

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
NEXIUS LLC 1117 BROMLEY DR WEDDINGTON NC 28104 GIS ID F_378960_2851361												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	116000		116,000							
												RES LAND		101	94700		94,700							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8800		8,800							
				SUPPLEMENTAL DATA																				
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
										Total						219,500		219,500						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
NEXIUS LLC WOODS DION GIANNINI JOSEPH J JR GIANNINI				22906	0149	10-17-2019	U	I			100	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20139	0072	12-18-2013	Q	I			175,000	00	2021	101	111,200	2020	101	105,500	2019	101	102,600			
				06405	0024	03-03-1987	U	I			79,900			101	87,700		101	87,700		101	85,000			
				05927	0401	10-25-1985	U	I			62,900	1		101	8,800		101	8,800		101	8,800			
												Total		207,700		Total		202,000		Total		196,400		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount		Code	Description		YEAR	Amount											Comm Int		
Total				0.00																				
ASSESSING NEIGHBORHOOD																								
Nbhd		Nbhd Name			B			Tracing			Batch													
0001								101			MA													
NOTES																								
CHIMNEY POOR COND SALE INC 15-38A.																								

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Basement Floor						
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.75		1 3/4 STORIES				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	1		WOOD SHING				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate			109.35			
Interior Floor 1	4		CARPET				RCN			203,439			
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built			1954			
Heat Type	3		FORCED H/W				Effective Year Built			1975			
AC Type	03		FULL				Depreciation Code			AV			
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %			43			
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			57			
Extra Kitchens	0						RCNLD			116,000			
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac	0		NO				Cost to Cure Ovr Comment						
Frame	1		WOOD										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	520	28.18	1954	60	0.00	AV	A	1.00	8,800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
FFL	1ST FLOOR					918	918		126.60		116,215		
TQS	3/4 STORY					689	918		95.02		87,224		
Ttl Gross Liv / Lease Area						1,607	1,836	1,607			203,439		

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TQS
FFL

NO BMT

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