

Forsyth County Property Record Card

Property Summary

Tax Year: 2023

REID	6802391275000	PIN	6802-39-1275	Property Owner	SWARINGEN, JOAN R;ROBERTSON, HOWARD DAVID
Location Address	3685 Fraternity Church RD	Property Description	LO:008B BL:3891	Owner's Mailing Address	4600 Elk Valley Ct Winston Salem NC 27103

Administrative Data	
Plat Book & Page	
Old Map #	600826
Market Area	120002
Township	SOUTHFORK
Planning Jurisdiction	COUNTY WIDE
City	
Fire District	CLEMMONS FIRE DIST
Spec District	COUNTYWIDE FIRE
Land Class	1.01-SFD Dwelling
History REID 1	
History REID 2	
Acreage	9.49
Permit Date	
Permit #	

Transfer Information	
Deed Date	4/7/2017
Deed Book	003340
Deed Page	03499
Revenue Stamps	
Package Sale Date	4/7/2017
Package Sale Price	
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,524
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$100,400
Total Appraised Building Value	\$62,900
Total Appraised Misc Improvements Value	
Total Cost Value	\$163,300
Total Appraised Value - Valued By Cost	\$163,300
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$163,300

Building Summary

Card 1 3685 Fraternity Church RD

Building Details	
Bldg Type	RESIDENTIAL
Units	0
Living Area (SQFT)	1524
Number of Stories	1.00
Style	RANCH
Foundation	MASONRY
Frame	FRAME
Exterior	WOOD, SHINGLE
Const Type	
Heating	Forced Warm Air
Air Cond	CENTRAL
Baths (Full)	1
Baths (Half)	1
Extra Fixtures	0
Total Plumbing Fixtures	5
Bedrooms	2
Floor	CARPET-TILE
Roof Cover	Asphalt Shingle
Roof Type	GABLE
Main Body (SQFT)	1524

Building Description			
Year Built	1927	Effective Year	1980
Additions	4	Remodeled	0
Interior Adj	ADD FIREPLACE AVERAGE (1.00) FIREPLACE AVERAGE (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	C+5 105%
Percent Complete	100
Total Adjusted Replacement Cost New	\$162,588
Physical Depreciation (% Bad)	AVER 57%
Depreciated Value	\$69,913
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	10
Total Depreciated Value	\$62,922
Market Area Factor	1
Building Value	\$62,900
Misc Improvements Value	
Total Improvement Value	\$62,900
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	OPEN FRAME PORCH	OPEN	36
1.00	STOOP	STOO	12
1.00	PATIO LC	PATI	324
1.00	BASEMENT-UNFIN-CF	BASE	1012

Building Sketch

Photograph



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	5x9	DIMENSIONS	SHED-R	\$21.00	1960	80	0	99		
1	1	SIZE	GREENHSE-RES-R	\$45.00	2017	16	0	0		

Total Misc Improvements Value Assessed:

Land Summary

Land Class: 1.01-SFD Dwelling		Deeded Acres: 9.49		Calculated Acres: 9.35			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
RS9		RES-HOMESITE	1.00 BY THE ACRE PRICE	\$18,000			\$18,000
RS9		UTILITY	1.00 BY THE UNIT PRICE	\$11,000			\$11,000
RS9		RES-ACREAGE	8.49 BY THE ACRE PRICE	\$12,000	1.16733	TOPOGRAPHY-80.00 SHAPE-75.00	\$71,400

Total Land Value Assessed: \$100,400

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	SWARINGEN, JOAN R/ ROBERTSON, HOWARD DAVID	WARRANTY-DEED	100	0		003340	03499	4/7/2017
1 Back	SWARINGEN, JOAN R/ ROBERTSON, HOWARD DAVID	WARRANTY-DEED	100	0		003340	03495	4/7/2017
2 Back	SWARINGEN, JOAN R/ ROBERTSON, HOWARD DAVID	WARRANTY-DEED	100	0		003336	04213	3/16/2017
3 Back	Robertson, John E Heirs	DEED	100	0		000741	00299	7/29/2016
4 Back	Robertson, John E	DEED	100	0		000741	00299	10/20/2015
5 Back	Robertson, John E/ Robertson, Jane L	DEED	100, 100	0		000741	00299	2/28/1957

Notes Summary

Building Card	Date	Line	Notes
No Data			