



Basic Info Report

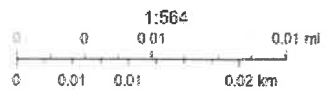
Area of Interest (AOI) Information

Area : 20,211.74 ft²

Sep 9 2020 8:56:37 EDT



- Address Points
- Easement
- Forsyth County Boundary
- 2018 Aerial Imagery
- Streets
- Red: Band_1
- Parcels
- Green: Band_2
- Parcels - Mailing Labels
- Blue: Band_3



MapServer - Forked from the Apache/MapServer Core. HERE
 Geometric Mapping, Inc. (www.here.com) © 2018 HERE
 GeoEye, GeoEye Inc. (www.geoeye.com) © 2018 GeoEye
 China (Hong Kong) (www.development.com) and the GIS User

Parcel Information

#	Parcel Number	Current Owner 1	Current Owner 2	Assessed Value (\$)	Recorded Acreage	Zoning	Area(ft ²)
1	6883-86-6752.00	Harris & Jones Llc		111500	0.46	RS20	20,211.74

Official Address Information

#	Address	Zip Code	Use Description	Count
1	2451 SMITHWICK RD	27284	Residential Building, Single Family	1

Zoning is as of January 1st. Area calculation is computer generated estimate only, not used in Tax Assessment or Valuation.
For official tax related information, please contact Forsyth County Tax Administration 336-703-2300

Property Summary

Tax Year: 2020

REID	6883866752000	PIN	6883-86-6752	Property Owner	Harris & Jones Llc
Location Address	2451 Smithwick RD	Property Description	LO077 BL5713	Owner's Mailing Address	7010 Pawnee RD GREENSBORO NC 27410

Administrative Data		Transfer Information		Property Value	
Plat Book & Page		Deed Date	3/26/2014	Total Appraised Land Value	\$26,000
Old Map #	684834	Deed Book	003171	Total Appraised Building Value	\$80,500
Market Area	689839	Deed Page	02723	Total Appraised Misc Improvements Value	\$5,000
Township	ABBOTTS CREEK	Revenue Stamps		Total Cost Value	\$111,500
Planning Jurisdiction	COUNTY WIDE	Package Sale Date	3/26/2014	Total Appraised Value - Valued By Cost	\$111,500
City		Package Sale Price		Other Exemptions	
Fire District	HORNEYTOWN	Land Sale Date		Exemption Desc	
Spec District	COUNTYWIDE FIRE	Land Sale Price		Use Value Deferred	
Land Class	1.01-SFD Dwelling	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$111,500
Acreage	0.46	Total Living Area	1,475		
Permit Date		Total Gross Leasable Area	0		
Permit #					

Building Summary

Card 1 2451 Smithwick RD

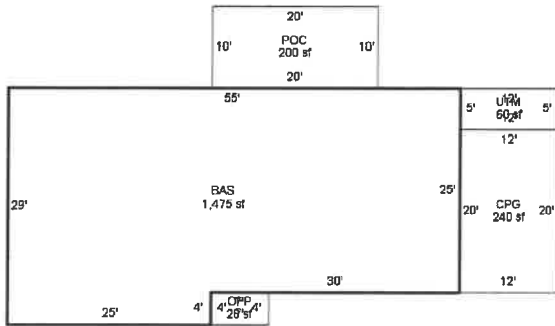
Building Details		Building Description		Building Total & Improvement Details	
Bldg Type	RESIDENTIAL	Year Built	1973	Effective Year	1990
Units	0	Additions	4	Remodeled	0
Living Area (SQFT)	1475			Grade	C-10
Number of Stories	1.00			Percent Complete	90%
Style	CONVENTIONAL	Interior Adj	ADD FIREPLACE AVERAGE (1.00)		Total Adjusted Replacement Cost New
Foundation	SLAB			Physical Depreciation (% Bad)	AVER 33%
Frame	MASONRY	Other Features	FIREPLACE AVERAGE (1.00)		Depreciated Value
Exterior	BRICK			Economic Depreciation (% Bad)	\$80,450
Const Type				Functional Depreciation (% Bad)	0
Heating	Heat Pump			Total Depreciated Value	\$80,450
Air Cond	HEAT PUMP			Market Area Factor	1
Baths (Full)	2			Building Value	\$80,500
Baths (Half)	0			Misc Improvements Value	\$5,000
Extra Fixtures	0			Total Improvement Value	\$85,500
Total Plumbing Fixtures	6				

Bedrooms	3	Assessed Land Value
Floor	CARPET- CONCRETE	Assessed Total Value
Roof Cover	Asphalt Shingle	
Roof Type	GABLE	
Main Body (SQFT)	1475	

Addition Summary

Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OPEN	28
1.00	CARPORT GOOD	CARP	240
1.00	UTILITY MASONRY	UTIL	60
1.00	PATIO COVERED	PATI	200

Building Sketch



Photograph



5713 077 01 03/09/2007

Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Migr Adj (% Good)	Common Interest (% Good)	Value
1	11x8	DIMENSIONS	SHED-R	\$21.00	2017	7	0	0	0		
1	24x24	DIMENSIONS	GAR/FRM /FLOOR/FIN-R	\$25.00	2011	14	25	0	66		\$5,000

Total Misc Improvements Value Assessed: \$5,000

Land Summary

Land Class: 1.01-SFD Dwelling		Deeded Acres: 0.46		Calculated Acres: 0.46		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
RS20		RES-LOT	1.00 BY THE UNIT PRICE	\$26,000		\$26,000

Total Land Value Assessed: \$26,000

Ownership History

Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
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	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	Harris & Jones Llc	DEED	100	0		003171	02723	3/26/2014
1 Back	Jones, Grace C	DEED	100	50		001675	00375	8/31/1989

Notes Summary

Building Card	Date	Line	Notes
No Data			



2013054630
GUILFORD CO, NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
08-13-2013 02:30:18 PM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: MARCELLE FOWLER
DEPUTY-08
BK: R 7519
PG: 1424-1426



2014010323 00038
FORSYTH CO, NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:
03-26-2014 10:00:22 AM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST
BK: RE 3171
PG: 2723-2726

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2012.
By _____

Mail after recording to Ronald P. Johnson, 440 West Market Street, Suite 300, Greensboro, North Carolina 27401

This instrument was prepared by: Ronald P. Johnson (without title examination)

Brief description for the Index: P/U Peddrick (RP)

THIS DEED made this 9th day of August, 2013, by and between

GRANTOR

GRANTEE

James Michael Jones and Cheryl Jones Harris, Executors of the Estate of Grace C. Jones and Trustees of the Grace C. Jones Trust Under Agreement Dated October 19, 1998, Revised and Restated May 11, 2009

Harris & Jones, LLC
7010 Pawnee Road
Greensboro, NC 27410

This property does not include the principal residence of the Grantors.

This property does not include the principal residence of the Grantees.

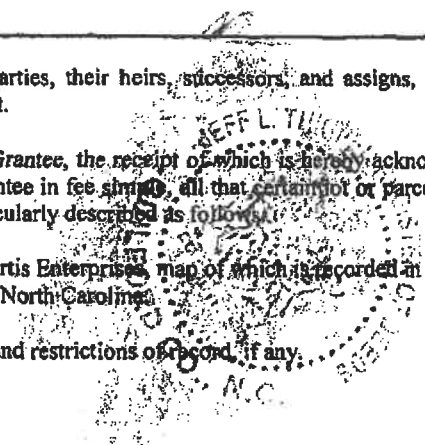
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Creek Township, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOT NO. 77 of Canterbury, Section V, as developed by Fortis Enterprises, map of which is recorded in Plat Book 25, Page 33, in the Office of the Register of Deeds of Forsyth County, North Carolina.

This conveyance is made subject to all applicable rights-of-way, easements and restrictions of record, if any.

mail: Johnson, Peddrick
440 W. mkt St., Gboro. NC 27401
ENVELOPE



PROPERTY ADDRESS: 2451 Smithwick Road, Kernersville, NC
PIN #6883-86-6752-00
DEED DERIVATION: Deed Book 1675, Page 0375, Forsyth County Register of Deeds
See also Estate of Grace C. Jones, Guilford County Estate File 12-E-840.

A map showing the above-described property is recorded in Plat Book 25, Page 33.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under and through Grantor, except for the exceptions hereafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights-of-way of record and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

James Michael Jones (SEAL)
(James Michael Jones, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009)

Cheryl Jones Harris (SEAL)
(Cheryl Jones Harris, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009)

SEAL-STAMP State of North Carolina – County of Guilford

I, the undersigned Notary Public of the County and State aforesaid, certify that James Michael Jones, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 16th day of July, 2013.

STEPHANIE H. JOHNSON
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC
Commission Expires 2-27-18

My Commission Expires: 2-27-18

Stephanie H. Johnson Notary Public

SEAL-STAMP State of Georgia – County of Guilford
North Carolina

I, the undersigned Notary Public of the County and State aforesaid, certify that Cheryl Jones Harris, Executor of the Estate of Grace C. Jones and Trustee of the Grace C. Jones Trust Under Agreement Dated October, 1998, Revised and Restated May 11, 2009, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal, this 16th day of July, 2013.

STEPHANIE H. JOHNSON
NOTARY PUBLIC
ROCKINGHAM COUNTY, NC
Commission Expires 2-27-18

My Commission Expires: 2-27-18

Stephanie H. Johnson Notary Public

The foregoing Certificate(s) _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

Register of Deeds for _____ County
By _____ Deputy/Assistant-Register of Deeds.



JEFF L. THIGPEN
Register of Deeds

Guilford County Register of Deeds



POST OFFICE BOX 3427 • GREENSBORO, NORTH CAROLINA 27402
Telephone 336-641-7556 • Fax 336-641-5778 • E-Mail JTHIGPE@CO.GUILFORD.NC.US

State of North Carolina, County of Guilford

I certify that this is a true and accurate copy which appears on record in the office of the Register of Deeds of Guilford County, North Carolina in Book 7519 Page 1424-1426.

Witness my hand and seal this 24th day of MARCH 2014.

JEFF L. THIGPEN, REGISTER OF DEEDS

By: _____


WILEY L. COUSIN, ASSISTANT/DEPUTY REGISTER OF DEEDS

THIS CERTIFICATION SHEET IS A PART OF THE DOCUMENT.



LOCATION MAP

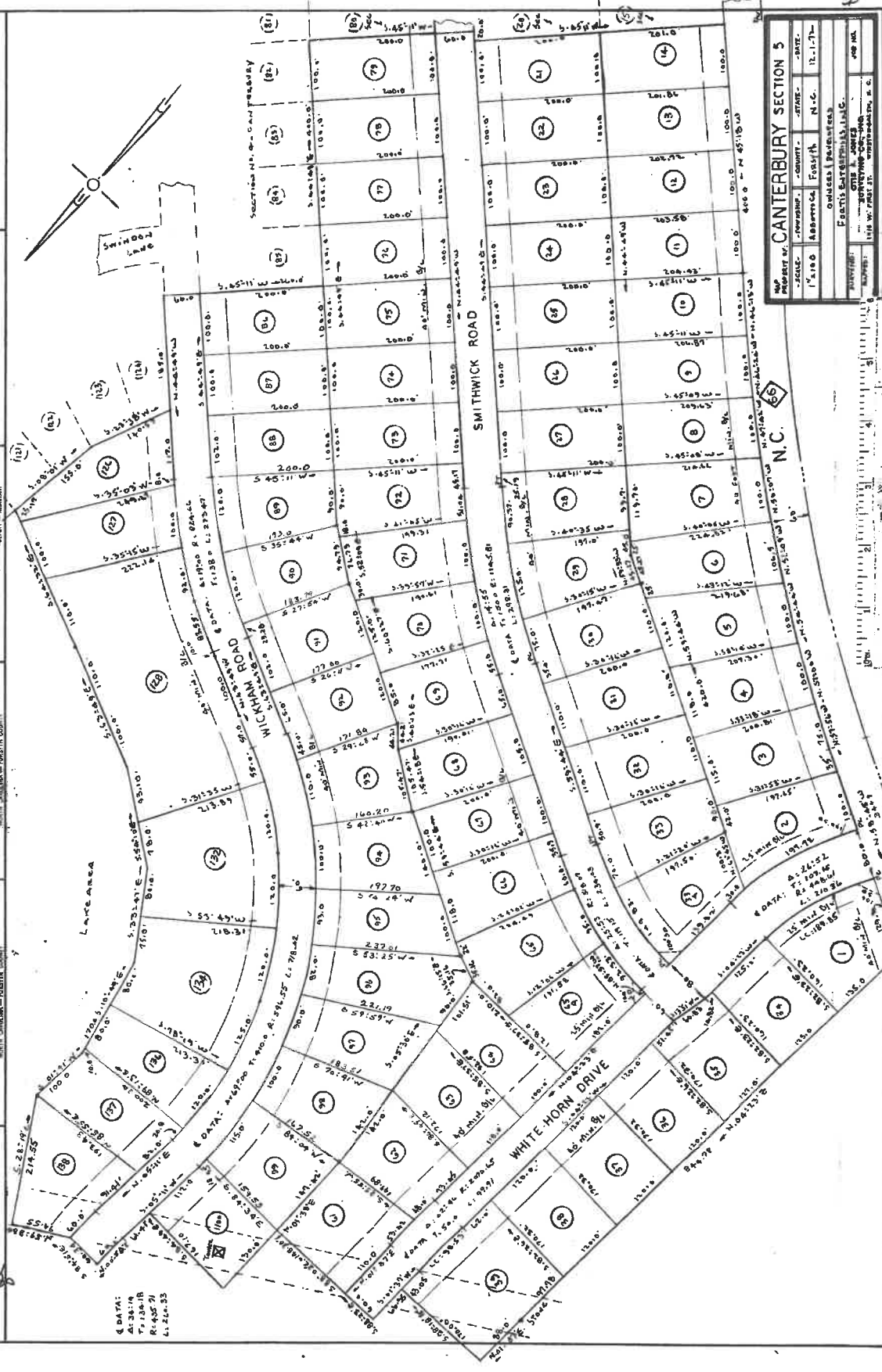
Filed for registration at 10:39 a.m. on Dec 22, 1922, and recorded in First Book 22, Page 22. Eureka Apts. Register of Deeds, Filing Fee \$200 Paid by *Agnes Brown*

The foregoing certificate was filed in the office of the Register of Deeds on Dec 22, 1922, and recorded in First Book 22, Page 22. Eureka Apts. Register of Deeds, Filing Fee \$200 Paid by *Agnes Brown*

Approved by *Wm. H. ...* Register of Deeds

THE STATE OF NORTH CAROLINA, COUNTY OF ...

FINAL APPROVAL
22 day of Dec 1922
Wm. H. ...
Director of Planning



CANTERBURY SECTION 5				
Lot No.	Area	Owner	Acres	Remarks
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
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