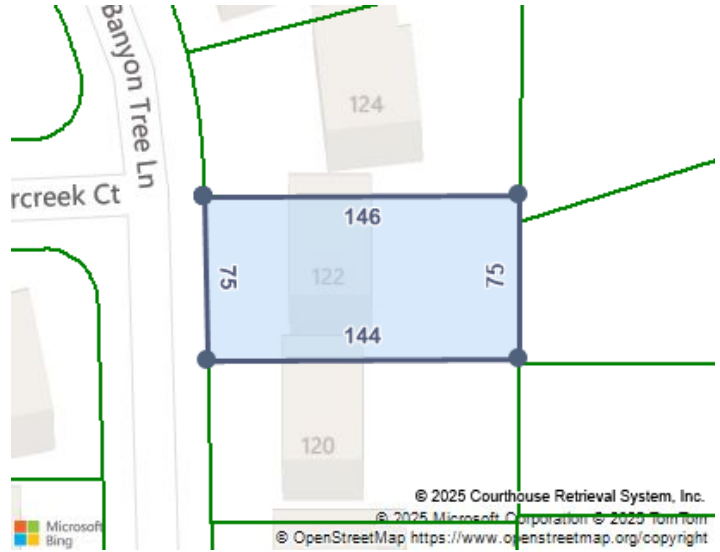


Thursday, March 06, 2025



LOCATION

Property Address	122 Banyon Tree Ln Cary, NC 27513-8802
Subdivision	Silvercreek Sub Ph7 Bm1998
County	Wake County, NC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	0764.05-09-4386.000
Account Number	0243002
PIN	0764.05-09-4386 0243002
District/Ward	Cary
2020 Census Trct/Blk	535.22/1
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Residential
Land Use	One Family
Improvement Type	One Family
Improvement Style	Conventional
Square Feet	2464

CURRENT OWNER

Name	Manocha Anjana
Mailing Address	2835 Rileys Pond Dr Apex, NC 27502-4330

SCHOOL ZONE INFORMATION

Northwoods Elementary School	1.0 mi
Elementary: K to 5	Distance
West Cary Middle School	0.4 mi
Middle: 6 to 8	Distance
Cary High School	3.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 02/20/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/7/2021		Manocha Anjana				18278/575
3/9/2000	\$237,000	Manocha Yogesh & Anjana				8536/323
7/31/1998	\$41,200					

TAX ASSESSMENT

Tax Assessment	2024	Change (%)	2023	Change (%)	2022
Appraised Land	\$190,000.00	\$73,000.00 (62.4%)	\$117,000.00		\$117,000.00

Appraised Improvements	\$381,407.00	\$123,538.00 (47.9%)	\$257,869.00	\$257,869.00
Total Tax Appraisal	\$571,407.00	\$196,538.00 (52.4%)	\$374,869.00	\$374,869.00
Total Assessment	\$5,714.00	\$1,966.00 (52.5%)	\$3,748.00	\$3,748.00

Jurisdiction Rates

Cary	0.325
Wake County	0.5135

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2024	\$1,857.07	\$2,934.17	\$4,811.24
2023	\$1,293.06	\$2,462.44	\$3,775.50
2022	\$1,293.06	\$2,321.89	\$3,634.95
2021	\$1,293.06	\$2,248.80	\$3,561.86
2020	\$1,311.80	\$2,248.80	\$3,580.60
2019	\$1,096.90	\$2,258.67	\$3,375.57
2018	\$1,096.90	\$2,050.89	\$3,167.79
2017	\$1,096.90	\$1,927.41	\$3,044.31
2016	\$1,096.90	\$1,881.97	\$2,998.87
2015	\$1,152.56	\$1,914.19	\$3,086.75
2014	\$1,090.26	\$1,800.49	\$2,910.75
2013	\$1,090.26	\$1,663.43	\$2,773.69

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
10/18/2005	\$213,000	Manocha Yogesh Anjana	Coastal Federal Credit Union	11654/2289
12/03/2003	\$111,800	Manocha Yogesh Manocha Anjana	Coastal Federal Credit Union	010573/01694
07/30/2001	\$163,000	Manocha Yogesh Manocha Anjana	Coastal Federal Credit Union	00901/00534
02/28/2000	\$189,496	Manocha Yogesh Manocha Anjana	Coastal Federal Credit Union	00853/00323

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING**Building # 1**

Type	One Family	Condition	Units	1	
Year Built	2000	Effective Year	2000	Stories	1.75
BRs		Baths	2.5	Rooms	

Total Sq. Ft. 2,464

Building Square Feet (Living Space)	Building Square Feet (Other)
Base 1192	Deck 188
1S Frame 12	Garage Frame 160
	Garage Frame 300

- CONSTRUCTION

Quality	Roof Framing	Gable And Hip
Shape	Roof Cover Deck	

Partitions		Cabinet Millwork	
Construction Style	Conventional	Floor Finish	Carpet Combination
Foundation	Crawl Space	Interior Finish	Drywall
Floor System		Air Conditioning	Separate
Exterior Wall	Frame	Heat Type	Forced Air
Structural Framing		Bathroom Tile	
Fireplace	Y	Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Stoop	52 SF		

PROPERTY CHARACTERISTICS: LOT

Land Use	One Family	Lot Dimensions	
Block/Lot	/105	Lot Square Feet	10,890
Latitude/Longitude	35.808863°/-78.796007°	Acreage	0.25

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Gas	Road Type	
Electric Source	Electric	Topography	
Water Source	Water	District Trend	
Sewer Source	Sewer	Special School District 1	
Zoning Code	R8CU	Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision	Silvercreek Sub Ph7 Bm1998	Plat Book/Page	
Block/Lot	/105	District/Ward	Cary
Description	Lo105 Silvercreek Sub Ph7 Bm1998-616		

GREEN VERIFICATIONS

courtesy of Green Building Registry

INTERNET ACCESS

courtesy of Fiberhomes.com

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 above the 500-year flood level.	3720076400K	07/19/2022

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
2342692	Leased	11/30/2020	09/14/2020	\$1,995		\$1,950	Taylor Farley	Block & Associates Realty	Amy Lumbard	Block & Associates Realty
2269906	Leased	09/30/2019	07/29/2019	\$1,995		\$1,995	Taylor Farley	Block & Associates	Jeff Gillespie	Block & Associates

Property Report for 122 BANYON TREE LN, cont.

								Realty		Realty
2078420	Leased	08/01/2016	07/12/2016	\$1,895		\$1,895	Taylor Farley	Block & Associates Realty	Taylor Farley	Block & Associates Realty
2076036	Expired	08/01/2016	06/28/2016	\$349,900			Babu Thomas	Evershine Properties, Inc.		
2012420	Leased	07/13/2015	06/08/2015	\$1,895		\$1,795	Taylor Farley	Block & Associates Realty	Dawn Greco	Re/Max United
1957710	Lease Listing Withdrawn	08/01/2014	07/01/2014	\$1,850			Taylor Farley	Block & Associates Realty		
1906565	Leased	09/03/2013	08/16/2013	\$1,795	09/03/2013	\$1,795	Taylor Farley	Block & Associates Realty	Taylor Farley	Block & Associates Realty
1872394	Lease Listing Withdrawn	02/06/2013	02/05/2013	\$1,795			Taylor Farley	Block & Associates Realty		
1811907	Leased	03/19/2012	12/01/2011	\$1,795	03/19/2012	\$1,700	Taylor Farley	Block & Associates Realty	Taylor Farley	Block & Associates Realty
521883	Sold		07/09/1999	\$231,870	03/09/2000	\$236,870	David Hausfeld	Drees Homes	David Hausfeld	Drees Homes