

Assessment of a Portion of Pilot Elementary School Property

4800-4700-4600 Chimney Springs Drive, Greensboro, NC

The below three parcels, originally intended to be a part of the Pilot Elementary School property, have been declared surplus by the Guilford County Board of Education. Due to changes along Chimney Springs Drive, none of the below parcels are contiguous to the larger school property and are not needed for the operation of the school:

- 4800 Chimney Springs Drive, Greensboro ; PIN 7832593672 ; consisting of 0.3 +/- acres of land
- 4700 Chimney Springs Drive, Greensboro ; PIN 7832596961 ; consisting of 0.83 +/- acres of land
- 4600 Chimney Springs Drive, Greensboro ; PIN 7833601583 ; consisting of 1.17 +/- acres of land

Additionally, these surplus properties:

- Have significant road frontage along Chimney Springs Drive
- Are located within a residential area
- Include no improvements or structures
- Are uniquely shaped
- Are zoned O (office)

The total combined tax value of the properties is \$137,500. Individually the parcels' tax values are:

- 4800 Chimney Springs Drive, Greensboro = \$7,700
- 4700 Chimney Springs Drive, Greensboro = \$35,300
- 4600 Chimney Springs Drive, Greensboro = \$94,500

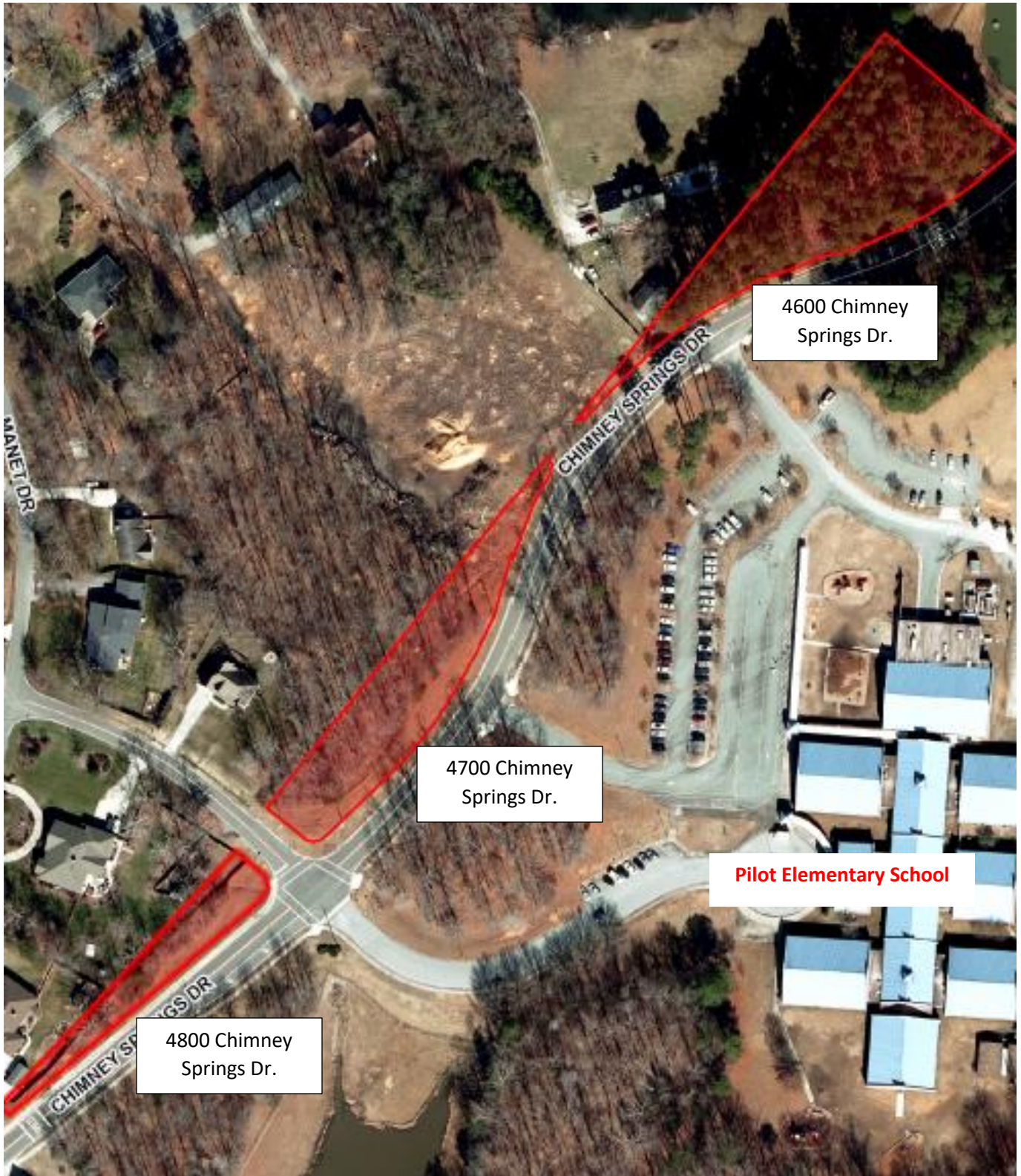
This assessment is generated from reviewing GIS aerial images and documents recorded with the Register of Deeds Office.

Opinion of Property

The Guilford County Board of Education voted to declare three parcels totaling 2.3 +/- acres of property surplus at their October 8, 2024 meeting, due to such properties not being needed for operation of the Pilot Elementary School. The larger parcel across the street, identified as PIN 7832692526 is currently used for operation of Pilot Elementary School.

Though these surplus properties are located within the Greensboro City limits, none are near existing County functions and are not in an area the County is actively looking to develop. Further, the unique shape of each property does not make any of the properties conducive to Guilford County operations. The relatively small size of each property would also limit the property's functionality for a County use. Given these factors staff recommend forfeiting the County's First Right of Refusal for this property.

Aerial of 4800 – 4700 – 4600 Chimney Springs Drive, Greensboro ; PIN 7832593672, 7832593672, 7833601583



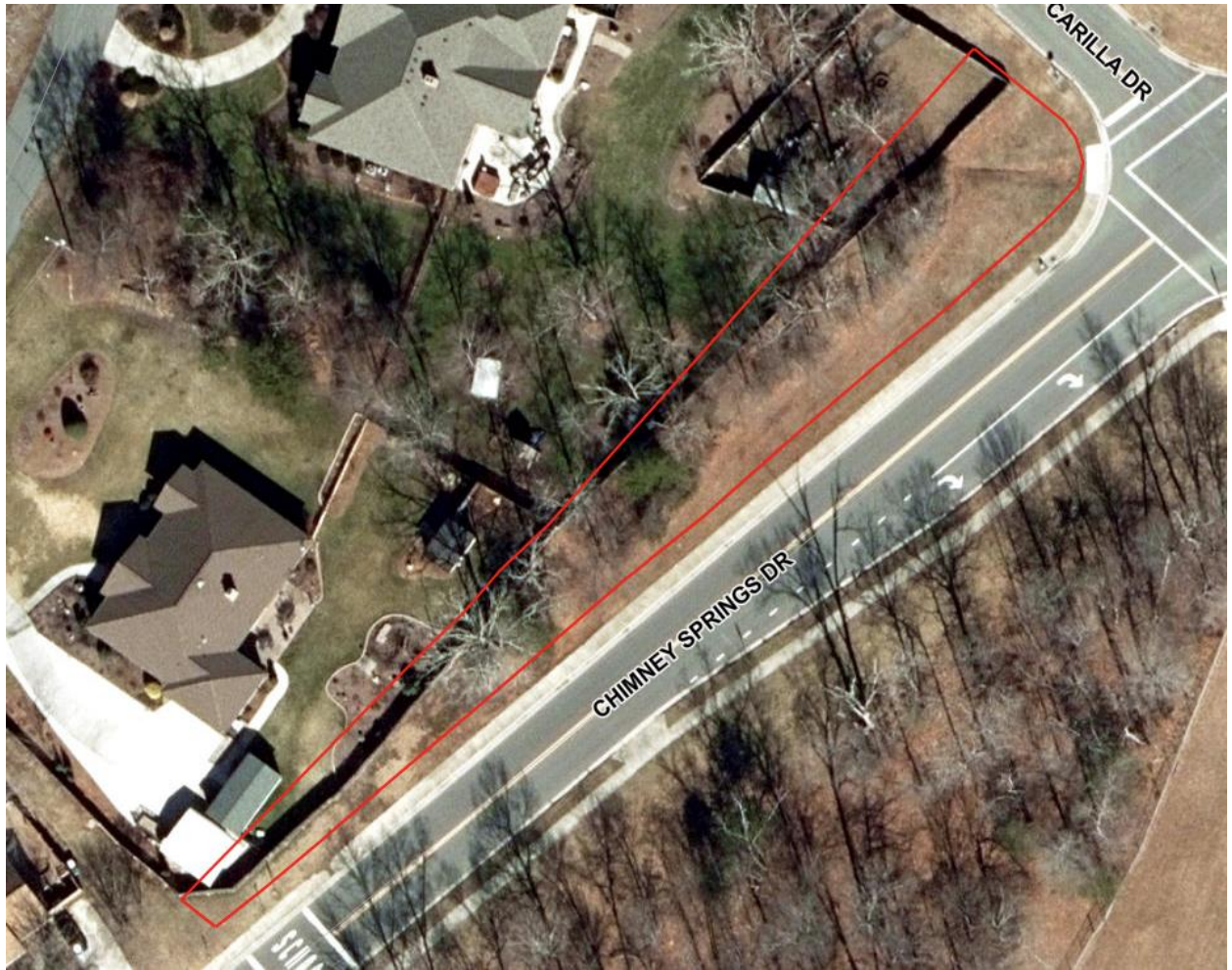
4600 Chimney Springs Dr.

4700 Chimney Springs Dr.

Pilot Elementary School

4800 Chimney Springs Dr.

Zoomed In Aerial of 4800 Chimney Springs Drive, Greensboro ; PIN 7832593672



Zoomed In Aerial of 4700 Chimney Springs Drive, Greensboro ; PIN 7832593672



Zoomed In Aerial of 4600 Chimney Springs Drive, Greensboro ; PIN 7833601583

