

# Agent Notes

540 Johnson Rd., High Point, NC



Listing Agent: Donna Hughes

**Top Dog Realty NC-South, LLC**

**336-953-5462**



**Please submit Offers with a Proof of Funds.**



# Utilities



**City of Lexington**

336-243-2489

(Not in City Limits. Just outside City Limits of Wallburg.)

## Water

Davidson Water

336-731-5500



## Propane Gas (For Gas Logs)

Hasn't been used in a long while.

Heirs believe the Propane Tank was last serviced by Clinard.

336-474-7000

## Septic Tank in Rear Yard.

No records available.

Currently heirs do not know when it was last serviced.



**Roof** - unknown age per Sellers.

## **Sold as-is, where is, no repairs.**

Personal Property remains in house, basement & grounds. There may be a few items retained by a family member before Closing, but everything mostly remains. There may be some hidden treasures!

With the right offer, a cleanout by Sellers would be considered.

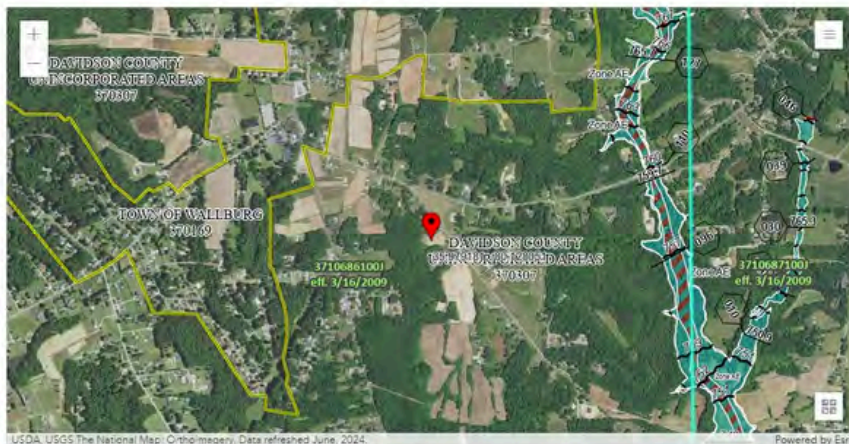
Conveys with 3.52 adjacent parcel that has 3BR soil eval (Total 4.52 acres.)

Aerial map shows House & adjacent parcel marked in RED totaling 4.52 acres that convey as MLS#1224027 priced at \$375k, rear parcel soil eval. for 3BR.

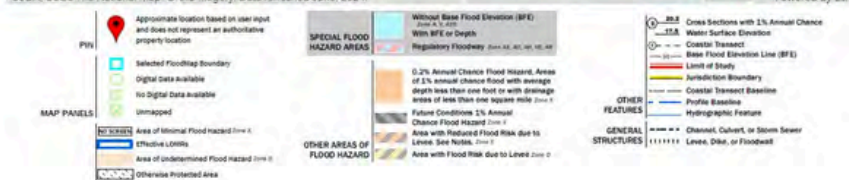
The vacant one acre parcel next door marked in YELLOW is MLS# 1224028 priced at \$99,900 and **also** has a soil eval. for 3BR.)



You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a [Go To NFHL Viewer](#) new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

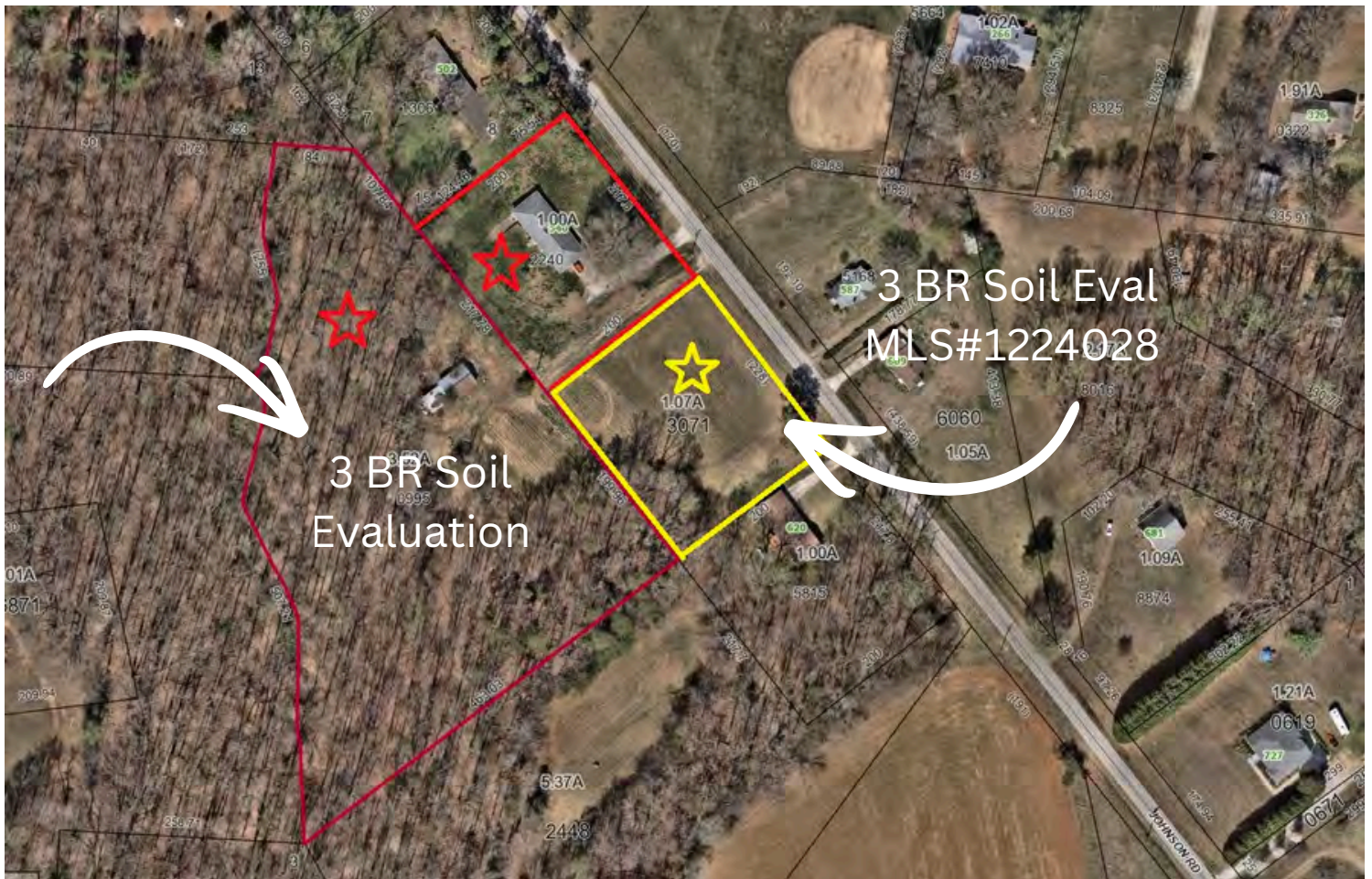


Not in Flood Zone.





Marked in red convey together = 4.52 Acres.  
Marked in Yellow sold separately = \$99,900.  
Buy them both for \$474,900!



Soil Scientist Kevin Neal  
336-596-1826  
Soil Reports uploaded to MLS.

# Additional Information

Flippers, here is your next rehab project!

Amazing potential here! Don't let this one get away! The house is on 1 acre, and conveys with an adjacent 3.52 acre tract w/soil eval for a 3BR. Other sites potentially there, Sellers just asked for one site. Total acreage 4.52 per county tax records.

An adjacent one acre tract separately listed (MLS# 1224028 ALSO has a soil eval. for a 3 bedroom.) Soil Evaluations uploaded to both listings in MLS. Buy both Listings and grow your portfolio!

See notes below:

Evidence of water intrusion in basement.



Main panel in basement.

Sellers are unaware if the whole house fan still works. Switch by old thermostat in hallway. Windows should be open to operate a whole house fan.



Heirs believe the Propane was with Clinard. They have no idea how much, if any is in there, or when it was last used.



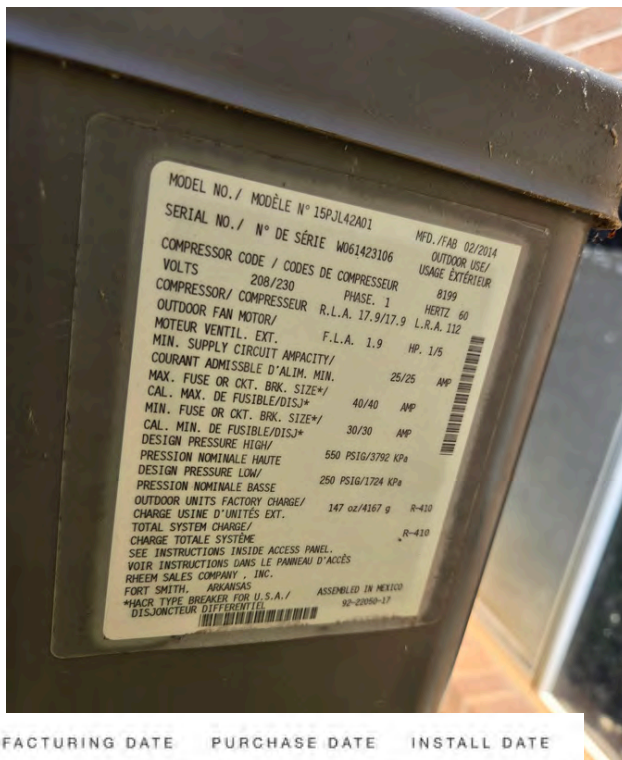
Section of concrete in carport settled.

Attic access is in closet near front door.



Sellers are uncertain when these gas logs were last used. They worked properly to their recollection.

There is evidence by these pipes sticking up that there is a buried oil tank. House has most recently been heated by an electric heat pump. The heirs do not think there is anything in tank, and they don't know when it was last used.



AGE	MODEL	SERIAL	MANUFACTURING DATE	PURCHASE DATE	INSTALL DATE
11.5 years	15PJL42A01 15 SEER R410A CUBE HP	W061423106	12/01/2014	01/31/2014	12/01/2014

I ran the serial number on the HVAC Unit, Rheem, manufacture year = 2014.



I'm not an expert on Air Units, but this is likely the air handler for the Rheem Heat Pump, in basement.



No handrails.

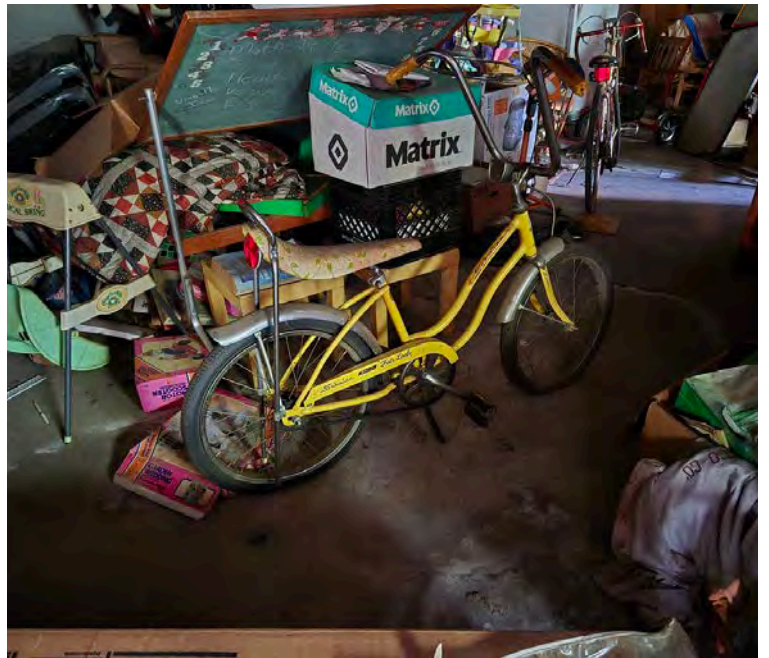
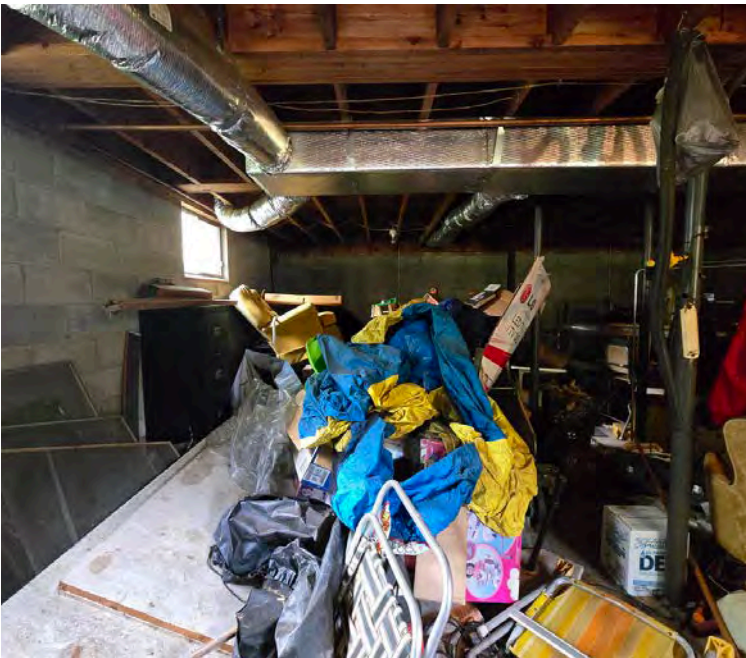


Uncertain of what this is on basement wall opposite carport in basement.



This is an old residential well water pump system. Not sure if it is in use, doubtful. I believe there may be an abandoned well somewhere on the property, but I didn't find it. House now serviced by Davidson Water.

Personal Property to remain as-is, where is.





This may be the old oil furnace, I'm not clear.



There is a woodstove under this pile, and connected to the fireplace. Uncertain of condition or function.

Whatever items are left in buildings will remain on property.  
Seller will consider hauling off with an acceptable offer.





Tax Value is for both parcels combined. In 2025, when the tax rate was .66, and before the new value assessment, the tax bill was \$1,287.93 for both parcels, also because the 3.52 Acres was in a farm deferment.

Seller will pay rollback at Closing.

New Tax Rate has not yet been approved by Raleigh, possibly late June, early July.

Newly assessed 2026 Tax Value for Home=\$321,420.

The newly assessed Tax Value for the 3.52 Acres =\$84,480.

Selling together.

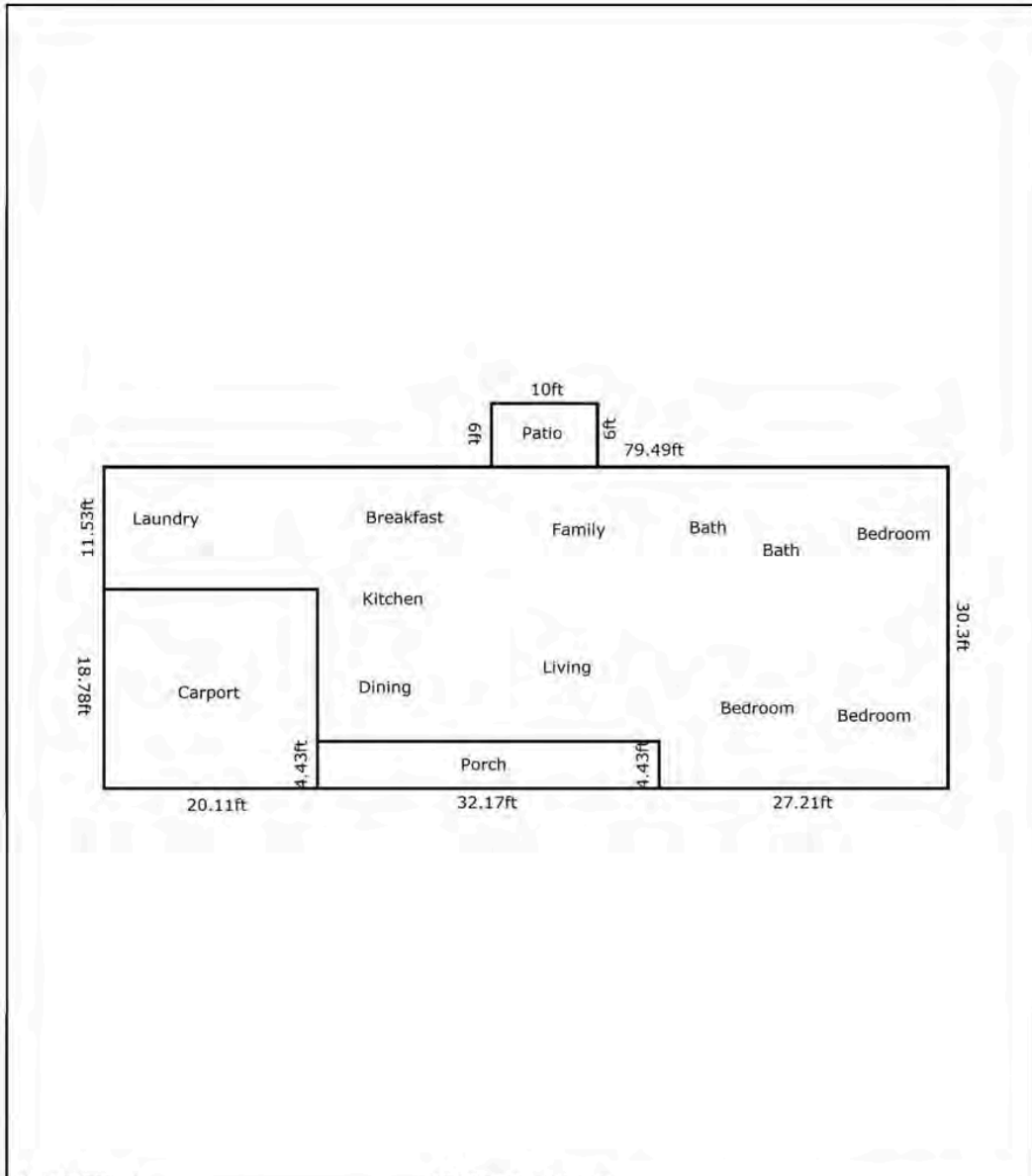
Combined new assessed value = \$405,900.

Use new rate when it becomes available to calculate yearly taxes.

# Square Footage verified by Licensed Appraiser.

## Building Sketch (Page - 1)

Borrower	N/A				
Property Address	540 Johnson Rd				
City	High Point	County	Davidson	State	NC Zip Code 27265
Lender/Client	Lana Hedgecock and Lesha Sabio for all others				

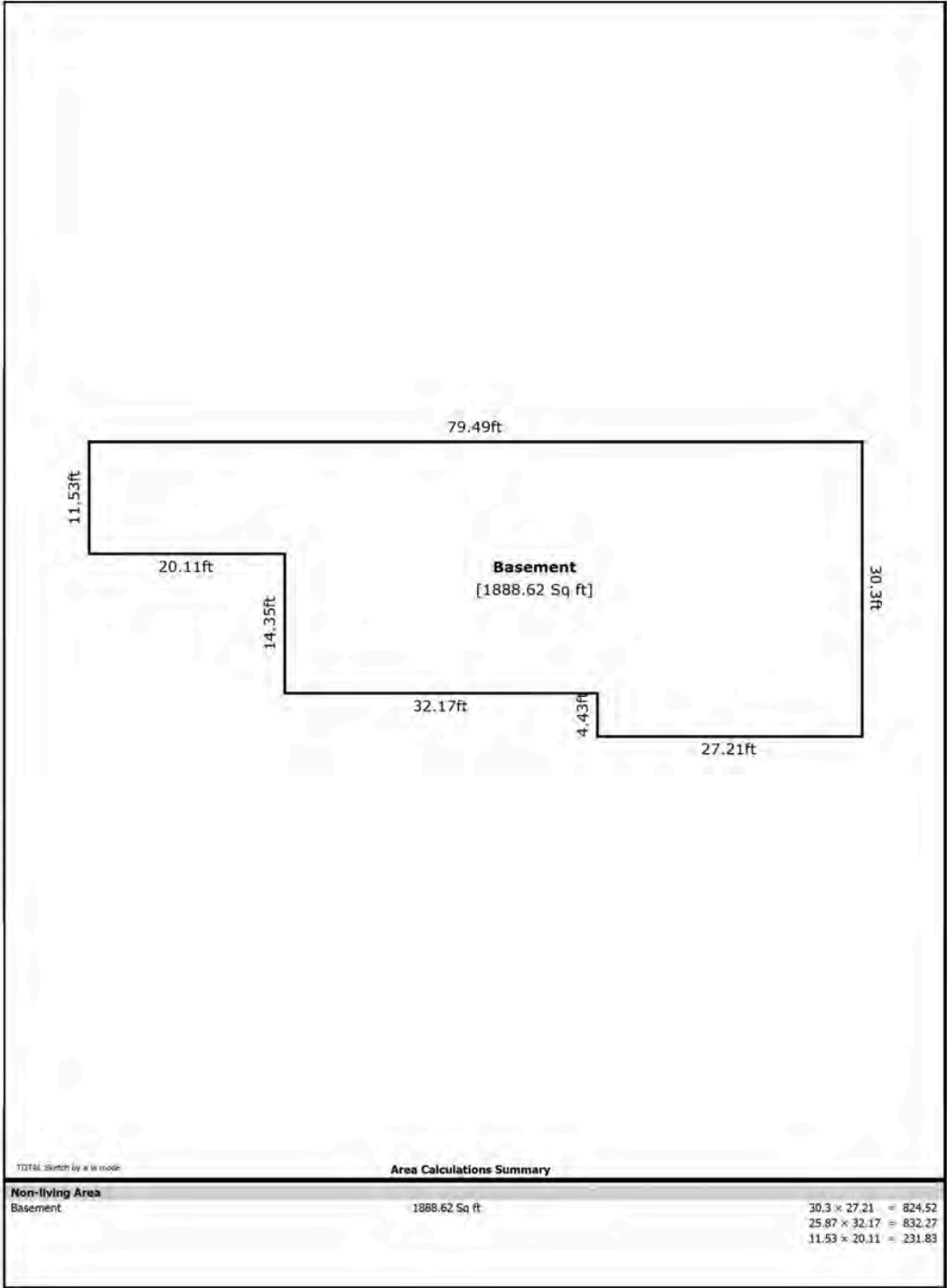


TOTAL Sketch by a la mode

Area Calculations Summary			
Living Area		Calculation Details	
First Floor	1888.62 Sq ft	$30.3 \times 27.21 = 824.52$	
		$25.87 \times 32.17 = 832.27$	
		$11.53 \times 20.11 = 231.83$	
<b>Total Living Area (Rounded):</b>	<b>1889 Sq ft</b>		
Non-living Area			
Concrete Patio	60 Sq ft	$10 \times 6 = 60$	
2 Car Port	377.58 Sq ft	$20.11 \times 18.78 = 377.58$	
Open Porch	142.47 Sq ft	$4.43 \times 32.17 = 142.48$	

Building Sketch (Page - 2)

Borrower	N/A		
Property Address	540 Johnson Rd		
City	High Point	County	Davidson
		State	NC
		Zip Code	27265
Lender/Client	Lana Hedgecock and Lesha Sabio for all others		





No Septic Records Found for home built 1967 (before records were kept or required.) Sellers believe Septic Tank is where this bald spot is in the grass behind house.



**Questions, comments?**

**Did I miss anything?**

**See any errors?**

**Please don't hesitate to reach out!**

**Donna Hughes**

**336-953-5462**

**TopDogRealtyGal@gmail.com**

**Thank you for looking!**

