room Floor</b>	<b>Screened Porch Floor</b>
<b># of Rooms</b> 8	<b>Half Baths</b> 1	<b>Kitchen Floor</b> Main	<b>Loft</b> 15'7" x 14'11"
		<b>Breakfast Room Floor</b> Main	
		<b>Dining Room Floor</b>	
		<b>Utility Room Floor</b> Main	

**General Information**

**Builder Name** Dan Ryan Builders - NC, LLC.  
**New Construction** Yes  
**Framed** Yes  
**Year Built** 2016  
**Est Fin Year** 2016  
**Est Fin Month** December  
**Zoning** HUD55

**Seller Name** Dan Ryan Builders, NC - LLC  
**Ownership Type** Other (SFH incl)  
**Ownership**  
**Primary Residence**  
**Property Leased** No  
**Lease Expires**  
**Oil/Gas Rights Severed?**

**Public Records/Tax**

**Legal Description** Lot 401 The Trace at Brightleaf at the Park  
**Tax Map/Blk/Prc/Lot**  
**PIN #**  
**Inside City** Yes  
**City Limits Of** Durham  
**Tax Value** \$295,719.00  
**Tax Rate** 1.38000  
**Last Tax Bill**

**Financing**

**Financing** Cash, Conventional, FHA, VA  
**Financial Comments** \$3,000 Towards Closing Costs with Preferred Lender!

**Home Owner Association**

**HOA 1 Mgmt** PPM, Inc  
**HOA Phone**  
**HOA 1 Fees Required** Yes  
**HOA 1 Fees \$** \$265.00  
**HOA 1 Fee Payment** Quarterly  
**HOA 2 Mgmt**  
**HOA 2 Fees Required** Yes  
**HOA 2 Fees \$** \$0.00  
**HOA 2 Fee Payment** Quarterly  
**Total HOA Dues**  
**Restrictive Covenants** Yes  
**HO Fees Include** Pool

## Features

**A/C** Dual Zone A/C  
**Attic Description** Pull Down  
**Bath Features** Bath/Shower, Tub/ Sep Shower  
**Construction Type** Site Built  
**Design** 2 Story  
**Dining** Breakfast Room  
**Equipment/Appliances** Dishwasher, Gas Range, Microwave  
**Exterior Features** Covered Porch, Storm Windows, Tennis Courts Com/ Fee, Walking Trails, Neighborhood Playground  
**Exterior Finish** Partial Brick, Stone Ext, Vinyl Ext

**Fireplace** 1  
**Fireplace Description** In Family Room, Natural Gas  
**Flooring** Carpet, Vinyl Floor  
**Foundation** Slab  
**Fuel Heat** Natural Gas  
**Garage** 2  
**Green Bldg HERS Rating**  
**Green Cert. Uploaded**  
**Heating** Forced Air  
**Interior Features** 9 Ft Ceiling, Tray Ceiling, Walk in Closet

**Lot Description** Open  
**Other Rooms** Loft Rm  
**Parking** DW/Concrete, Garage  
**Pool** Swimming Pool Com/Fee  
**Property Type** Detached  
**Roof** Shingle  
**Style** Transitional  
**Washer Dryer Location** 2nd Floor  
**Water Heater** Electric WH  
**Water/Sewer** City Sewer, City Water  
**Waterfront Access**  
**Waterfront Type**  
**Water Body Name**  
**Approx Ft of Wtr Frontage**

## Listing Agent Information

**List Agent - License ID** 288299  
**List Agent - Agent Name and Phone** Adrienne Taylor - PrtPh: 919-802-3673  
**List Agent - E-mail** ataylor@danryanbuilders.com  
**List Agent - Firm License** C22949  
**Listing Office - Office Name and Phone** Dan Ryan Builders North Carolina, LLC - OFC: 919-810-9197  
**Co-Agent - Agent Name and Phone**

## Showing Information

**Coming Soon?** ShwExptoBe  
**Appointment Phone** 919-595-8989  
**Hours Notice for Showing**  
**Showing Instructions** Onsite Agent

## Compensation

**Commission to Buyer Agent** 2.5 %  
**Commission to Sub Agent** 0 %

## Selling/Closing Information

**Selling Agent - License ID** 288299 Adrienne Taylor - PrtPh: 919-802-3673  
**Selling Office - Firm License** C22949 Dan Ryan Builders North Carolina, LLC - OFC: 919-810-9197

**Sold Price**  
**Sold Price/List Price**  
**Sold Price/Sqft**

**Contract Date** 11/11/2016  
**Due Dillgence Exp Date**  
**Closing Date** 12/30/2016

**Contingent Addendum** No  
**Financial Concessions**  
**Other Concessions**  
**Selling Information**  
**Terms of Sale**



2009 Morehead Hill Court  
 Unit# 400 Lot Number 400  
 Durham  
 NC  
 27703  
 Subdivision Brightleaf  
 Neighborhood  
 SubArea 109 - E Durham NW Raleigh/C  
 Listing Type Exclusive Right  
 Listings Service Other  
 Variable Rate No  
 Prospect Exempt No

List Price \$315,892  
 Sold Price  
 DOM 13  
 CDOM 13  
 Possession At Time Of Closing  
 Contract Date  
 Due Diligence Exp Date  
 Closing Date  
 Financial Concessions  
 Virtual Tour

**Remarks**

Remarks First floor master - Middleton floor plan - by Dan Ryan Builders. Spacious and open concept floor plan, bonus room, butler's pantry, granite countertops, hardwood floors and blinds included!

Agent Remarks Home is move-in ready! Photos are of a similar home, options vary. Please contact listing agent to view this home.

**Directions**

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**Schools**

ElemSch1 Durham - Spring Valley  
 MidSch1 Durham - Neal  
 HighSch1 Durham - Southern  
 ElemSch2  
 MidSch2  
 HighSch2

**Measurements and Rooms**

Approximate Acres 0.150	0-.25 Acres	Master Bedroom Floor		
Lot Dimensions .157 acre		Bedroom 2 Floor	Basement	No
Living Area Above Grade 2,501		Bedroom 3 Floor	Garage	2
Living Area Below Grade 0		Bedroom 4 Floor	Garage Floor	
Total Living Area SqFt 2,501		Bedroom 5 Floor	Carport Floor	
Detached Living Area SqFt		Entrance Hall Floor	Storage Floor	
Other Area Above Grade 0		Living Room Floor	Porch Floor	
Other Area Below Grade 0		Family Room Floor	Patio Floor	
Total Other Area SqFt 0		Office/Study Floor	Deck Floor	
Bedrooms 4	Full Baths 2	Bonus Room Floor	Screened Porch Floor	
# of Rooms 9	Half Baths 1	Kitchen Floor		
		Breakfast Room Floor		
		Dining Room Floor		
		Utility Room Floor		

**General Information**

Builder Name Dan Ryan Builders - NC, LLC.  
 New Construction Yes  
 Framed Yes  
 Year Built 2018  
 Est Fin Year 2016  
 Est Fin Month December  
 Zoning HUD55  
 Seller Name Dan Ryan Builders - NC, LLC  
 Ownership Type Other (SFH Incl)  
 Ownership  
 Primary Residence  
 Property Leased No  
 Lease Expires  
 Oil/Gas Rights Severed?

**Public Records/Tax**

Legal Description Lot 400 The Trace at Brightleaf at the Park  
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Financing Cash, Conventional, FHA, VA  
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**Home Owner Association**

HOA 1 Mgmt  
 HOA 1 Phone  
 HOA 1 Fees Required Yes  
 HOA 1 Fees \$ \$130.00  
 HOA 1 Fee Payment Quarterly  
 HOA 2 Mgmt  
 HOA 2 Fees Required Yes  
 HOA 2 Fees \$ \$135.00  
 HOA 2 Fee Payment Quarterly  
 Total HOA Dues  
 Restrictive Covenants Yes  
 HO Fees Include Pool

**Features**

A/C Dual Zone A/C	Fireplace 0	Other Rooms Bonus Room/Finish
Construction Type Site Built	Flooring Carpet, Vinyl Floor	Parking DW/Concrete
Design 2 Story	Fuel Heat Natural Gas	Pool Swimming Pool Com/Fee
Dining Breakfast Room, Separate Dining Room	Garage 2	Property Type Detached
Equipment/Appiances Dishwasher, Disposal,	Green Bldg HERS Rating	Roof Shingle
Electric Range, Microwave	Green Cert. Uploaded	Style Transitional
Exterior Features Tennis Courts Com/ Fee,	Heating Forced Air	Washer Dryer Location 1st Floor
Walking Trails, Neighborhood Playground		Water Heater Electric WH
Exterior Finish Partial Brick, Vinyl Ext		Water/Sewer City Sewer, City Water
		Waterfront Access

**Listing Agent Information**

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List Agent - Agent Name and Phone Adrienne Taylor - PriPh: 919-802-3673  
List Agent - E-mail ataylor@danryanbuilders.com  
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Coming Soon? StwExptoBe  
Appointment Phone 919-596-8989  
Hours Notice for Showing  
Showing Instructions Appointment Only, Onsite Agent

**Compensation**

Commission to Buyer Agent 2.5 %  
Commission to Sub Agent 0 %

**Selling/Closing Information**

Selling Agent - License ID  
Selling Office - Firm License

Sold Price	Contract Date	Contingent Addendum
Sold Price/List Price	Due Diligence Exp Date	Financial Concessions
Sold Price/Sqft	Closing Date	Other Concessions
		Selling Information
		Terms of Sale