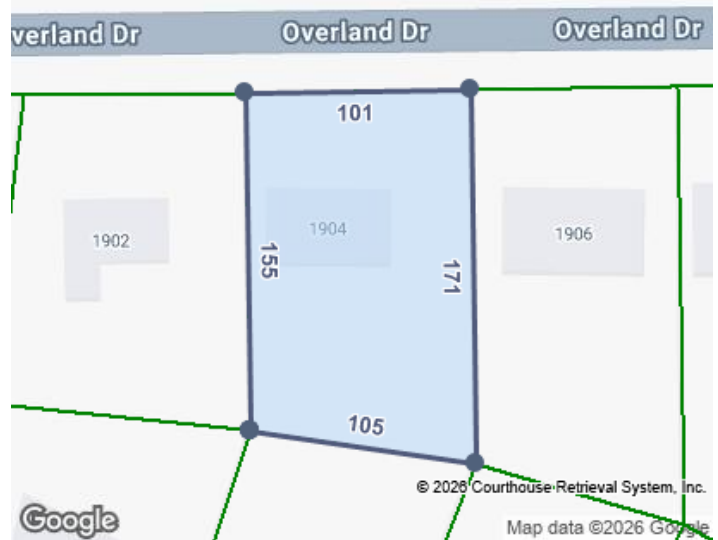




LOCATION

Property Address	1904 Overland Dr Chapel Hill, NC 27517-2347	
Subdivision	Colony Woods	
County	Orange County, NC	

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	9799844538
Alternate Parcel ID	7.52E.C.9
Account Number	119166
District/Ward	22
2020 Census Trct/Blk	121.01/3
Assessor Roll Year	2025

PROPERTY SUMMARY

Property Type	Residential
Land Use	Res-Single Family
Improvement Type	Single Family
Square Feet	1787

CURRENT OWNER

Name	Egan John D
Mailing Address	163 E 81st St New York, NY 10028-1806

SCHOOL ZONE INFORMATION

Ephesus Elementary School	0.6 mi
Elementary: Pre K to 5	Distance
Phillips Middle School	2.4 mi
Middle: 6 to 8	Distance
East Chapel Hill High School	2.3 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/05/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
3/22/2025		Egan John D	Bruce D Egan Trust & Egan Emily C Tr	Warranty Deed		6873/2315 30115360
12/12/2024		The Bruce D Egan Trust & Egan Emily C Tr	The Estate Of Bruce Egan & Estate Of Bruce Egan	Warranty Deed		6866/990 30111919
1/28/2024		Egan Emily Trustee				24 E 111
9/16/2011		Egan Bruce D				653/116
4/29/1983	\$82,500					417/284
8/1/1977	\$55,000					277/356

TAX ASSESSMENT

Tax Assessment	2025	Change (%)	2024	Change (%)	2023
Appraised Land	\$270,000.00	\$135,000.00 (100.0%)	\$135,000.00		\$135,000.00
Appraised Improvements	\$219,200.00	\$56,200.00 (34.5%)	\$163,000.00		\$163,000.00
Total Tax Appraisal	\$489,200.00	\$191,200.00 (64.2%)	\$298,000.00		\$298,000.00
Total Assessment	\$489,200.00	\$191,200.00 (64.2%)	\$298,000.00		\$298,000.00
Jurisdiction Rates					
Chapel Hill City	0.005				
Orange County	0.00638				
Chapel Hill/Carrboro School District	0.00148				

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2025	\$2,446.00	\$3,122.56	\$6,292.09
2024	\$1,764.16	\$2,571.44	\$4,925.64
2023	\$1,704.56	\$2,489.19	\$4,783.79
2022	\$1,555.56	\$2,476.98	\$4,577.88
2021	\$1,531.72	\$2,439.73	\$4,516.79
2020	\$1,403.52	\$2,239.18	\$4,163.35
2019	\$1,403.52	\$2,239.18	\$4,163.35
2018	\$1,362.24	\$2,194.03	\$4,076.92
2017	\$1,310.64	\$2,161.27	\$3,992.55
2016	\$1,291.06	\$2,163.27	\$3,967.80
2015	\$1,291.06	\$2,163.27	\$3,967.80
2014	\$1,291.06	\$2,163.27	\$3,967.80
2013	\$1,266.42	\$2,113.99	\$3,893.88

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/08/2015	\$190,000	Egan Bruce D	Wells Fargo	6019/531 20150925000191990
09/19/2002	\$70,000	Egan Bruce D Christine	State Employees Credit Union	2722/171
11/16/1998	\$64,000	Egan Bruce & Christine	Branch Banking And Trust	

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family	Condition	Average	Units
Year Built	1969	Effective Year		Stories 1
BRs	4	Baths	2 F H	Rooms 7
Total Sq. Ft.	1,787			

Building Square Feet (Living Space)	Building Square Feet (Other)
	Partially Finished Basement 588
	Lq Extension 24
	Main 1175
	Attached Patio

- CONSTRUCTION

Quality	C+10	Roof Framing	Gable
Shape		Roof Cover Deck	Shingle
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Hardwood
Foundation	Masonry Fnd	Interior Finish	Drywall
Floor System		Air Conditioning	Combo H&A
Exterior Wall	Frame	Heat Type	Combo H&A
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Stg Bldg	48 SF	2004	

PROPERTY CHARACTERISTICS: LOT

Land Use	Res-Single Family	Lot Dimensions	
Block/Lot		Lot Square Feet	16,988
Latitude/Longitude	35.933632°/-79.004832°	Acreage	0.39

PROPERTY CHARACTERISTICS: UTILITIES/AREA

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

LEGAL DESCRIPTION

Subdivision	Colony Woods	Plat Book/Page	17/175
Block/Lot		District/Ward	22
Description	151 Sec 3 Colony Woods P17/175		

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	
Google Fiber	FIBER	No	8000 Mbps	
AT&T	FIBER	No	5000 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	3710979900L	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
10176522	Active	06/26/2026	06/26/2026	\$510,000			Alex Nickodem			