

Map Block Lot Parcel ID 4

PROPERTY LOCATION

801 CREEKSTONE DR
Chapel Hill, NC 27516

OWNERSHIP

JANG HELEN L
MITCHELL SEAN G
801 CREEKSTONE DR
CHAPEL HILL, NC 27516-0000

PREVIOUS OWNER

SAMULSKI RICKA J
4006 FEARRINGTON POST
PITTSBORO, NC 27312-0000

NARRATIVE DESCRIPTION

This parcel contains 7.40000 AC of land mainly classified as RES-1 with a Single Fam building built about 1993, having primarily Frame Exterior and 4,529 Square Feet, 5 Baths, 1 Half Bath.

OTHER ASSESSMENTS

Code	Desc	Amt	Comm Int Amt

PROPERTY FACTORS

Item	Code	Item	Code	%
Util 1		Dis 1	CH	100.0
Util 2		Dis 2	FC	100.0
Util 3		Dis 3	G0	100.0
Census		Zone 1	0296	100
F. Haz		Zone 2		
Topo		Zone 3		
Street				
Traffic				
Exempt				

LAND SECTION

LUC	LUC Desc	Ft.	# Units	Depth	U. Type	L. Type	Ft.	Base V.	Unit Prc	Adj Prc	NBC	Ft.	Mod.	Inf 1	%	Inf 2	%	Inf 3	%	Appr	Alt LUC	%	Spec L.V.	Juris	L. Ft.	Assessed	Notes
1001	RES-I	1	7.4		AC_9	SITE	1		115,000	50,175.68	7954	1		O	-10					371,300			0		1	371,300	
Total AC/HA			7.40	Total SF/SM			322,344.00	Parcel LUC1001 - RES-I					P. NBC Desc70XBOWDUR Tot							371,300	Tot		0	Tot		371,300	

Disclaimer: This Information is believed to be correct but is subject to change and is not guaranteed

Property: 153863 | Bld: 10363 | Seq: 1 | Year: 2025 | Data As Of Date: 06/15/2025 | User: ORANGECO\lbensonlochner | DB: Assess50Orange

9769297272

Parcel ID Building Location801 CREEKSTONE DR

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Val	Yard Items	Land Size	Land Val	Total Val
1001	720,000	0	7.40	371,300	1,091,300
Building Total	720,000	0	7.40	371,300	1,091,300
Parcel Total	720,000	0	7.40	371,300	1,091,300
Source	0 - Mkt Adj Cost	Tot Val SF/Bld	240.96	Tot Val SF/Prcf	240.96

PREVIOUS ASSESSMENTS

Tx Yr	Cat	Use	Bld Value	Yard Items	Land Size	Land Val	Total Appr	Assessed	Notes	Date
2025	NCPT	1001	565,200	0	7.4	371,300	936,500	936,500	Initial value for reval	03/16/2025
2024	NCPT	1001	441,600	0	7.4	229,900	671,500	671,500	Initial Values for Listing	12/05/2023
2023	NCPT	1001	441,600	0	7.4	229,900	671,500	671,500	Initial Values for Listing	12/15/2022
2022	NCPT	1001	441,600	0	7.4	229,900	671,500	671,500	Initial Values for Listing	12/16/2021
2021	NCPT	1001	441,600	0	7.4	229,900	671,500	671,500	2021 Reval Initial Values	03/14/2021
2020	NCPL	1001	407,800	0	7.4	228,700	636,500	636,500	Billing LRI	07/13/2020
2019	NCPL	1001	407,800	0	7.4	228,700	636,500	636,500	LRI for Annual Billing	07/24/2019
2018	18FP	1001	407,800	0	7.4	228,700	636,500	636,500	2018 Conversion Final Pa	11/30/2018
2017	NCPT	1001	407,800	0	7.4	228,700	636,500	636,500	Year End Roll	02/24/2017
2016	NCPT	RES	494,200	0	7.4	155,800	650,000	650,000	Year End Roll	12/5/2015

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITIES

Date	Result	By
02/09/2018	APP	RALCORN
01/12/2018	APP	KWILLIAM
01/12/2018	REJ	KWILLIAM
09/14/2016		JIMMY MILLIKEN
10/17/2014	COPY	PIN
12/27/2013		PIN
09/11/2013	APP	KSTINE
09/09/2013	REJ	KSTINE
09/05/2013	APP	KSTINE
09/05/2013	REJ	KSTINE
08/28/2013	APP	KSTINE

Card: 1 of 1 Total Card Total Parcel

APPR	1,091,300 /	1,091,300
USE + IMP	1,091,300 /	1,091,300
USE LAND	0 /	0
ASSESSED	1,091,300 /	1,091,300

LEGAL DESCRIPTION

6 PH 1 DURHAM ESTATES P55/27

Lot Size	
Total Land	7.40
Land Unit Type	AC



User Account
742144
GIS Coord 1
799207.885
GIS Coord 1
1962931.24
Insp Date
02/09/2018
Print Date / Time
6/15/2025 1:46 pm
Last Date / Time
7/5/19 12:15 pm
apro

USER DEFINED

PriorID1a
PriorID2a
PriorID3a
PriorID1b
PriorID2b
PriorID3b
PriorID1c
PriorID2c
PriorID3c
Assessor Map
7.110.27

Exterior Information

Type	R010 - Single Fam		
Story Hght (Liv) Units	2 - 2 Sty		
Found	0	Tot	0
Frame	T - 1/4 Basement		
P. Wall	F - Frame		
Sec Wall	0		
Roof Str	H - Hip		
Roof Cvr	S - Shingle		
Color			
View			
Shape			
Bld Name			

General Information

Grade	A - Grade A		
Year Blt	1993	Eff Yr	2013
Alt LUC			
Juris			
Con Mod			

Interior Information

Avg Ht / Fl			
P. Int Wall	D - Dry Wall		
Sec Int Wall			
Partition			
P. Floor	H - Hardwood		
Sec Floor			
Bmt Floors			
Sub Floors			
Bmt Garage	0		
Electric			
Insulation			
Int Vs Ext			
Heat Fuel			
Heat	4 - Combo H&A		
# Heat Sys	0		
Heated %		AC %	100
Sol HW %		Ctrl Vac %	
Com Wall %		Sprink %	

Special Features / Yard Items

Code	Desc	A	Y/S	Qty	Size	Qual	Con	Year	Unit Prc	D/S	Depr %	LUC	Ft.	NBC	Ft.	Juris	Ft.	Appr Val	Assessed
Building Totals		Yard Item Appr								Special Feature Appr									
Parcel Totals		Yard Item Appr								Special Feature Appr									

Condo Information

Location	
Tot Units	
Floor	
% Own	
Name	

Bath Features

Full Bath	5	Rtng	
Add Full	0	Rtng	
3/4 Bath	0	Rtng	
Add. 3/4	0	Rtng	
1/2 Bath	1	Rtng	
Add. 1/2	0	Rtng	
Other Fix	0	Rtng	

Other Features

Kitchens	0	Rtng	
Add Kit.	0	Rtng	
Fireplaces	0	Rtng	
WS Flues	0	Rtng	

Depreciation

Phys Con	AV - Average	11
Functional		
Economic		
Special		
Override		
Total		11%

Comparable Sales

Rtnng	Parcel ID	Type	Sale Date	Price
Avg Rtnng			Ind Val	

Comments

6/13/2025: PER HOMEOWNER/PDR - NO FIREPLACE, 5.5
BATHS, EYB 1993 TO 2013, FINISHED BASEMENT
(RESKETCHED ALL PER PLANS) FOR 2025.
Bldg Notes: #1: 20 F RES

Res Breakdown

Floor	No. Unit	Rooms	Bdrms
1	0	10	4
Bld Total	0	10	4
Prcl Total	0	10	4

Calc Ladder

Base Rate	126.00	Depr	88,987
Size Adj	0.88000	Depr'd Total	719,990
Con Adj	0.90000	Juris Ft.	1.0000
Adj Prc	\$ 99.79	Spec. Features	\$ 0
Grade Ft.	1.60000	Lump Sum	
Other Feat	\$ 49,590	Final Total	\$ 720,000
NBH Mod	1.0000	Override Val	
NBC Infl	1.0000	Assmnt Ft.	1.0000
LUC Ft.	1.0000	Assessed Val	\$ 720,000
Adj Tot (RCN)	808,977	Total \$/SF	\$ 158.98
Depr %	11%	Undepr \$/SF	159.66400

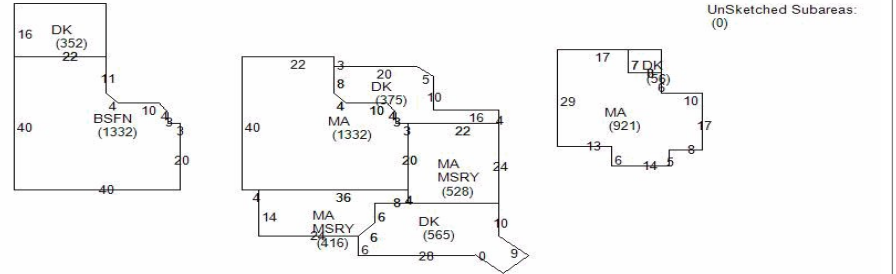
Sub Areas

Code	Desc	Net Area	Gross A.	F. Area	Sz Adj A.	Rate AV	Undepr Val
MA	Main	3,197	3,197	3,197	3,197	99.79	319,029
BSFN	Fin Bsmt	1,332	1,332	1,332	0	79.83	106,334
DK	Deck	1,348	1,348	0	0	30.87	35,123
MSRY	Masonry Fnd	944	944	0	0	14.97	14,132
Building Totals		6,821	6,821	4,529	3,197		474,617
Parcel Totals		6,821	6,821	4,529	3,197		474,617

Remodeling

Exterior	
Interior	
Add.	
Kitchen	
Bath	
Plumb	
Electric	
Heating	
General	

Sketch



Mobile Home

Make	Model	Serial	Year	Color
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Alt Areas

[illegible]

Image