

## Forsyth County, NC



<i>PIN</i>	6803-89-0983.00	<i>Current Deed Stamps</i>	\$1,394
<i>Property Address</i>	2337 Winterhaven Ln	<i>Map Number</i>	606838
<i>Block Lot</i>	6547 001D	<i>Assessment Method</i>	Cost
<i>Additional Lots</i>		<i>WIP</i>	No
<i>Tax Jurisdiction</i>	Winston-Salem	<i>Land Value</i>	\$712,812
<i>Anx</i>	N	<i>Dwelling Value</i>	
<i>Taxable Owner Name1</i>	Jeron Holdings Llc	<i>Commercial Value</i>	\$459,081
<i>Taxable Owner Name2</i>		<i>Industrial Value</i>	
<i>Taxable Owner Address</i>	1309 Lees Chapel Rd	<i>Misc Imp Value</i>	\$75,000
<i>Taxable Owner City St Zip</i>	Greensboro, NC 27455	<i>Total Value</i>	\$1,246,900
<i>Taxable Deed Bk-Pg</i>	2787-1742	<i>Acreage</i>	1.31
<i>Taxable Deed Date</i>	10/3/2007	<i>Sq Ft Living Area (Res)</i>	
<i>Taxable Deed Stamps</i>	\$1,394	<i>Gross Sq Ft (Com)</i>	4980
<i>Current Owner Name1</i>	Jeron Holdings Llc	<i>Year Built (Res)</i>	
<i>Current Owner Name2</i>		<i>Year Built (Com)</i>	2008
<i>Current Owner Address</i>	1309 Lees Chapel Rd	<i>Census Tract</i>	
<i>Current Owner City St Zip</i>	Greensboro, NC 27455	<i>Zoning</i>	MU-S
<i>Current Deed Bk-Pg</i>	2787-1742	<i>Last Qualified Sale Price</i>	\$697,000
<i>Current Deed Date</i>	10/3/2007		

*Disclaimer:* Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale  
1 inch = 333 feet

	Forsyth County	Summary Appraisal Report - Commercial
Geo-Data Explorer	<b>Today:</b> 5/20/2009	<b>Bldgs:</b> 1
	<b>Block:</b> 6547	<b>Lot:</b> 001D
	<b>PIN:</b> 6803-89-0983.00	<b>NF:</b> 1.00
	<b>Nbrhd:</b> 300	
		<b>January 1 Property Owner</b> Jeron Holdings Llc
		<b>Property Location</b> 2337 Winterhaven Ln

<b>Assessed Values All Cards</b>		<b>Current Owners</b>	
<b>Total Land Value:</b>	\$712,812	Jeron Holdings Llc	
<b>Total Buildings Value:</b>	\$459,081		
<b>Total Misc Imp Value:</b>	\$75,000		
<b>Total Assessed Value:</b>	\$1,246,900		
<b>Mailing Address</b>		<b>Last 2 Recordations Available</b>	
Jeron Holdings Llc		<b>Sale Date</b>	<b>Estate</b>
1309 Lees Chapel Rd		10/3/2007	
Greensboro, NC 27455		<b>Stamps</b>	<b>Sale Price</b>
		\$1,394	\$697,000
		<b>Book/Page</b>	2787/1742
		<b>Recorded Plat Information</b>	

**Road / Topography / Utilities**

<b>Road</b>	<b>Topo</b>	<b>Util</b>
Pvt - Gravel		

<b>Land Valuation</b>													
Type	Zoning	Acres	Sq Ft	Rate	Ut	Size	LC	RF	TO	SH	AC	EZ	Value
CL	MU-S	1.31	57181	4.05	0.9	0.95	4	1	1	1	0.9	1	\$712,812
<b>TOTALS:</b>		<b>1.31</b>	<b>57181</b>										<b>\$712,812</b>

**Building Detail**

Forsyth County considers all standard approaches to value. The assessed value on this building was determined based upon the **Cost Approach**.

<b>Company Name</b>		<b>Primary Address</b>	<b>Occupancy</b>	<b>Total Gross SqFt</b>	<b>Net Lease SqFt</b>	<b>Units</b>
DIAMOND FAMILY PRACTICE		2337 Winterhaven Ln	OFFIC	4980	4980	
<b>Bldg</b>	<b>Building Name</b>	<b>Physical Addr</b>	<b>Story</b>	<b>Year Built</b>	<b>Construction</b>	<b>Occupancy</b>
1	HILL CREST URGENT CARE	2337 Winterhaven Ln	1	2008	BB	1503-Med Off
<b>Total Buildings Value:</b>						\$459,081

<b>Miscellaneous Improvements</b>					
Type	Const	Hgt	Area	Yr Built	Value
Paving Asp 2					\$75,000
<b>Total Miscellaneous Value:</b>					\$75,000

The values and information provided on this property record card are based upon the best available information on 5/19/2009. This information is subject to change because of changes to the property, correction of existing information, additional information, or as the result of an appeal of the property.

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	<b>Nbrhd:</b> 300	
		<b>January 1 Property Owner</b>
		Jeron Holdings Llc
		<b>Property Location</b>
		2337 Winterhaven Ln

<b>Taxing Jurisdictions</b>		<b>Building Image</b>
<b>Jurisdiction</b>	<b>Fire District</b>	Photo not available
Winston-Salem 100%	FD	



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	<b>Block:</b> 6547	<b>Lot:</b> 001D	Jeron Holdings Llc
	<b>PIN:</b> 6803-89-0983.00	<b>NF:</b> 1.00	<b>Property Location</b>
	<b>Nbrhd:</b> 300		2337 Winterhaven Ln

## Income Detail

Income information on this report reflects market research and not specific data from the property.

<b>Effective Gross Income (EGI)</b>				
<b>Deductions</b>	<b>Percentage of PGI</b>		<b>Amount</b>	
<b>Net Expenses</b>				
<b>Percentage of PGI</b>	<b>Percentage of EGI</b>		<b>Amount</b>	
<b>Final Value</b>				
<b>Method Used</b>	<b>Net Income</b>	<b>PGI Percent</b>	<b>EGI Percent</b>	<b>Amount</b>
<b>Valuation Factors</b>				
<b>Overall Rate Percent</b>				

	Forsyth County	Detail Appraisal Report - Commercial
Geo-Data Explorer	<b>Today:</b> 5/20/2009	<b>Bldg:</b> 1 of 1
	<b>Block:</b> 6547	<b>Lot:</b> 001D
	<b>PIN:</b> 6803-89-0983.00	<b>NF:</b> 1.00
	<b>Nbrhd:</b> 300	
		<b>January 1 Property Owner</b>
		Jeron Holdings Llc
		<b>Property Location</b>
		2337 Winterhaven Ln

**Cost Detail - Bldg 1 of 1**

Total Value from Cost		Building Information	
<b>Total Section Value:</b>		<b>Company Name:</b> DIAMOND FAMILY PRACTICE	<b>Construction:</b> BB
<b>Total Addition Value:</b>		<b>Building:</b> HILL CREST URGENT CARE	<b>Total Story:</b> 1
<b>Local Multiplier:</b>	0.94	<b>Physical Address:</b> 2337 Winterhaven Ln	<b>Roof:</b>
<b>Replacement Cost:</b>		<b>Occupancy:</b> 1503-Med Off	<b>Roof Cover:</b>
<b>Physical Depr:</b>	1% \$0	<b>Year Built:</b> 2008	<b>Ext Walls:</b>
<b>Econ/Func Depr:</b>	0% \$0	<b>Year Remod:</b>	<b>Insul Walls:</b> N
<b>Depriciated Value:</b>		<b>Condition:</b>	<b>Insul Ceiling:</b> N
<b>Misc Imp. Value:</b>	\$75,000	<b>Foundation:</b>	
<b>Total Bldg Value:</b>	\$75,000		
<b>Land Value:</b>	\$712,812		
<b>Total All Bldgs:</b>	\$1,246,900		

**Section Detail**

Sketched Additions					Non-Sketched Additions				
Type	Description	Area	Rate	Value	Type	Description	Area	Rate	Value

**Miscellaneous Improvements for this Bldg**

Type	Const	Area	Rate	Yr Built	Condition	Grade	Phy	EF	Value
Paving Asp & Base			1.8						\$75,000

	Forsyth County	Detail Appraisal Report - Commercial	
Geo-Data Explorer	<b>Today:</b> 5/20/2009	<b>Bldg:</b> 1 of 1	<b>January 1 Property Owner</b> Jeron Holdings Llc <b>Property Location</b> 2337 Winterhaven Ln
	<b>Block:</b> 6547	<b>Lot:</b> 001D	
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**Sketch**

