



Exterior Front

3321 Guess Road  
Durham, NC 27705

Unit#: Special Conditions Seller Lic. RE Prfssnl.

SubArea: 123/A



For Sale: Yes

For Lease: No

Nearest Cross Rd:

Bldg/Project Name:

Traffic Count: 2,968

SP: \$235,000

Est/Closing Dt: 2/19/2014

Seller Name: Peter Stern and Sandra Reed

Directions I- 85 North / South to exit 175 Guess Road - continue North. 3321 is just past the Carver Street intersection on the left.

Remarks Multi-Use Building - split system allows for Duplex operations. Front of building is set up as Office / Retail. Back of building has Office / Warehouse. Heated sq.ft 1693..Warehouse - unheated 1078. Warehouse has roll-up door. Security System.

**General Information**

Site Acres 0.26	8,771		1,158
120	1,278	CeilingHt	VacancyRt
NumBldgs	NumStories 1	Units #	TotalPrkng 10
DriveInDrs 1	NumDocks	RdFrntg 50	Zoning 464
GrsSchdInc			
GrsOperInc			

New Construction: No Est Fin: / Lot #: 41

**Financing & Taxes**

Tax Value \$275,671.00 Tax Rate 1.41 Tax Map/Blk/Prcl/Lot 002883/000981  
PIN # 0823-13-03-6253 Legal Description Prop-chambly J K Farm / Sec:2/Blk:G/LT#41-B/42-APT

Financial Comments

**Features**

Roof Other	SQ. FT. Source Builders Plan, Other
Heating Gas	Terms Sale
	Construction Frame
	Foundation Description Slab
	A/C Central
	Rail Service

**Showing Instructions**

Show Instructions:	Appointment Phone 919-595-8989
LA: 83585 Sandie M Reed - PrfPh: (919) 308-1761	Co List Agent Appt Phone
LO: 3227 Howard Perry & Walston - OFC: (919) 960-6300	DOM 339
Co-LA:	DOMLS 338
Comp BA: 3 / % / N Comp SA: 3 / % /	Prospect Exempt No

**Comparable Information**

**Sale Agent:** 83585 / Elizabeth Ellis - PrfPh: (919) 416...  
**Sale Office:** 2167 / Fonville Morisey/Croasdaile Sales Office - OFC: (919) 383-1341  
**Pending Date:** 2/19/2014

**Terms Sale**  
**Sold Price** \$235,000  
**Closing Date** 2/19/2014

**Selling Info:**

**Financial Concessions (CC):** 0

**Other Concessions:**

**Special Circumstances:** No Special Circumstances

**Agent Only Remarks**

Agent must be with client at all times - no water or electricity on. Show only during daylight hours. Make sure to carry a flashlight for the warehouse.

Durham County, NC  
Assessor of Property

## Property Record Card

## Owner Name

COMBS KENNETH

## Owner Address

5624 FALKIRK DR  
DURHAM , NC  
27712

## GENERAL PROPERTY INFORMATION

**Parcel Ref No:** 125686  
**PIN:** 0823-13-03-6253  
**Account No:** 8051498  
**Tax District:** CNTY-DRHM/CITY-DRHM  
**Land Use Code:** 464  
**Land Use Desc:** COM/ OFFICE BLDG  
**Subdiv Code:** 0417  
**Subdiv Desc:** PROP-CHAMBLEY J K  
FRM S2  
**Neighborhood:** 050BG

**Legal Description:** PROP-CHAMBLY J  
K FARM/SEC :2/BLK:G/LT#41-B/42-A  
PT  
**Deed Book & Page:** 2883 / 981  
**Plat Book & Page:** 000012 /  
**Last Sale Date:** Feb-20-2014  
**Last Sale Price:** \$235,000  
**Current Appraised Value:** \$275,671



**Year Built:** 1984  
**Built Use / Style:** OFFICE BUILDINGS  
**Current Use:** COMMERCIAL  
**\*Percent Complete:** 100%  
**Heated Area (S/F):** 1,812  
**\*\* 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:** 1

**Land Market Value:** \$90,822  
**Land Present Use Value:** \$90,822  
**Land Total Assessed Value:** \$90,822  
**Building Value:** \$184,849  
**Map Acres:** 0.256

Assessed Improvement Values
<p><b>\$184,849</b> Assessed Value as of January 1, 2014</p>

\* Note - As of January 1

\* \* Note - Bathroom(s), 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](mailto:tax_assessor@dconc.gov))