

<b>Wilson (095)</b>	Jan 1 Owner	Current Owner	<b>BLUEBIRD RD</b>				
<b>Tax Year 2025   Reappraisal 2021</b>	NWC INVESTMENTS II LLC		Ctrl Map:	Group:	Parcel:	PI:	SI:
	ETAL		084		014.00		000
	2820 SELWYN AVE. SUITE 500						
	CHARLOTTE NC 28209						

**Value Information**

<b>Land Market Value:</b>	\$5,516,200
<b>Improvement Value:</b>	\$10,500
<b>Total Market Appraisal:</b>	\$5,526,700
<b>Assessment Percentage:</b>	25%
<b>Assessment:</b>	\$1,381,675

**Additional Information**

**General Information**

<b>Class:</b> 10 - Farm	<b>City:</b>
<b>City #:</b>	<b>Special Service District 2:</b> 000
<b>Special Service District 1:</b> 950	<b>Neighborhood:</b> T01
<b>District:</b> 11	<b>Number of Mobile Homes:</b> 0
<b>Number of Buildings:</b> 0	<b>Utilities - Electricity:</b> 01 - PUBLIC
<b>Utilities - Water/Sewer:</b> 03 - PUBLIC / INDIVIDUAL	<b>Zoning:</b>
<b>Utilities - Gas/Gas Type:</b> 00 - NONE	

**Outbuildings & Yard Items**

Long OutBuilding & Yard Items list on subsequent pages

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Long Land Information list on subsequent pages

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	LBN - LOFT BARN	36X72	2,592
1	PBN - POLE BARN	30X44	1,320
1	LBN - LOFT BARN	40X48	1,920
1	LBN - LOFT BARN	36X36	1,296

**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
2/27/2009	\$245,453	1340	1162	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/26/2009	\$245,453	1340	1147	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/26/2009	\$245,453	1340	1132	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/26/2009	\$490,907	1340	1116	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
2/26/2009	\$0	1340	1101		-	-
2/26/2009	\$0	1340	1055		-	-
4/28/2005	\$0	1110	1665		-	-
6/10/2004	\$0	1056	1428		-	-
6/20/1967	\$0	177	225		-	-
1/5/1967	\$0	178	33		-	-

**Land Information**

Deed Acres: 1269.36

Calculated Acres: 0

Total Land Units: 1269.36

Land Code	Soil Class	Units
46 - ROTATION	A	93.00
46 - ROTATION	P	52.36
54 - PASTURE	G	186.00
54 - PASTURE	A	332.00
54 - PASTURE	P	97.00
62 - WOODLAND 2	A	509.00