

Guilford County, NC



Parcel Number	10593	Total Out Building Value	0
PIN	7874346486	Total Land Value	12000
Owner	FLYTHER, MARVIN L;NOWLIN, HASSIE DEMOND	Total Deferred Value	0
Owner History	Card Image	Bldg Card	1
Mail Address	4001 STARLING CT	Appraisal Model Code	1
Mail City	GREENSBORO	Deed Date	8/12/2019
Mail State	NC	Neighborhood	7874B27
Mail Zip	27405	Property Type	RESIDENTIAL
Property Address	701 S OHENRY BLVD	Structure Size	1089
Legal Description	BK1593-696 701 OHENRY BL	Lot Size	0.14
Deed	008183-02567	Year Built	1941
Plat		Bedrooms	2
Condo		Bathrooms	1
Total Assessed	38500*	Grade	C 100%
Total Building Value	26500		



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Map Scale
1 inch = 42 feet
2/23/2021

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (%) Bad)	Econ Depr (%) Bad)	Funct Depr (%) Bad)
No Data								
Total Misc Improvements Value Assessed:								

Land Summary

Land Class: RESIDENTIAL			Deeded Acres: 0		Calculated Acr	
Zoning	Soil Class	Description	Size		Rate	Land A
TN1		0100-SINGLE FAM RES	1.00 BY THE UNIT PRICE		\$12,000	
Total Land Value Assessed: \$12,000						

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price
Current	FLYTHE, MARVIN L/ NOWLIN, HASSIE DEMOND	QC DEED	50, 50	0	
1 Back	MAKAS LLC	NON-WARRANTY DEED	100	0	
2 Back	BAILEY, KRISTYN D	SPEC. WARRANTY DEED	100	2	\$1,00
3 Back	POSITIVE ENERGY HOLDINGS LLC TRUSTEE/ THE 1416 VINE TRUST	SPEC. WARRANTY DEED	100	0	
4 Back	THE AMERIDREAM TEAM 1 LLC	SPEC. WARRANTY DEED	100	0	
5 Back	FLYTHE, MARVIN L/ KNOWLIN, HASSIE D	SPEC. WARRANTY DEED	100	0	
6 Back	FEDERAL NATIONAL MORTGAGE ASSOCIATION	TRUSTEE DEED	100	0	
7 Back	MONK, HESBA H MRS	WARRANTY DEED	100	0	

Notes Summary

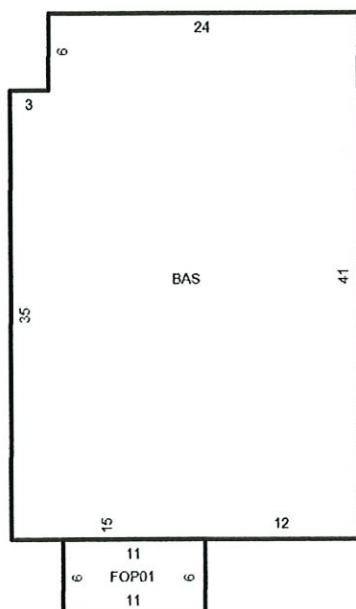
Building Card	Date	Line
No Data		

Frame		Economic Depreciation (% Bad)	0
Exterior	FACE BRK	Functional Depreciation (% Bad)	0
Const Type		Total Depreciated Value	\$26,138
Heating	FORCED AIR-DUCTED	Market Area Factor	1
Air Cond	NONE	Building Value	\$26,500
Baths (Full)	1	Misc Improvements Value	
Baths (Half)	0	Total Improvement Value	\$26,500
Extra Fixtures	0	Assessed Land Value	
Total Plumbing Fixtures	3	Assessed Total Value	
Bedrooms	2		
Floor			
Roof Cover			
Roof Type			
Main Body (SQFT)	1089		

Addition Summary

Story	Type	Code
1.00	Porch, Open Fin	FOP0

Building Sketch



Photograph



Misc Improvements Summary

Property Summary

Tax Year: 2021

REID	10593	PIN	7874-34-6486	Property Owner	FLYTH HASS
Location Address	701 S OHENRY BLVD	Property Description	BK1593-696 701 OHENRY BL	Owner's Mailing Address	4001 S GREE

Administrative Data		Transfer Information		Property Value	
Plat Book & Page		Deed Date	8/12/2019	Total Appraisal	
Old Map #		Deed Book	008183	Total Appraisal	
Market Area	7874B27	Deed Page	02567	Total Appraisal	
Township	00- MOREHEAD/GILMER	Revenue Stamps		Improvement	
Planning Jurisdiction	GR-GREENSBORO	Package Sale Date	11/22/2017	Total Cost Value	
City	Greensboro	Package Sale Price	\$1,000	Total Appraisal	
Fire District		Land Sale Date		Cost	
Spec District		Land Sale Price		Other Exemption	
Land Class	RESIDENTIAL	Improvement Summary		Exemption Code	
History REID 1		Total Buildings	1	Use Value Discount	
History REID 2		Total Units	0	Historic Value	
Acreage	0.14	Total Living Area	1,089	Total Deferred	
Permit Date		Total Gross Leasable Area	0	Total Taxable	
Permit #					

Building Summary

Card 1 701 S OHENRY BLVD

Building Details		Building Description				Building Tot
Bldg Type	01-SFR-CONST	Year Built	1941	Effective Year	1945	Grade
Units	1					Percent Com
Living Area (SQFT)	1089	Additions	1	Remodeled	0	Total Adjuste
Number of Stories	1.00			STANDARD		Cost New
Style	1.0 STORY	Interior Adj		FIREPLACE (1.00)		Physical Dep
Foundation	CONTFoot	Other Features				Depreciated \

BK: R 8183
PG: 2567 - 2569

RECORDED:
08/12/2019
09:09:22 AM
DEPUTY-GB

BY: JEANETTE ZENDEJAS- MEDLEY

2019042473 NO TAXABLE CONSIDERATION
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$28.00

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$ NTC
Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20_____
After recording mail to: Farrior & Associates, 400 W. Fisher Avenue, Greensboro, NC 27401
This instrument prepared by: FARRIOR & ASSOCIATES (NO OPINION ON TITLE RENDERED)
Brief description for the Index: 701 S. O'Henry Blvd., Greensboro, NC 27401

This Deed made this _____ day of MAY, 2019, by and between Grantor and Grantee:
The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors
and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

Grantor: **MAKAS, LLC**

3080 Brookforest Drive, Greensboro, NC 27406

Grantee: **MARVIN L. FLYTHE and, HASSIE DEMOND NOWLIN**

c/o 4001 Starling Court, Greensboro, NC 27405

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which
is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to
Grantee, the Property described below:

Property: City of GREENSBORO, County of GUILFORD, North Carolina. This property
was acquired by Grantor by an instrument recorded in Book 8106, Page 761, GUILFORD
County.
The legal description of the Property is:

*For description, See **Exhibit A** attached hereto.*

TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the Property.

Subject to ad valorem taxes, easements, rights of way and restrictions of record, recorded lien(s) or deed of trust(s) of record, if any.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

By: *[Signature]* **MAKAS, LLC** (SEAL)
Kevin Roseborough, member-manager

STATE OF North Carolina - COUNTY OF Guilford
(Identification verified by Driver's License ☒; Familiarity ☐)

I, Sonia V. Atkins, the undersigned Notary Public of the County and State aforesaid, certify that Kevin Roseborough personally came before me this day and acknowledged that he is the member-manager of MAKAS, LLC, and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 7th day August, 2019.

[Signature]
Notary Public

My Commission Expires: 10/13/19

[NOTARY SEAL]

SONIA V. ATKINS
Notary Public
Guilford County, NC
My Commission Expires 10/13/19

EXHIBIT "A"

Legal description for the Index: 701 S O Henry Blvd Greensboro North Carolina 27401
BEGINNING at the new southeast corner of Spencer and O Henry Blvd and running thence with the south line of spencer st, south 88.37"EAST 100.00 feet to the grantors east line; thence with that line south 04 19" 40" West 58.41 feet to the north line of another lot owned by City of Greensboro; thence with that line, North 88 13" 30" West 103.81 feet to a point on the east line of O Henry Blvd: thence with that line, North 08 07" East 58.02 to point of BEGINNING. Reference is made to Drawing No. D-419, dated September 21, 1953 commissioned by the City of Greensboro, Public Works Department that is attached as an exhibit to deed recorded in book 1593 page 696 in the Guilford County Registry.



Guilford County Tax Department

Bill Search Special Assessment Search Delinquent Bill Search Personal Property Search

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Property Tax Collections Bill Detail

Current Owner: MAKAS LLC		Property Tax Real Property	
Description:	BK1593-696 701 OHENRY BL	Bill Status:	UNPAID
Location:	701 S O HENRY BLVD GREENSBORO NC 27401-3608	Bill Flag:	OWNERSHIP TRANSFER, DELINQUENT, Foreclosure
Mailing Address:	3080 BROOKFOREST DR GREENSBORO NC 27406	Bill #:	0003173081-2018-2018-0000-00
Parcel #:	10593	Old Bill #:	
Lender:		Old Account #:	
		Due Date:	9/1/2018
		Interest Begins:	1/8/2019

	Value	Rate	Tax Districts	Description	Amount
Real	\$38,500	.7305	GUILFORD	Tax	\$281.24
Deferred	\$0	.6325	GREENSBORO	Tax	\$243.51
Use	\$38,500				
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$41.98
Total Assessed Value					Total Billed: \$566.73

Transaction History

Date	Type	Paid By	Trans #	Amount
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Current Due: \$566.73

Correct if paid by

----- ALERT -----

CREDIT/DEBIT CARDS WILL NOT BE ACCEPTED AS PAYMENT IF
YOUR PROPERTY IS CURRENTLY UNDER TAX LIEN FORECLOSURE
ACTION

----- ALERT -----



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Property Tax Collections

Bill Detail

Current Owner:	FLYTHE, MARVIN L NOWLIN, HASSIE DEMOND	Property Tax	Real Property
Description:	BK1593-696 701 OHENR	Bill Status:	UNPAID
Location:	701 S O HENRY BLVD GREENSBORO NC 27401- 3608	Bill Flag:	Foreclosure Warning, OWNERSHIP TRANSFER
Mailing Address:	4001 STARLING CT GREENSBORO NC 27405	Bill #:	0003173081-2019-2019-0000-00
Parcel #:	10593	Old Bill #:	
Lender:		Old Account #:	
		Due Date:	9/3/2019
		Interest Begins:	1/7/2020

	Value	Rate	Tax Districts	Description	Amount
Real	\$38,500	.7305	GUILFORD	Tax	\$281.24
Deferred	\$0	.6625	GREENSBORO	Tax	\$255.06
Use	\$38,500				
Personal	\$0				
Exempt & Exclusion	\$0				
					Interest: \$0.00
Total Assessed Value					\$38,500
					Total Billed: \$536.30

Transaction History

Date	Type	Paid By	Trans #	Amount
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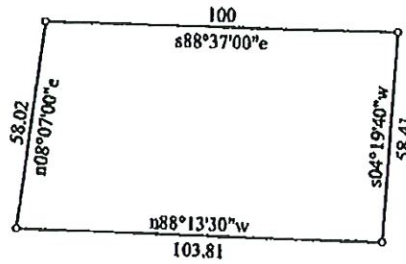
Current Due: \$536.30

Correct If paid by

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ACTION

----- ALERT -----



Title:		Date: 09-20-2019
Scale: 1 inch = 50 feet	File:	
Tract 1: 0.136 Acres: 5910 Sq Feet: Closure = n57.4942e 0.01 Feet: Precision = 1/51333: Perimeter = 320 Feet		
001=s88.3700e 100	003=n88.1330w 103.81	
002=s04.1940w 58.41	004=n08.0700e 58.02	