

Durham County, NC  
Assessor of Property

Property Record Card

Owner Name

FROEHLICH JOHN J

Jo ↑

Gary Remy (Lynkio)

Owner Address

912 EXUM ST UNIT A  
DURHAM, NC  
27701

Location Address

912 EXUM ST

Dup.  
1.25.15

336

GENERAL PROPERTY INFORMATION

Parcel Ref No: 113905  
PIN: 0821-06-48-1022  
Account No: 8381567  
Tax District: CNTY-DRHM/CITY-DRHM  
Land Use Code: 112  
Land Use Desc: RES/ 2-FAMILY  
Subdiv Code: 0667  
Subdiv Desc: PROP-SNOW H N SR  
MRS  
Neighborhood: 066RA

Legal Description: PROP-SNOW H N  
SR MRS/LT#4 9  
Deed Book & Page: 7186 / 771  
Plat Book & Page: 00005A / 000082  
Last Sale Date: Feb-08-2013  
Last Sale Price: \$80,000  
Property Tax Appraisal: \$341,050 \*

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



113905 01/27/2015

Year Built: 1949  
Built Use / Style: SEMI-DETACHED  
(VERT SPLT)  
Current Use: RESIDENTIAL  
\*Percent Complete: 100%  
Heated Area (S/F): 2,376  
\*\* Bathroom(s): 2 Full Bath(s) 0 Half  
Bath(s)  
\*\* Bedroom(s): 4  
Fireplace (Y/N): Y  
Basement (Y/N): Y  
Attached Garage (Y/N): N  
Multiple Improvements: 1

Land Market Value: \$45,040  
Land Present Use Value: \$45,040  
Land Total Assessed Value: \$45,040  
Building Value: \$296,010  
Map Acres: 0.126

@ 400/w/side

Appraised Improvement Values
<b>\$296,010</b> 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@dconnc.gov](mailto:tax_assessor@dconnc.gov)  
(mailto:tax\_assessor@dconnc.gov)

**SKETCH ADDENDUM**

Borrower or Owner

Property Address **912 EXUM STREET**

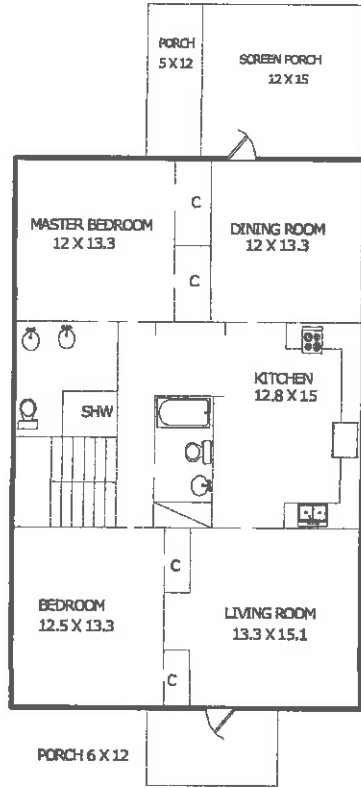
City **DURHAM**

County **DURHAM**

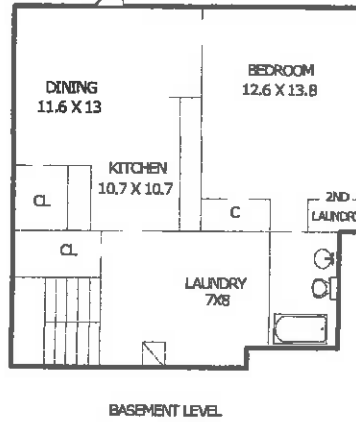
State **NC**

Zip Code **27701**

Client **KELLER WILLIAMS REALTY-CHAPEL HILL**



APPROXIMATE DIMENSIONS  
DRAWING NOT TO EXACT SCALE



Sketch by ApexMedia™

Comments:

**AREA CALCULATIONS SUMMARY**

Code	Description	Net Size	Net Totals
GLA1	First Floor	1363.2	1363.2
BSMT	Basement	860.5	860.5
<b>Net LIVABLE Area</b>		<b>(rounded)</b>	<b>1363</b>

**LIVING AREA BREAKDOWN**

Breakdown	Subtotals
First Floor	32.0 x 42.6
	1363.2
<b>1 Item</b>	<b>(rounded)</b>
	<b>1363</b>

## **SPECS FOR 912 EXUM**

### **Systems:**

All new electrical with 200 amp service  
All new plumbing from the water/sewer crawlspace boundary  
New heat pump systems for main and downstairs dwellings

### **Roof:**

New architectural asphalt shingle roofing  
New gutters throughout

### **Foundation:**

New retaining wall added to rear of home  
Yard regraded and rear gutters plumbed to common drainage swale to ensure dry crawlspace, moisture control

### **Insulation:**

R-49 blown in formaldehyde-free attic insulation  
R-15 fiberglass insulation in all exterior walls

### **Exterior:**

Original brick veneer siding  
New brick to match on modified doors and windows, lower apartment windows and entrance.

### **Windows:**

912 Exum is awash in natural light with all new insulated casement windows upstairs, double hung and awning windows downstairs

### **Doors:**

New 15-lite wood entry and porch doors on main floor, insulated metal door for downstairs apartment

### **Floors:**

Original oak hardwood flooring throughout main floor, new ceramic tile in baths.  
Downstairs apartment has low maintenance polished concrete floors throughout.

### **Interior:**

All new drywall  
Sherwin-Williams latex eggshell enamel walls/semi-gloss trim.

**Kitchens:**

Granite countertops

Quality cabinets with solid wood drawers and doors in "espresso" stain

Easy close drawers

Undermount stainless steel sinks

GE refrigerators, dishwasher, and main floor gas range, electric range in downstairs apartment

Arietta European design exterior venting range hood on main floor

**Screened Porch:**

Accessed through 15-lite door from dining room

Ceiling fan with light, exterior door to landing and East side entrance

**Bathrooms:**

Tile floors

Easy care fiberglass one-piece combined tub & shower units

Delta brushed nickel faucets and tub/shower controls

Comfort height (kitchen style) cabinetry with cultured marble vanity tops

Dual sink with 60 inch vanity in the main floor master bath

Toilets in separate nook in master bath

**Laundry:**

GE clothes washer and electric dryer in spacious utility room on lower level, connected by well lit, open stair case to main floor.

Separate stacking washer/dryer in downstairs apartment.

**Lighting:**

Brushed nickel lighting throughout home

Ceiling fans in main floor bedrooms, family room, dining room

1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16

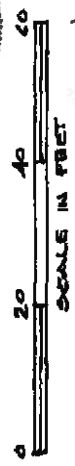
I, JERRY L. HUNT DO CERTIFY THAT THE PROPERTY ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

THIS 4 DAY OF Feb. 2009 2013.

*J. L. Hunt*  
 PROFESSIONAL LAND SURVEYOR 1-1225

I, JERRY L. HUNT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION RECORDED IN BOOK 2272, PAGE 225, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF Feb. A.D. 2009 2013.

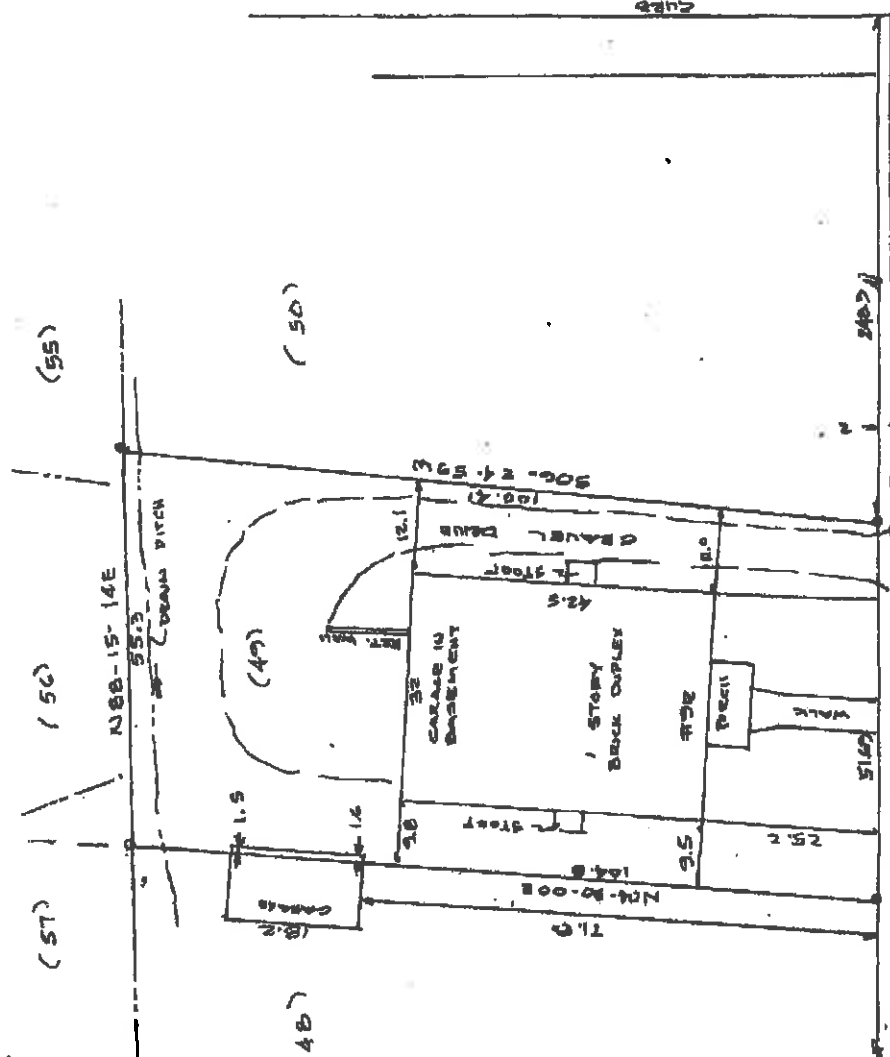
SURVEYOR *Jerry L. Hunt*  
 REGISTRATION NUMBER



**JERRY L. HUNT LAND SURVEYOR**  
 P.O. BOX 71032 DURHAM, NC. 27782  
 TELEPHONE (919) 477-3624

SURVEY FOR  
**JOHN J. FROEHLICH**  
 DURHAM, N.C.

SCALE: 1"=20' DATE: 2-4-2013 JOB# 15185



VICINITY MAP  
 NOT TO SCALE

REFERENCES:  
 DB 2277. 925  
 PLSA 82  
 NTS, RN, SMM set-post  
 PARCEL: 113705

- IRON PIN FOUND
- IRON PIN SET
- △ MATH. POINT
- ☒ MONUMENT



# Investors Title Insurance Company

A Stock Company  
 P.O. Drawer 2687  
 Chapel Hill, North Carolina 27515-2687  
 Telephone: (919) 968-2200 • WATS: (800) 328-4842  
 FAX: (919) 942-4868

## SURVEYOR'S REPORT FORM

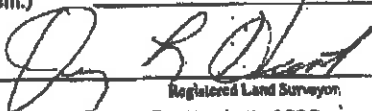
To: INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY, that on February 4, 2013, I made an accurate survey of the premises standing in the name of Gary and Cynthia Penny situated at Durham, Durham N. C. county Durham state N. C. briefly described as 912 Exum Street, Durham, N. C. Lot 49 and shown on the accompanying survey entitled: Survey for John J. Froehlich

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on February 4, 2013, and at the time of such latter inspection I found said premises as Gary and Cynthia Penny Owners to be in possession of

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises: Drain ditch along rear lot line
2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: None
3. Cemeteries or family burying grounds located on said premises. (Show location on plat): None
4. Telephone, telegraph or electric power poles, wires or lines overhanging or crossing or located on said premises and serving said premises or other property or properties: None
5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: None
6. Encroachments, or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties, or the like encroach upon or overhang surveyed premises, specify all such): Garage encroachment as shown on survey
7. Building or possession lines. (In case of city or town property specify definitely as to whether or not walls are independent walls or party walls and as to all easements of support or "beam rights." In case of country property report specifically how boundary lines are evidenced, that is, whether by fences or otherwise). Iron stakes at lot corners
8. Is property improved? Yes
9. Indications of building construction, alterations or repairs within recent months: None  
 (a) If new improvements under construction, how far have they progressed? \_\_\_\_\_
10. Changes in street lines either completed or officially proposed: None  
 (a) Are there indications of recent street or sidewalk construction or repairs? \_\_\_\_\_
11. Does the property abut a dedicated public road? If not, explain what type of road it abuts. If property does not abut a road, answer this question "none." Yes
12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with each? (If the premises are subject to restrictive covenants, have the examining attorney furnish you verbatim copy of them.) None furnished

  
 Registered Land Surveyor  
 Jerry L. Hunt L-1225

NOTE: In all cases where there are encroachments, support easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with instructions on reverse side.