

Property Summary

Tax Year: 2026

REID	1626653	PIN	1623-12-5175	Property Owner	BLAND, JOHN;BLAND, RACHEL L
Location Address	261 GROVES PKWY	Property Description		Owner's Mailing Address	261 GROVES PKWY UNION MILLS NC 28167

Administrative Data	
Plat Book & Page	
Old Map #	NONE
Market Area	A30F
Township	Gilkey
Planning Jurisdiction	RUTHERFORD
City	
Fire District	F08 HUDLOW
Spec District	
Land Class	SINGLE FAMILY RES
History REID 1	
History REID 2	
Acreage	1.99
Permit Date	
Permit #	

Transfer Information	
Deed Date	5/25/2021
Deed Book	002046
Deed Page	04152
Revenue Stamps	\$310
Package Sale Date	5/25/2021
Package Sale Price	\$155,000
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,782
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$16,000
Total Appraised Building Value	\$146,700
Total Appraised Misc Improvements Value	\$3,900
Total Cost Value	\$166,600
Total Appraised Value - Valued By Cost	\$166,600
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$166,600

Building Summary

Card 1 261 GROVES PKWY

Building Details	
Building Type	DWMH REAL
Building Use	70D
Units	0
Living Area (SQFT)	1782
Number of Stories	1.00
Style	1 STORY
Foundation	BLOCK/BRICK
Frame	WOOD FRAME
Exterior	SIDING
Const Type	WOODF
Heating	HEAT PUMP
Air Cond	HEAT PUMP
Baths (Full)	2

Building Description			
Year Built	1999	Effective Year	1999
Additions	5	Remodeled	0
Interior Adj	Prefab Fireplaces (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	AV 100%
Percent Complete	100
Total Adjusted Replacement Cost New	\$218,880
Physical Depreciation (% Bad)	0%
Depreciated Value	\$146,650
Economic Depreciation (% Bad)	0%
Functional Depreciation (% Bad)	0%
Total Depreciated Value	\$146,650
Market Area Factor	1
Building Value	\$146,700
Misc Improvements Value	\$3,900

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
NONE		RESIDENTIAL	0.99 BY THE ACRE PRICE	\$3,200	1.9		\$6,000
NONE		HOMESITE	1.00 BY THE ACRE PRICE	\$10,000			\$10,000
Total Land Value Assessed: \$16,000							

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	BLAND, JOHN/ BLAND, RACHEL L	DEED	100	310	\$155,000	002046	04152	5/25/2021
1 Back	MCKINNEY, GARY PHILLIP/ MCKINNEY, STANLEY RICKY/ COLE, CHERYL MCKINNEY	ESTATE	100	0		00020E	00530	9/17/2020
2 Back	GROVES, WILLIAM H HEIRS	DEATH CERTIFICATE	100	0		000713	00708	9/17/2020
3 Back	GROVES, WILLIAM H	DEATH CERTIFICATE	100	0		000713	00708	4/22/2020
4 Back	GROVES, WILLIAM H/ GROVES, PATSY B	DEED	100, 100	9		000713	00708	6/26/1998

Notes Summary

Building Card	Date	Line	Notes
No Data			