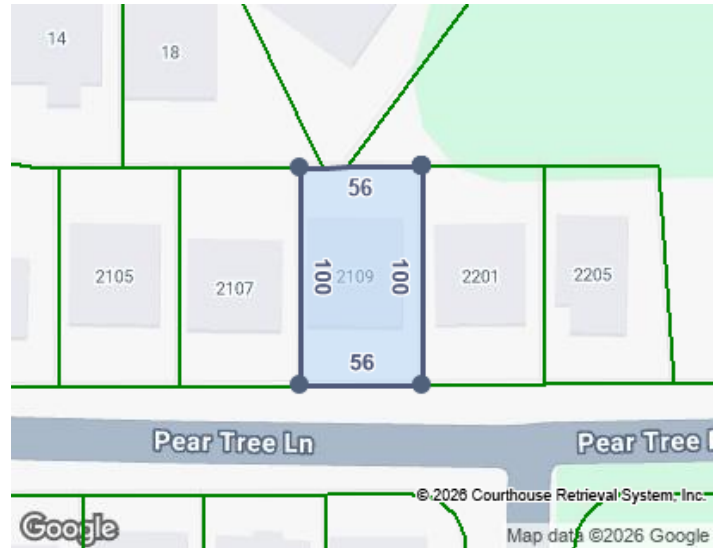




LOCATION

Property Address	2109 Pear Tree Ln Durham, NC 27703-6280
Subdivision	Wyndmoor @ The Park
County	Durham County, NC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	211280
Alternate Parcel ID	0739589913000
Account Number	
District/Ward	Durham City
2020 Census Trct/Blk	20.35/3
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Res 1 Family
Improvement Type	Conventional
Square Feet	3110

CURRENT OWNER

Name	Droog Robertus
Mailing Address	2109 Pear Tree Ln Durham, NC 27703-6280

SCHOOL INFORMATION

These are the closest schools to the property

R.N. Harris Elementary School	1.8 mi
Elementary: K to 5	Distance
James E. Shepard Middle	1.8 mi
Middle: 6 to 8	Distance
Durham Early College Of Health Sciences	1.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 05/29/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
12/6/2024	\$525,000	Droog				10220/90
10/17/2024	\$310,000	Blue Damselmy Investments LLC	Kukovich Travis & Kukovich William Travis	Warranty Deed		10190/4 2024112201
6/29/2023	\$435,000	Kukovich Travis	Anderson Robert & Glass Philip A Sub Trustee	Substitute Trustee's Deed		9947/47 2023067030
8/1/2017	\$253,000	Anderson Robert & Anderson Danielle	Sheng Quan & Jiang Chimin	Warranty Deed		8240/108 2017026815
9/1/2010	\$224,000	Sheng Quan				6551/73

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Appraised Land	\$84,750.00	\$36,768.00 (76.6%)	\$47,982.00		\$47,982.00
Appraised Improvements	\$453,503.00	\$206,882.00 (83.9%)	\$246,621.00		\$246,621.00
Total Tax Appraisal	\$538,253.00	\$243,650.00 (82.7%)	\$294,603.00		\$294,603.00
Assessed Land	\$84,750.00	\$36,768.00 (76.6%)	\$47,982.00		\$47,982.00
Assessed Improvements	\$453,503.00	\$206,882.00 (83.9%)	\$246,621.00		\$246,621.00
Total Assessment	\$538,253.00	\$243,650.00 (82.7%)	\$294,603.00		\$294,603.00
Jurisdiction Rates					
Durham	0.4371				
Durham County	0.5542				
% Improved	84%				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	\$2,352.70	\$2,983.00	\$5,335.70
2024	\$1,756.42	\$2,352.99	\$4,109.42
2023	\$1,643.00	\$1,918.16	\$3,561.16
2022	\$1,643.00	\$2,127.62	\$3,770.62
2021	\$1,625.32	\$2,127.62	\$3,752.95
2020	\$1,566.40	\$2,098.16	\$3,664.57
2019	\$1,566.40	\$2,098.16	\$3,664.57
2018	\$1,580.64	\$2,125.09	\$3,705.73
2017	\$1,580.64	\$2,097.77	\$4,195.54
2016	\$1,529.82	\$2,021.55	\$3,551.38
2015	\$1,291.92	\$1,733.12	\$3,025.04
2014	\$1,291.92	\$1,733.12	\$3,025.04
2013	\$1,236.20	\$1,692.26	\$2,928.46

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
12/06/2024	\$393,750	Droog Robertus	Movement Mortgage	10220/93 2024117515
08/27/2010	\$167,992	Sheng Quan Jiang Chimin	Bank Of America	6551/76 2010026911

FORECLOSURE HISTORY

Filing Date	Auction Date	Defendant(s)	Plaintiff	Foreclosure Type	Case Number	Book/Page or Document#
05/05/2023	05/17/2023	Robert Anderson		Foreclosure		

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Conventional	Condition	Units
Year Built	2010	Effective Year	Stories
BRs	5	Baths	3 F H Rooms
Total Sq. Ft.	3,110		
Building Square Feet (Living Space)		Building Square Feet (Other)	
Res Frm 2nd Flr Over Garg 400		Covered Porch 125	
Res Frm 2nd Flr Over Garg 1355		Frame Deck 112	

Garage 480

- CONSTRUCTION

Quality		Roof Framing
Shape		Roof Cover Deck
Partitions		Cabinet Millwork
Common Wall		Floor Finish
Foundation		Interior Finish
Floor System		Air Conditioning
Exterior Wall		Heat TypePackage Heating/Cooling
Structural Framing		Bathroom Tile
Fireplace	Y	Plumbing Fixtures

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Res 1 Family	Lot Dimensions	
Block/Lot	/75	Lot Square Feet	5,663
Latitude/Longitude	35.945110°/-78.878669°	Acreage	0.13

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type
Electric Source		Topography
Water Source		District Trend
Sewer Source		Special School District 1
Zoning Code	R-5	Special School District 2
Owner Type		

LEGAL DESCRIPTION

Subdivision	Wyndmoor @ The Park	Plat Book/Page	183/246
Block/Lot	/75	District/Ward	Durham City
Description	Wyndmoor @ The Park/Ph:03 /Lt#75 Pl:000183-000246		

GREEN VERIFICATIONS

courtesy of Green Building Registry

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Google Fiber	FIBER	No	2000 Mbps	
Frontier Communications	CABLE	No	50 Mbps	
Google Fiber	FIBER	No	8000 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as	3720073900K	10/19/2018

above the 500-year flood level.

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
10022309	Withdrawn	08/26/2024	04/11/2024	\$474,000			Rachel Zamorski			
2123495	Sold	08/01/2017	04/21/2017	\$263,000	08/01/2017	\$253,000	May Huang		Kene Onuorah	Smith Pearson Realty
1802325	Leased	11/11/2011	09/15/2011	\$1,650	11/10/2011	\$1,600	Jan Qin		Non Member	Non Member Office
1719265	Sold	08/27/2010	04/08/2010	\$223,990	08/27/2010	\$223,990	Jeb D Koury		Jan Qin	Berkshire Hathaway Homeservice