

MCS sheet Attached

Durham County, NC  
Assessor of Property

Property Record Card

Vacant lot

Owner Name

ZHANG LIMING  
REN XIAOXIA

Owner Address

5021 GOVERNORS DR  
CHAPEL HILL, NC  
27517

Location Address

4 PORTOFINO PL

TO ↑  
BOLD Construction, Inc.

TO ↓  
Maida Vale, LLC 5719/202 \$ 660<sup>00</sup> 8/2007

BID permit 11-2016 1.6 mil SFR.

GENERAL PROPERTY INFORMATION

Parcel Ref No: 206673  
PIN: 0709-03-03-2228  
Account No: 8621944  
Tax District: CNTY-DRHM/CITY-DRHM  
Land Use Code: 311  
Land Use Desc: VAC RES/ LOT-SML TRACT  
Subdiv Code: 3852  
Subdiv Desc: MAIDA VALE  
Neighborhood: 088RK

Legal Description: MAIDA VALE LT#60  
Deed Book & Page: 7990 / 982  
Plat Book & Page: 000173 / 000075  
Last Sale Date: Aug-03-2016  
Last Sale Price: \$350,000 ✓  
Property Tax Appraisal: \$249,693 \*

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

PDR 1.730 zone

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: \$249,693  
Land Present Use Value: \$249,693  
Land Total Assessed Value: \$249,693  
Building Value: \$-  
Map Acres: 1.439

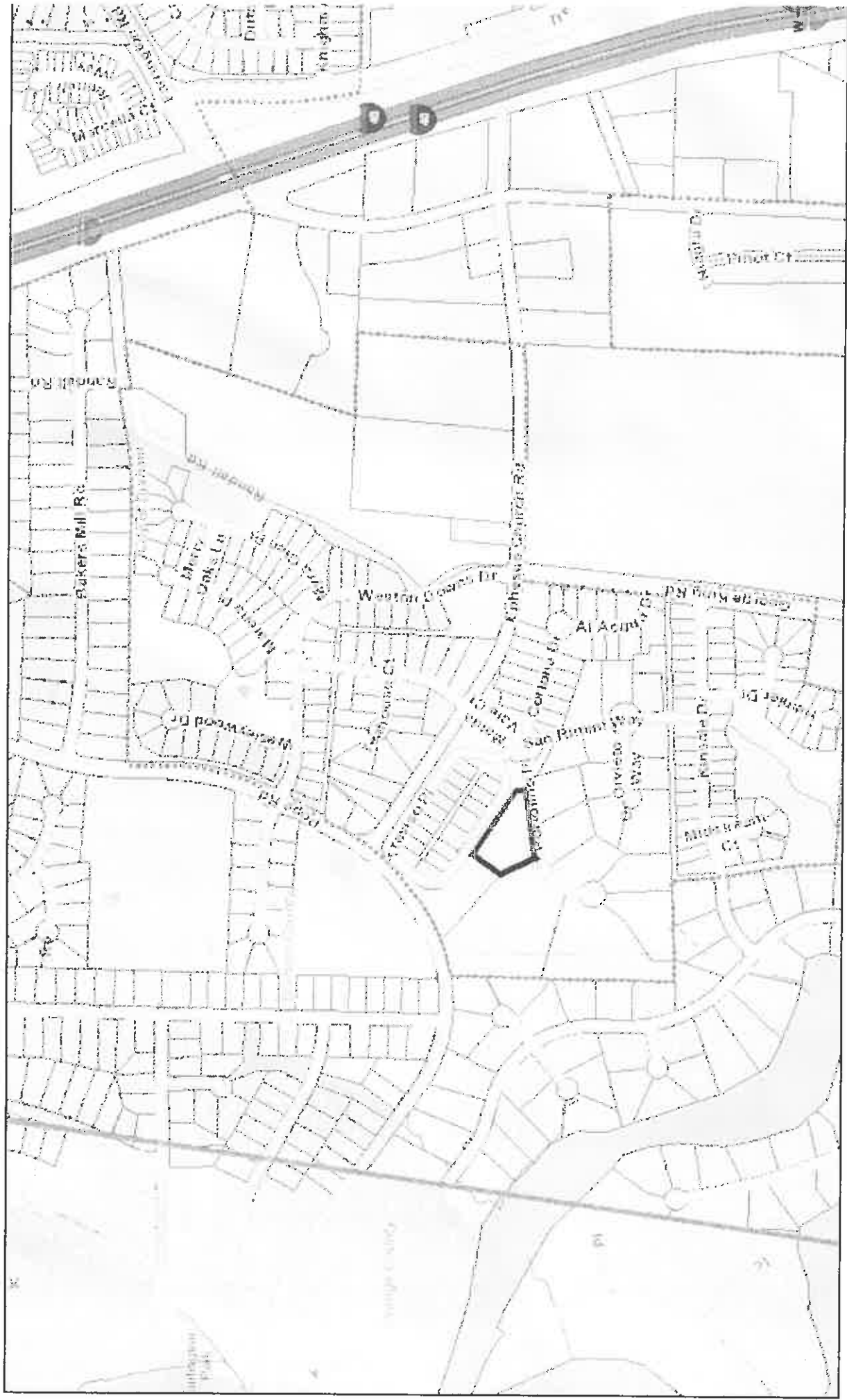
Appraised Improvement Values
\$-
Appraised Value as of January 1, 2016

\* Note - As of January 1

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

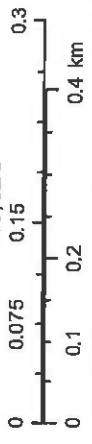
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Please direct any questions or comments about the data displayed here to tax\_assessor@dconnc.gov (mailto:tax\_assessor@dconnc.gov)



November 28, 2016

1:9,028



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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Aerial View

**4 Portofino Place**  
Durham, NC 27707

Lot #: 60  
SubArea: 104

Road Frontage  
Property Leased No  
Lease Expires

**Subdivision:** Maida Vale

**Neighborhood:**

**Seller Name:**

**SP:** \$350,000

**Est Closing Dt:** 8/3/2016

**School Information**

**ElemSch1** Durham - Creekside  
**MidSch1** Durham - Githens  
**HighSch1** Durham - Jordan

**ElemSch2**  
**MidSch2**  
**HighSch2**

**Directions** From I-40 take exit 273-A Chapel Hill exit. Go to second stop light, turn RIGHT on Farrington Road. Go 1 mile, turn LEFT on Ephesus Church Road. Maida Vale is on the left. From gate, go Right on Portofino.

Virtual Tour

**Remarks** Spectacular, estate lot! The only remaining grand estate homesite in Maida Vale, premier gated community of luxury Mediterrean style homes: masonry stucco, ceramic tile roofs, gated doors, sprawling style of unlimited luxury. 1.5 acre level lot. Build your custom home among multi-million dollar estates. Portofino Place is one of the most prestigious roads in the Triangle. Enjoy the security of the staffed gatehouse at Maida Vale entrance. Great location - convenient to I-40. Minutes to UNC, Duke and airport.

**General Information**

<b>Approximate Acres</b> 1.440	<b>Wooded Acres</b>	<b>Cleared Acres</b>	<b>Price per Acre</b>
<b>Perk Test</b> No	<b>Perk Test Date</b>	<b># of Beds Yielded</b>	<b>Water/Sewer Fee</b>
<b>Deed Restrictions</b> ARB, Residential Covenants		<b>Lot Dimensions</b>	
<b>Restrictive Covenant Rmks</b> Architectural Review, No Mobile Homes, No Modular Homes, Residential Covenants			

**Financing & Taxes**

<b>Tax Value</b> \$249,693.00	<b>Tax Rate</b> 1.34000	<b>Tax Map/Blk/Prcd/Lot</b>
<b>Zoning</b>	<b>Total HOA Dues:</b> \$200.00 / Monthly	<b>PIN #</b>
<b>Legal Description</b> Maida Vale/LT#60		<b>Inside City</b> Yes
<b>Financial Comments</b>		

**Features**

<b>Property Type</b> Vacant	<b>Miscellaneous</b> HOA
<b>Location</b>	<b>Topography</b> Level
<b>Sales Options</b> No Divide	<b>Road Description</b> Private Road, Street Paved
<b>Utilities</b> Cable Available, Electricity Available, Gas Available, Telephone Available	<b>Restrictions</b> Architectural Review, Deed Restriction(s), No Mobile Homes, No Modular Homes, Residential Covenants
<b>Road Frontage Description</b> Has Frontage	<b>Sewer/Septic</b> Public Sewer
<b>Vegetation</b> Cleared	
<b>Water Supply</b> City On Site	
<b>Transportation</b> RDU	

**Showing Instructions**

<b>List Agent - License ID</b> 230608	<b>Showing Instructions</b> Vacant
<b>List Agent - Agent Name and Phone</b> Jill Ehrenfeld - PrfPh: 919-260-6968	<b>Appointment Phone</b> 919-595-8989
<b>List Agent - Firm License</b> C15759	<b>Possession</b> At Time Of Closing
<b>Listing Office - Office Name and Phone</b> Domicile Realty - OFC: 919-883-5500	<b>CDOM</b> 183
	<b>DOM</b> 183
<b>Co-Agent - Agent Name and Phone</b>	<b>Prospect Exempt</b>

**Commission to Buyer Agent** 4 %  
**Commission to Sub Agent** 4 %  
**Variable Rate** No

**Waterfront**

**Waterfront Access**  
**Water Body Name**

**Waterfront Type**  
**Approx Ft of Wtr Frontage**

**Comparable Information**

**Selling Agent - License ID** 230608  
**Selling Agent - Agent Name and Phone** Jill Ehrenfeld - PrfPh: 919-260-6968  
**Selling Office - Firm License** C15759  
**Selling Office - Office Name and Phone** Domicile Realty - OFC: 919-883-5500

**Terms of Sale** CASH  
**Sold Price** \$350,000  
**Closing Date** 8/3/2016

**Pending Date:** 7/6/2016

**Selling Info:**

**Financial Concessions (CC):** 0

**Other Concessions:**

**Special Circumstances:** No Special Circumstances

**Agent Only Remarks**