

State Use 101
Print Date 11/17/2025 9:12:21 A

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	166500		166,500			
																				RES LAND		101	114500		114,500			
							DRAINAGE							VIEW			COMMUNITY			RESIDNTL.		101	10000		10,000			
							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		291,000		291,000			
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	Year	Code	Assessed	
							20139	0072	12-18-2013		Q	I	175,000		00	2025	101	151,300	2024	101	139,800	2023	101	128,400				
							06405	0024	03-03-1987		U	I	79,900				101	114,500		101	114,500		101	104,200				
							05927	0401	10-25-1985		U	I	62,900		1		101	10,000		101	10,000		101	8,800				
							Total									Total	275,800	Total		264,300	Total		241,400					
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																												
ASSESSING NEIGHBORHOOD																												
Nbhd			Nbhd Name								Tracing				Batch				Appraised BLDG. Value (Card) 166,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,000 Appraised Land Value (Bldg) 114,500 Special Land Value 0 Total Appraised Parcel Value 291,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 291,000									
0001											101				MA													
NOTES																												
BUILDING PERMIT RECORD																	VISIT / CHANGE HISTORY											
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					03-28-2025		01			334	2	MEASURED			
																04-29-2016		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						
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	6.41	1.000	5	LAND	1.00	MA	1.00				0		1.000	6.41	114,500				
Total Card Land Units								0.41	AC	Parcel Total Land Area: 0.41								Total Land Value								114,500		

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description					Element	Cd	Description				
Style	05	CAPE					Central Vac	0	NO				
Model	01	RESIDENTIAL					Basement Floor						
Grade	C	AVERAGE					Bsmt Garage						
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					164.55	
Interior Floor 1	4	CARPET					RCN					292,146	
Interior Floor 2							Net Other Adj						
Heat Fuel	2	GAS					Year Built					1954	
Heat Type	3	FORCED H/W					Effective Year Built					1982	
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					166,500	
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	1						Cost to Cure Ovr Comment						
WS Flues													
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	32.00	1954	60	0.00	AV	A	1.00	10,000
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
FFL	1ST FLOOR					918	918		181.80		166,889		
TQS	3/4 STORY					689	918		136.45		125,257		
Ttl Gross Liv / Lease Area						1,607	1,836				292,146		

34

27

TQS
FFL

NO BMT

34



30 LINDEN AVE