

Property Location

30 LINDEN AV

Map ID

15/ 38/ 0/ /

Bldg Name

State Use

101

Vision ID

411

Account #

420

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:15:28

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NEXIUS LLC 1117 BROMLEY DR WEDDINGTON NC 28104		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	128400	128,400												
						RES LAND	101	104200	104,200												
						RESIDNTL.	101	8800	8,800												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_378960_2851361						Total				241,400	241,400										
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	2022	101	116,000	2021	101	111,200	2020	101	105,500				
		06405	0024	03-03-1987	U	I	79,900			101	94,700		101	87,700		101	87,700				
		05927	0401	10-25-1985	U	I	62,900	1		101	8,800		101	8,800		101	8,800				
		Total						219,500		Total		207,700		Total		202,000					
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		Tracing		Batch															
0001				101		MA															
NOTES																					
CHIMNEY POOR COND SALE INC 15-38A.																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201503114	12-21-2015	12	REROOF	5,855	04-29-2016	100	04-29-2016		04-29-2016	01		317	15	PERMIT VISIT							
									02-21-2014			317	3	MEAS+INSPCTD							
									07-19-2006			250	22	MAILER SENT							
									04-02-2004			250	22	MAILER SENT							
									03-08-2004			311	1	LEFT NOTICE							
									04-01-1992			107	22	MAILER SENT							
									07-24-1991		131	2	MEASURED								
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RC				17,866 SF	5.83	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.83	104,200
Total Card Land Units							0.41	AC	Parcel Total Land Area: 0.41							Total Land Value					104,200

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			122.89			
Interior Floor 1	4		CARPET				RCN			225,198			
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built			1954			
Heat Type	3		FORCED H/W				Effective Year Built			1978			
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			128,400			
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		140.14		128,645		
TQS	3/4 STORY					689	918		105.18		96,553		
Ttl Gross Liv / Lease Area						1,607	1,836				225,198		

34

27

TQS
FFL

NO BMT

34

27