

**Plaza Apartments
Parcel Tax Records**

Forsyth County Property Record Card

Property Summary

Tax Year: 2026 - Value subject to change, property assessment under review

| | | | | | |
|-------------------------|---------------|-----------------------------|--|--------------------------------|--|
| REID | 6825890764000 | PIN | 6825-89-0764 | Property Owner | City Of Winston Salem |
| Location Address | 938 Manly ST | Property Description | NEW PLAZA APTS LO:000D BL:0909 BU:1 | Owner's Mailing Address | PO BOX 2511 Winston Salem NC 27102 |

| Administrative Data | |
|------------------------------|--------------------|
| Plat Book & Page | |
| Old Map # | 624858 |
| Market Area | 132 |
| Township | WINSTON-SALEM |
| Planning Jurisdiction | COUNTY WIDE |
| City | WINSTON-SALEM CITY |
| Fire District | |
| Spec District | |
| Land Class | 1.07-Apt Buildings |
| History REID 1 | |
| History REID 2 | |
| Acreage | 1.9 |
| Permit Date | |
| Permit # | |

| Transfer Information | |
|---------------------------|------------|
| Deed Date | 12/20/1996 |
| Deed Book | 001929 |
| Deed Page | 00585 |
| Revenue Stamps | |
| Package Sale Date | 12/20/1996 |
| Package Sale Price | |
| Land Sale Date | |
| Land Sale Price | |

| Improvement Summary | |
|----------------------------------|--------|
| Total Buildings | 3 |
| Total Units | 0 |
| Total Living Area | 0 |
| Total Gross Leasable Area | 32,928 |

| Property Value | |
|--|--|
| Total Appraised Land Value | |
| Total Appraised Building Value | |
| Total Appraised Misc Improvements Value | |
| Total Appraised Value | |
| Other Exemptions | |
| Exemption Desc | |
| Use Value Deferred | |
| Historic Value Deferred | |
| Total Deferred Value | |
| Total Taxable Value | |

Building Summary

Card 1 938 Manly ST

| Building Details | |
|--|------------------------|
| Bldg Name | Mres Br-NEW PLAZA APTS |
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | D |
| Primary Quality | Fair |
| Year Built | 1965 |
| Effective Year | 1990 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 55 |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 9,408 |

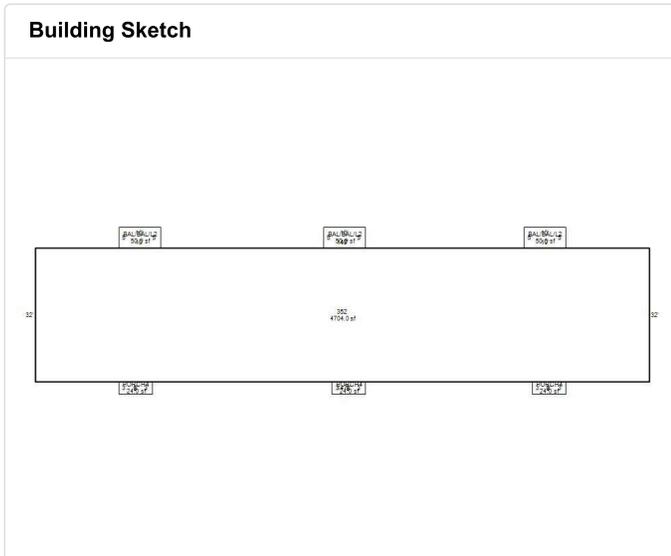
| Building Total & Improvement Details | |
|--|---------------|
| Total Adjusted Replacement Cost New | |
| Physical Depreciation (% Bad) | AVERAGE 55 |
| Depreciated Value | |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | |
| Market Area Factor | 1 |
| Building Value | |
| Misc Improvements Value | |
| Total Improvement Value | |
| Assessed Land Value | |

| | |
|----------------|------|
| Remodeled Year | 2004 |
| Total Stories | 2 |

| | |
|----------------------|--|
| Assessed Total Value | |
|----------------------|--|

| Section 1 Details | |
|-------------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 603-Forced Air Unit |
| Heat | 625-Refrigerated Coo |
| Occupancy | 12-352-Multiple Res |
| Quality | Fair |
| Sprinkler | No Sprinklers |
| Units | 12 |

| Addition Summary | | | |
|------------------|-------------------|------|------|
| Story | Type | Code | Area |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 50 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 50 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 50 |



Card 2 938 Manly ST

| Building Details | |
|------------------|------------------------|
| Bldg Name | Mres Br-NEW PLAZA APTS |

| Building Total & Improvement Details | |
|--------------------------------------|--|
| Total Adjusted Replacement Cost New | |

| | |
|---------------------------------|---------------------|
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | D |
| Primary Quality | Fair |
| Year Built | 1965 |
| Effective Year | 1990 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 55 |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 14,112 |
| Remodeled Year | 2004 |
| Total Stories | 3 |

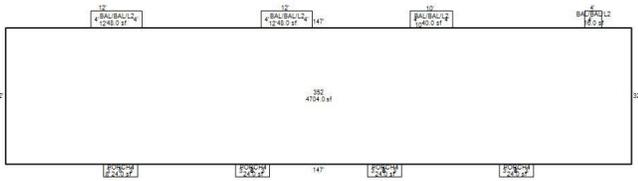
| | |
|---------------------------------|------------|
| Physical Depreciation (% Bad) | AVERAGE 55 |
| Depreciated Value | |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | |
| Market Area Factor | 1 |
| Building Value | |
| Misc Improvements Value | |
| Total Improvement Value | |
| Assessed Land Value | |
| Assessed Total Value | |

| Section 1 Details | |
|-------------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 603-Forced Air Unit |
| Heat | 625-Refrigerated Co |
| Occupancy | 12-352-Multiple Res |
| Quality | Fair |
| Sprinkler | No Sprinklers |
| Units | 18 |

| Addition Summary | | | |
|------------------|-------------------|------|------|
| Story | Type | Code | Area |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 16 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 40 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 48 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 48 |

| Building Sketch |
|-----------------|
| |

| Photograph |
|------------|
| |



0909 000D 02 03/31/2007

Card 3 938 Manly ST

| Building Details | |
|--|------------------------|
| Bldg Name | Mres Br-NEW PLAZA APTS |
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | D |
| Primary Quality | Fair |
| Year Built | 1965 |
| Effective Year | 1990 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 55 |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 9,408 |
| Remodeled Year | 2004 |
| Total Stories | 2 |

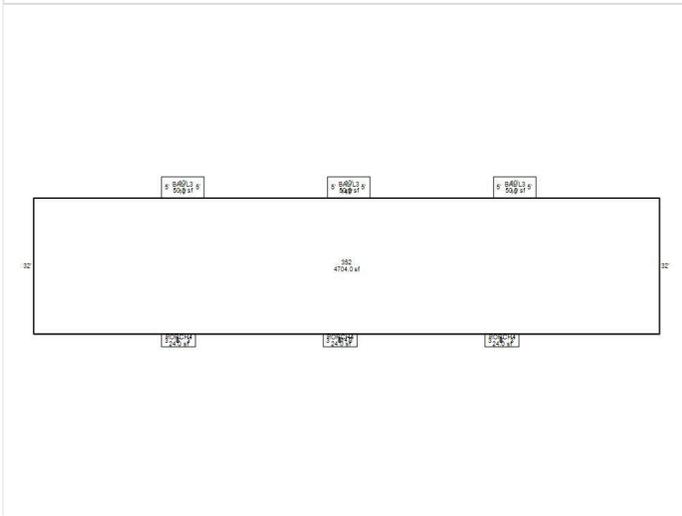
| Building Total & Improvement Details | |
|--|------------|
| Total Adjusted Replacement Cost New | |
| Physical Depreciation (% Bad) | AVERAGE 55 |
| Depreciated Value | |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | |
| Market Area Factor | 1 |
| Building Value | |
| Misc Improvements Value | |
| Total Improvement Value | |
| Assessed Land Value | |
| Assessed Total Value | |

| Section 1 Details | |
|-----------------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 603-Forced Air Unit |
| Heat | 625-Refrigerated Coo |
| Occupancy | 12-352-Multiple Res |
| Quality | Fair |
| Sprinkler | No Sprinklers |
| Units | 12 |

Addition Summary

| Story | Type | Code | Area |
|-------|----------------|------|------|
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | BAL/LANDING 3 | BAL/ | 50 |
| 1.00 | BAL/LANDING 3 | BAL/ | 50 |
| 1.00 | BAL/LANDING 3 | BAL/ | 50 |

Building Sketch



Photograph



0909 000D 03 03/31/2007

Misc Improvements Summary

| Card # | Unit Quantity | Measure | Type | Base Price | Size Adj Factor | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Common Interest (% Good) | Value |
|--------|---------------|---------|-----------------------|------------|-----------------|----------|-------------------|-------------------|--------------------|--------------------------|-------|
| 2 | 7400 | SIZE | PAVING-ASP-N-BASE-1-C | \$4.25 | | 2014 | 80 | 10 | 0 | | |

Total Misc Improvements Value Assessed:

Land Summary

| Land Class: 1.07-Apt Buildings | | | Deeded Acres: 0 | Calculated Acres: 0 | | | |
|--------------------------------|------------|-------------------|-----------------------------|---------------------|------------------|-----------------|------------|
| Zoning | Soil Class | Description | Size | Rate | Size Adj. Factor | Land Adjustment | Land Value |
| RM18 | | COMM/INDUS-SQFT07 | 82627.00 SQUARE FOOT PRICED | \$0 | | LOCATION-87.00 | |

Total Land Value Assessed:

Ownership History

| | Owner Name | Deed Type | % Ownership | Stamps | Sale Price | Book | Page | Deed Date |
|---------|--|-----------|-------------|--------|------------|--------|-------|------------|
| Current | City Of Winston Salem | DEED | 100 | 0 | | 001929 | 00585 | 12/20/1996 |
| 1 Back | Housing Authority Of City Of Winston Salem | DEED | 100 | 0 | \$1 | 001848 | 00710 | 2/3/1995 |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
| No Data | | | |

Forsyth County Property Record Card

Property Summary

Tax Year: 2026 - Value subject to change, property assessment under review

| | | | | | |
|-------------------------|-----------------|-----------------------------|--|--------------------------------|--|
| REID | 6825893911000 | PIN | 6825-89-3911 | Property Owner | City Of Winston Salem |
| Location Address | 1001 Haywood ST | Property Description | PLAZA APARTMENTS/920-924 THURM LO:051 BL:0909 BU:1 | Owner's Mailing Address | PO BOX 2511 Winston Salem NC 27102 |

| Administrative Data | |
|------------------------------|--------------------|
| Plat Book & Page | |
| Old Map # | 624858 |
| Market Area | 132 |
| Township | WINSTON-SALEM |
| Planning Jurisdiction | COUNTY WIDE |
| City | WINSTON-SALEM CITY |
| Fire District | |
| Spec District | |
| Land Class | 1.07-Apt Buildings |
| History REID 1 | |
| History REID 2 | |
| Acreage | 1.5 |
| Permit Date | |
| Permit # | |

| Transfer Information | |
|---------------------------|------------|
| Deed Date | 12/20/1996 |
| Deed Book | 001929 |
| Deed Page | 00585 |
| Revenue Stamps | |
| Package Sale Date | 12/20/1996 |
| Package Sale Price | |
| Land Sale Date | |
| Land Sale Price | |

| Improvement Summary | |
|----------------------------------|--------|
| Total Buildings | 3 |
| Total Units | 0 |
| Total Living Area | 0 |
| Total Gross Leasable Area | 29,120 |

| Property Value | |
|--|--|
| Total Appraised Land Value | |
| Total Appraised Building Value | |
| Total Appraised Misc Improvements Value | |
| Total Appraised Value | |
| Other Exemptions | |
| Exemption Desc | |
| Use Value Deferred | |
| Historic Value Deferred | |
| Total Deferred Value | |
| Total Taxable Value | |

Building Summary

Card 1 1001 Haywood ST

| Building Details | |
|---------------------------------------|--|
| Bldg Name | Mres Br-PLAZA APARTMENTS/920-924 THURM |
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | D |
| Primary Quality | Fair |
| Year Built | 1960 |
| Effective Year | 1990 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 55 |
| Economic Depreciation (% Bad) | 10 |

| Building Total & Improvement Details | |
|--|---------------|
| Total Adjusted Replacement Cost New | |
| Physical Depreciation (% Bad) | AVERAGE 55 |
| Depreciated Value | |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | |
| Market Area Factor | 1 |
| Building Value | |
| Misc Improvements Value | |
| Total Improvement Value | |
| Assessed Land Value | |

| | |
|--|-------|
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 9,920 |
| Remodeled Year | 1996 |
| Total Stories | 2 |

| | |
|-----------------------------|--|
| Assessed Total Value | |
|-----------------------------|--|

| Section 1 Details | |
|---------------------------|----------------------|
| Occupancy Type | 70 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 603-Forced Air Unit |
| Occupancy | 703-Unfinished Basem |
| Overhead Occupancy | |
| Quality | Fair |
| Sprinkler | No Sprinklers |
| Units | 1 |

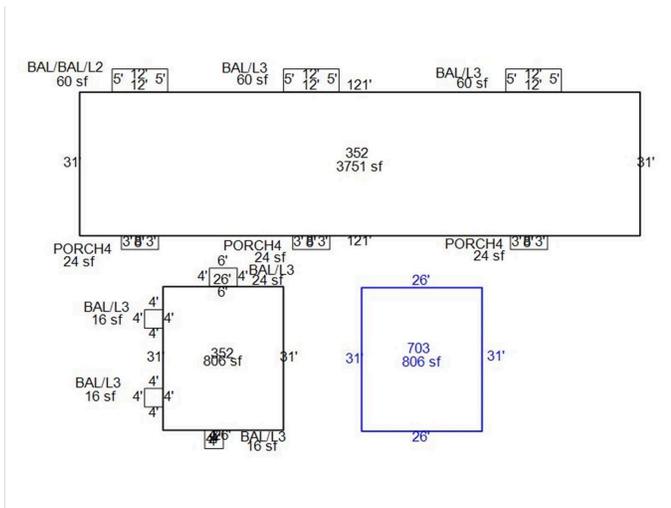
| Section 2 Details | |
|-----------------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 603-Forced Air Unit |
| Occupancy | 12-352-Multiple Res |
| Quality | Fair |
| Sprinkler | No Sprinklers |
| Units | 12 |

| Section 3 Details | |
|-----------------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 610-Wall Furnace |
| Occupancy | 12-352-Multiple Res |
| Quality | Fair |
| Sprinkler | No Sprinklers |
| Units | 2 |

| Addition Summary | | | |
|------------------|-------------------|------|------|
| Story | Type | Code | Area |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | OPEN PORCHES 4 | OPEN | 24 |
| 1.00 | BAL/LANDING 3 | BAL/ | 60 |
| 1.00 | BAL/LANDING 3 | BAL/ | 60 |
| 1.00 | BAL/BAL/LANDING 2 | BAL/ | 60 |
| 1.00 | BAL/LANDING 3 | BAL/ | 16 |
| 1.00 | BAL/LANDING 3 | BAL/ | 16 |
| 1.00 | BAL/LANDING 3 | BAL/ | 24 |
| 1.00 | BAL/LANDING 3 | BAL/ | 16 |

| Building Sketch |
|-----------------|
| |

| Photograph |
|------------|
| |



0909 051 01 04/06/2007

Card 2 1001 Haywood ST

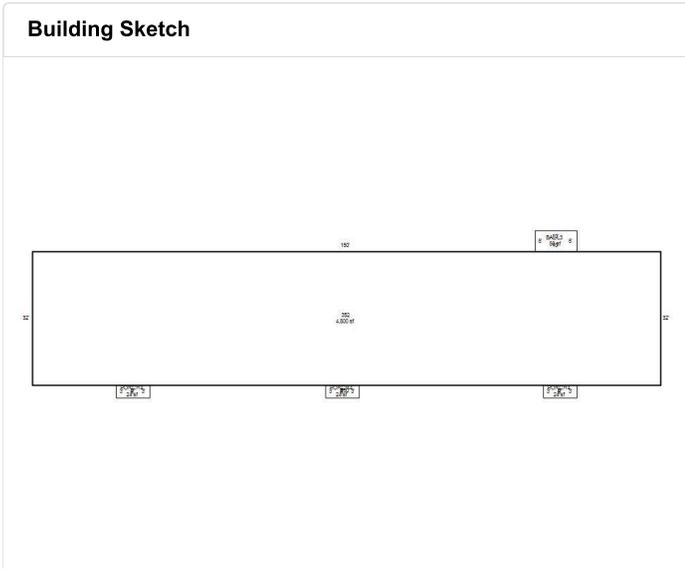
| Building Details | |
|---------------------------------|--|
| Bldg Name | Mres Br-PLAZA APARTMENTS/920-924 THURM |
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | D |
| Primary Quality | Fair |
| Year Built | 1960 |
| Effective Year | 1990 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 55 |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 9,600 |
| Remodeled Year | 1996 |
| Total Stories | 2 |

| Building Total & Improvement Details | |
|--------------------------------------|------------|
| Total Adjusted Replacement Cost New | |
| Physical Depreciation (% Bad) | AVERAGE 55 |
| Depreciated Value | |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | |
| Market Area Factor | 1 |
| Building Value | |
| Misc Improvements Value | |
| Total Improvement Value | |
| Assessed Land Value | |
| Assessed Total Value | |

| Section 1 Details | |
|-------------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 603-Forced Air Unit |
| Heat | 625-Refrigerated Coo |
| Occupancy | 12-352-Multiple Res |
| Quality | Fair |

| | |
|------------------|---------------|
| Sprinkler | No Sprinklers |
| Units | 12 |

| Addition Summary | | | |
|-------------------------|----------------|-------------|-------------|
| Story | Type | Code | Area |
| 1.00 | OPEN PORCHES 4 | OPEN | 72 |
| 1.00 | BAL/LANDING 3 | BAL/ | 150 |



Card 3 1001 Haywood ST

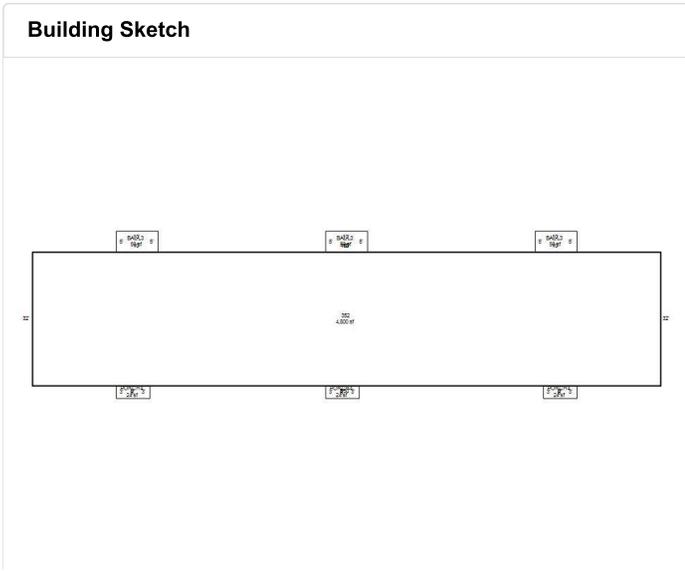
| Building Details | |
|--|--|
| Bldg Name | Mres Br-PLAZA APARTMENTS/920-924 THURM |
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | D |
| Primary Quality | Fair |
| Year Built | 1960 |
| Effective Year | 1990 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 55 |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 9,600 |
| Remodeled Year | 1996 |
| Total Stories | 2 |

| Building Total & Improvement Details | |
|---|------------|
| Total Adjusted Replacement Cost New | |
| Physical Depreciation (% Bad) | AVERAGE 55 |
| Depreciated Value | |
| Economic Depreciation (% Bad) | 10 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | |
| Market Area Factor | 1 |
| Building Value | |
| Misc Improvements Value | |
| Total Improvement Value | |
| Assessed Land Value | |
| Assessed Total Value | |

| Section 1 Details |
|--------------------------|
| |

| | |
|----------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 58% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 603-Forced Air Unit |
| Heat | 625-Refrigerated Coo |
| Occupancy | 12-352-Multiple Res |
| Quality | Fair |
| Sprinkler | No Sprinklers |
| Units | 12 |

| Addition Summary | | | |
|------------------|----------------|------|------|
| Story | Type | Code | Area |
| 1.00 | OPEN PORCHES 4 | OPEN | 72 |
| 1.00 | BAL/LANDING 3 | BAL/ | 150 |



Misc Improvements Summary

| Card # | Unit Quantity | Measure | Type | Base Price | Size Adj Factor | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Common Interest (% Good) | Value |
|--------|---------------|---------|-----------------------|------------|-----------------|----------|-------------------|-------------------|--------------------|--------------------------|-------|
| 1 | 4500 | SIZE | PAVING-ASP-N-BASE-1-C | \$4.25 | | 2020 | 50 | 10 | 0 | | |
| 2 | 4500 | SIZE | PAVING-ASP-N-BASE-1-C | \$4.25 | | 2019 | 60 | 10 | 0 | | |

Total Misc Improvements Value Assessed:

Land Summary

| Land Class: 1.07-Apt Buildings | | | Deeded Acres: 1.5 | | | Calculated Acres: 1.5 | | |
|-----------------------------------|------------|-------------------|-----------------------------|------|------------------|-----------------------|------------|--|
| Zoning | Soil Class | Description | Size | Rate | Size Adj. Factor | Land Adjustment | Land Value | |
| RM18 | | COMM/INDUS-SQFT07 | 65265.00 SQUARE FOOT PRICED | \$0 | | LOCATION-87.00 | | |
| Total Land Value Assessed: | | | | | | | | |

Ownership History

| | Owner Name | Deed Type | % Ownership | Stamps | Sale Price | Book | Page | Deed Date |
|---------|-----------------------|-----------|-------------|--------|------------|--------|-------|------------|
| Current | City Of Winston Salem | DEED | 100 | 0 | | 001929 | 00585 | 12/20/1996 |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
| No Data | | | |

**800 N. Spring St.
Parcel Tax Record**

Forsyth County Property Record Card

Property Summary

Tax Year: 2026

| | | | | | |
|-------------------------|---------------|-----------------------------|--------------------------------------|--------------------------------|--|
| REID | 6825981791000 | PIN | 6825-98-1791 | Property Owner | CITY OF WINSTON SALEM |
| Location Address | 800 Spring ST | Property Description | CLIFFORD APTS LO:001 BL:0148 BU:1 | Owner's Mailing Address | PO BOX 2511 WINSTON SALEM NC 27102 |

| Administrative Data | |
|------------------------------|--------------------|
| Plat Book & Page | |
| Old Map # | 624858 |
| Market Area | 21 |
| Township | WINSTON-SALEM |
| Planning Jurisdiction | COUNTY WIDE |
| City | WINSTON-SALEM CITY |
| Fire District | |
| Spec District | |
| Land Class | 1.07-Apt Buildings |
| History REID 1 | |
| History REID 2 | |
| Acreage | 0.57 |
| Permit Date | |
| Permit # | |

| Transfer Information | |
|---------------------------|------------|
| Deed Date | 11/17/2023 |
| Deed Book | 003782 |
| Deed Page | 00729 |
| Revenue Stamps | \$1,520 |
| Package Sale Date | 11/17/2023 |
| Package Sale Price | \$760,000 |
| Land Sale Date | |
| Land Sale Price | |

| Improvement Summary | |
|----------------------------------|-------|
| Total Buildings | 1 |
| Total Units | 0 |
| Total Living Area | 0 |
| Total Gross Leasable Area | 5,408 |

| Property Value | |
|--|-----------|
| Total Appraised Land Value | \$101,300 |
| Total Appraised Building Value | \$478,400 |
| Total Appraised Misc Improvements Value | \$14,700 |
| Total Cost Value | \$594,400 |
| Total Income Value | \$662,400 |
| Total Appraised Value | |
| Other Exemptions | \$662,400 |
| Exemption Desc | |
| Use Value Deferred | |
| Historic Value Deferred | |
| Total Deferred Value | |
| Total Taxable Value | |

Building Summary

Card 1 800 Spring ST

| Building Details | |
|--|-----------------------|
| Bldg Name | Mres Br-CLIFFORD APTS |
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | C |
| Primary Quality | Average |
| Year Built | 1955 |
| Effective Year | 1995 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 26 |
| Economic Depreciation (% Bad) | 0 |
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 5,408 |
| Remodeled Year | 1993 |
| Total Stories | 2 |

| Building Total & Improvement Details | |
|--|---------------|
| Total Adjusted Replacement Cost New | \$646,426 |
| Physical Depreciation (% Bad) | AVERAGE 26 |
| Depreciated Value | \$478,355 |
| Economic Depreciation (% Bad) | 0 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | \$478,355 |
| Market Area Factor | 1 |
| Building Value | \$478,400 |
| Misc Improvements Value | \$14,700 |
| Total Improvement Value | \$493,100 |
| Assessed Land Value | \$101,300 |
| Assessed Total Value | |

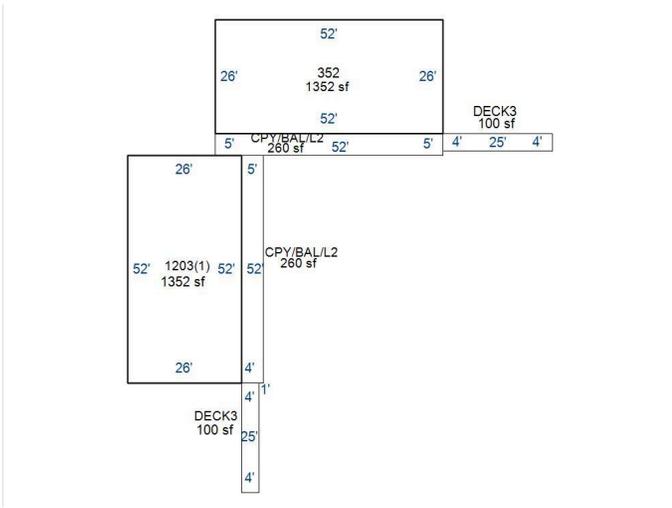
| Section 1 Details | |
|-----------------------|----------------------|
| Occupancy Type | 12 |
| Class | C |
| Depreciation | 26% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 614-Heat Pump |
| Occupancy | 12-352-Multiple Res |
| Quality | Average |
| Sprinkler | No Sprinklers |
| Units | 4 |

| Section 2 Details | |
|-----------------------|----------------------|
| Occupancy Type | 12 |
| Class | C |
| Depreciation | 26% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 614-Heat Pump |
| Occupancy | 12-352-Multiple Res |
| Quality | Average |
| Sprinkler | No Sprinklers |
| Units | 4 |

| Addition Summary | | | |
|------------------|-------------------|------|------|
| Story | Type | Code | Area |
| 1.00 | DECK-STANDARD 3 | DECK | 100 |
| 1.00 | CAN/BAL/LANDING 2 | CAN/ | 260 |
| 1.00 | CAN/BAL/LANDING 2 | CAN/ | 260 |
| 1.00 | DECK-STANDARD 3 | DECK | 100 |

| Building Sketch |
|-----------------|
| |

| Photograph |
|------------|
| |



6825981791000

Misc Improvements Summary

| Card # | Unit Quantity | Measure | Type | Base Price | Size Adj Factor | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Common Interest (% Good) | Value |
|---|---------------|---------|-----------------------|------------|-----------------|----------|-------------------|-------------------|--------------------|--------------------------|---------|
| 1 | 5500 | SIZE | PAVING-ASP-N-BASE-1-C | \$4.25 | | 2019 | 60 | 0 | 0 | | \$9,400 |
| 1 | 1000 | SIZE | PAVING-ASP-N-BASE-2-C | \$6.00 | | 2018 | 70 | 0 | 0 | | \$1,800 |
| 1 | 216 | SIZE | REFUSE-AREA-2-C | \$20.25 | | 2020 | 20 | 0 | 0 | | \$3,500 |
| Total Misc Improvements Value Assessed: \$14,700 | | | | | | | | | | | |

Land Summary

| Land Class: 1.07-Apt Buildings | | Deeded Acres: 0.57 | | | Calculated Acres: 0.57 | | |
|---|------------|--------------------|-----------------------------|----------|------------------------|---|------------|
| Zoning | Soil Class | Description | Size | Rate | Size Adj. Factor | Land Adjustment | Land Value |
| RM18 | | COMM/INDUS-SQFT08 | 15000.00 SQUARE FOOT PRICED | \$4.25 | | LOCATION-99.00 TOPOGRAPHY-95.00 | \$60,000 |
| RSQ | | RES-LOT | 1.00 BY THE UNIT PRICE | \$60,000 | | UTILITY-90.00 LOCATION-85.00 TOPOGRAPHY-90.00 | \$41,300 |
| Total Land Value Assessed: \$101,300 | | | | | | | |

Income Summary

| Income Modeling | |
|---------------------|---------------|
| Income Model Type | Apartments S1 |
| Income Location | Average |
| Economic Year Built | 1995 |

| Potential Gross Income (PGI) |
|------------------------------|
| |

| Description | Measurement | Unit Quantity | Annual Unit Income | Annual PGI |
|-------------|-------------|---------------|--------------------|------------|
| Apts | UNITS | 8 | 9000 | 72000 |

| | |
|---------------------------------------|-------|
| Total Units | 8 |
| Total Sqft | 0 |
| Total Potential Gross Income | 72000 |
| Total Potential Gross Income Override | 0 |

| Effective Gross Income (EGI) | |
|------------------------------|-------|
| Deductions Total | 5760 |
| Deductions Total (% of PGI) | 8 |
| Misc Income | 0 |
| Misc Income (% of PGI) | 0 |
| Total Effective Gross Income | 66240 |

| Net Expenses | |
|-------------------------|----------|
| Total Expenses | |
| Total Expenses Override | \$19,872 |
| Net Income | \$46,368 |
| Percentage of PGI | 64.4 |
| Percentage of EGI | 70 |

| Final Value | |
|----------------------------------|--------------|
| Income Method | Overall Rate |
| Rate Used | 0.07 |
| Total Value | \$662,400 |
| Excess Land | |
| Furniture, Fixtures, & Equipment | |
| Additional Buildings | |
| Supporting Parcels | |
| Final Value | \$662,400 |
| Final Value Override | |

Ownership History

| | Owner Name | Deed Type | % Ownership | Stamps | Sale Price | Book | Page | Deed Date |
|---------|-----------------------------|-----------|-------------|--------|------------|--------|-------|------------|
| Current | CITY OF WINSTON SALEM | DEED | 100 | 1520 | \$760,000 | 003782 | 00729 | 11/17/2023 |
| 1 Back | EXPERIMENT IN SELF RELIANCE | DEED | 100 | 0 | | 001779 | 02939 | 5/3/1993 |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
| No Data | | | |

**1200 Willie Davis Dr.
Parcel Tax Record**

Forsyth County Property Record Card

Property Summary

Tax Year: 2026

| | | | | | |
|-------------------------|----------------------|-----------------------------|--|--------------------------------|--|
| REID | 6836625685000 | PIN | 6836-62-5685 | Property Owner | City Of Winston Salem |
| Location Address | 1200 Willie Davis DR | Property Description | 36 EAST EXT APT LO:003 BL:1251 BU:1 | Owner's Mailing Address | PO BOX 2511 Winston Salem NC 27102 |

| Administrative Data | |
|------------------------------|--------------------|
| Plat Book & Page | |
| Old Map # | 636862 |
| Market Area | 90 |
| Township | WINSTON-SALEM |
| Planning Jurisdiction | COUNTY WIDE |
| City | WINSTON-SALEM CITY |
| Fire District | |
| Spec District | |
| Land Class | 1.07-Apt Buildings |
| History REID 1 | |
| History REID 2 | |
| Acreage | 0.24 |
| Permit Date | |
| Permit # | |

| Transfer Information | |
|---------------------------|-----------|
| Deed Date | 8/19/1994 |
| Deed Book | 001833 |
| Deed Page | 03534 |
| Revenue Stamps | |
| Package Sale Date | 8/29/1994 |
| Package Sale Price | \$1 |
| Land Sale Date | |
| Land Sale Price | |

| Improvement Summary | |
|----------------------------------|-------|
| Total Buildings | 1 |
| Total Units | 0 |
| Total Living Area | 0 |
| Total Gross Leasable Area | 3,500 |

| Property Value | |
|--|-----------|
| Total Appraised Land Value | \$10,000 |
| Total Appraised Building Value | \$235,500 |
| Total Appraised Misc Improvements Value | \$1,600 |
| Total Cost Value | \$247,100 |
| Total Appraised Value | |
| Other Exemptions | \$247,100 |
| Exemption Desc | |
| Use Value Deferred | |
| Historic Value Deferred | |
| Total Deferred Value | |
| Total Taxable Value | |

Building Summary

Card 1 1200 Willie Davis DR

| Building Details | |
|--|-------------------------|
| Bldg Name | Mres Br-36 EAST EXT APT |
| Primary Occupancy Type | 12 |
| Primary Occupancy | 12-352-Multiple Res |
| Primary Class | D |
| Primary Quality | Average |
| Year Built | 1970 |
| Effective Year | 2000 |
| Physical Depreciation (Rating) | AVERAGE |
| Physical Depreciation (% Bad) | 33 |
| Economic Depreciation (% Bad) | 20 |
| Functional Depreciation (% Bad) | 0 |
| Gross Leasable Area (SQFT) | 3,500 |
| Remodeled Year | 2025 |
| Total Stories | 2 |

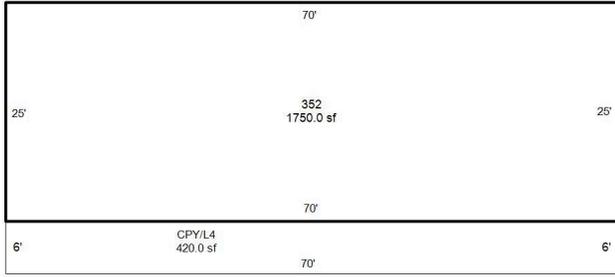
| Building Total & Improvement Details | |
|--|---------------|
| Total Adjusted Replacement Cost New | \$394,415 |
| Physical Depreciation (% Bad) | AVERAGE 33 |
| Depreciated Value | \$294,408 |
| Economic Depreciation (% Bad) | 20 |
| Functional Depreciation (% Bad) | 0 |
| Total Depreciated Value | \$235,526 |
| Market Area Factor | 1 |
| Building Value | \$235,500 |
| Misc Improvements Value | \$1,600 |
| Total Improvement Value | \$237,100 |
| Assessed Land Value | \$10,000 |
| Assessed Total Value | |

| Section 1 Details | |
|-----------------------|----------------------|
| Occupancy Type | 12 |
| Class | D |
| Depreciation | 25% |
| Depreciation | MSVPO - COMM ONLY |
| Exterior Walls | 882-Stud -Brick Vene |
| Heat | 601-Electric |
| Occupancy | 12-352-Multiple Res |
| Quality | Average |
| Units | 6 |

| Addition Summary | | | |
|------------------|---------------|------|------|
| Story | Type | Code | Area |
| 1.00 | CAN/LANDING 4 | CAN/ | 420 |

| Building Sketch |
|-----------------|
| |

| Photograph |
|------------|
| |



1251 003 01 03/11/2007

Misc Improvements Summary

| Card # | Unit Quantity | Measure | Type | Base Price | Size Adj Factor | Eff Year | Phys Depr (% Bad) | Econ Depr (% Bad) | Funct Depr (% Bad) | Common Interest (% Good) | Value |
|--------|---------------|---------|------------------------|------------|-----------------|----------|-------------------|-------------------|--------------------|--------------------------|---------|
| 1 | 1500 | SIZE | PAVING-ASP-N-BASE-1-C | \$4.25 | | 2015 | 80 | 20 | 0 | | \$1,000 |
| 1 | 495 | SIZE | PAVING-CONC-N-BASE-2-C | \$4.50 | | 2015 | 67 | 20 | 0 | | \$600 |

Total Misc Improvements Value Assessed: \$1,600

Land Summary

| Zoning | Soil Class | Description | Size | Rate | Size Adj. Factor | Land Adjustment | Land Value |
|--------|------------|-------------|------------------------|---------|------------------|------------------------|------------|
| RSQ | | RES-LOT | 1.00 BY THE UNIT PRICE | \$5,000 | | SIZE ADJUSTMENT-200.00 | \$10,000 |

Land Class: 1.07-Apt Buildings Deeded Acres: 0.24 Calculated Acres: 0.24

Total Land Value Assessed: \$10,000

Ownership History

| | Owner Name | Deed Type | % Ownership | Stamps | Sale Price | Book | Page | Deed Date |
|---------|-----------------------|-----------|-------------|--------|------------|--------|-------|-----------|
| Current | City Of Winston Salem | DEED | 100 | 0 | \$1 | 001833 | 03534 | 8/19/1994 |

Notes Summary

| Building Card | Date | Line | Notes |
|---------------|------|------|-------|
| No Data | | | |