



# YADKINVILLE

## UNITED METHODIST CHURCH

### Leadership Team Agenda May 21, 2025

Opening Prayer	Pastor Jonathan
Communicator	Janet Culpepper (Need Change)
Celebrations	
Packet Approval April Minutes Financial Reports	George Bisette
Church Member Open Floor	
Parsonage	Pastor Jonathan & George Bisette
Wesley CDC	Pastor Jonathan & First Church Team
Community Connections	Maureen Silvernale
5th Sunday Planning: June 29th	Maureen Silvernale & Janet Culpepper
New Business	
Meeting Adjourned	

Next Meeting Month June 24, 2025  
Provisional Agenda Items

# YADKINVILLE UNITED METHODIST CHURCH LEADERSHIP TEAM MINUTES

**Tuesday April 16,2025**

Attendees: George Bisette, Jonathan Gaylord, Nick Gunnell, Lori McCann, Jim McGrath, Oz Prim, Valerie Prim, Maureen Silvernale  
Bobbi Reavis  
Janet Culpepper presiding via phone contact  
Absent: Sandy Steele

Jonathan opened the meeting in Prayer.

Oz Prim will be Communicator for Newsletter for May.

Packet of March minutes and Financial Reports were reviewed. Oz Prim made motion to accept the packet, seconded by Jim McGrath and approved.

Church Member Question and Answer

No members were present at this meeting.

## BUSINESS

- Building and Grounds Items

Janet responded with B&G after last meeting, then they met and info in packet.

See April packet for information from Church Foundation and financing a parsonage.

George has been the liaison to discuss repairs. A quote for repairs for securing loose siding ; replace worn decking boards and back steps; repair and painting handrails and lattice and pressure washing siding and gutters at cost of \$8800.00. Pictures of these areas were shared with the group.

Other [potential repairs would be roof replacement in next few years at a cost estimate at todays rates of \$19,768 by one roofer and \$18,450 by another.

What approach does the leadership team want to take at this time to address the current imminent repairs of \$30,000 within next 3 – 5 years. Currently repairs are aesthetic and not a safety concern

We have a window to do repairs – possibly divide up over time and not have to do all at one time

Conclusion – We are still in an information gathering stage. Ask Mark Moran to run some realistic numbers regarding current situation with repairs vs. selling and purchasing another parsonage.

HVAC – is complete Current balance is \$4,134.00 which is due at the end of this month. Currently \$68,000 in general fund and \$6,500 in Improvements fund reserves. Motion to pay remainder of HVAC bill from General Fund was made by Lori McCann and seconded by Oz Prim and passed by majority.

- 5<sup>th</sup> Sunday

The next 5<sup>th</sup> Sunday Gathering will be June 29<sup>th</sup>. Maureen and Janet will be in charge of program. Janet does have survey results from Drama from end of 2024 and plan to share those results with the congregation. Have time to plan further.

We did not get everyone's response but from preview feel is a representative sampling and will go with what we have rather than try to get remainder at this point.

- UMC/Charge Items  
Next meeting with Wesley CDC will be May 7<sup>th</sup> via Zoom at 230PM to discuss and look at the serviced offered.
- Jonathan has spoken with the churches in Missional network and got good feedback in coming together - maybe monthly starting in July
- Community connections  
Downtown Event will be Friday After 5 on Main Street Yadkinville. May 16<sup>th</sup> put on by the Town. Do we want to do baked goods, popcorn or some other fundraiser Or do we want to concentrate on kid stuff. The group consensus was to concentrate on things for the Kids. Jonathen can do large bubbles and possibly we do smaller bubbles and facepainting. Maureen will check with Andrea at the Library

#### NEW BUSINESS/Discussion

- May 4<sup>th</sup> will be Appalachian Day Apart gathering to discuss amendments for general conference and review the results from last year's session. All of the leadership Team is invited and encouraged to attend.
- Removing people from membership Roll  
There is a process to do this as outlined by the Church. Need to read at 2 consecutive Charge Conferences. A list was in the packet of those that have been unable to reach. Need to have either joined another church and transfer membership or name withdrawn from membership by their request. Some have been contacted and marked as Inactive. If you have contacts fro the others that have sent information to the address on record but have not heard back or mail returned, let the office know.

Closing Prayer by Valerie Prim and adjourned

Next meeting of the Leadership Team will be May 21, 2025 at 7PM.

Submitted  
Maureen Silvernale

<u>Current balances</u>	<u>5/15/2025</u>	<u>Available balance</u>
General	\$ 32,712.52	\$ 22,327.66
Improvements	\$ 53,145.84	
New Building	\$ 3,984.88	

**General Fund Payments - CURRENT WEEK**

WesPath	\$ 500.00
Vanco	\$ 61.18
Payroll	\$ 6,078.30
Paychex	\$ 138.69
WNCC (Prim)	\$ 995.50
Wishon Enterprise	\$ 43.80
Jennifer Lineberry	\$ 210.00
	<u>\$ 8,027.47</u>

**IMPROVEMENTS Fund Payments - CURRENT WEEK**

**BUILDING Fund Payments - CURRENT WEEK**

**REMAINING/REOCCURRINGPAYMENTS**

**General Fund Payments**

**Improvements Payments**

no bills pending

**New Building Payments**

UMLF Loan payment \$ 5,464.86 1-Jun-25

**BALANCES AFTER PAYMENTS**

General	\$ 24,685.05	\$ 14,300.19	adjusted balance less dedicated funds
Improvements	\$ 53,145.84	\$ 6,963.86	adjusted balance less dedicated funds
New Building	\$ 3,984.88		

**GF Designated Funds**

Master Card (pending)	\$ 1,125.22
Bereavement Fund	\$ 137.65
Choir Fund	\$ 150.00
Clothing closet	\$ 44.29
Facility Use Deposits	\$ 175.00
Missions	\$ 507.25
Monday Night Men	\$ 1,623.62
NETworX Yadkin	\$ -
pass through*	\$ 1,781.80
Vanco Processing	\$ (25.85)
Youth	\$ 2,875.37
Payroll liabilities	\$ 1,990.51
	<u>\$ 10,384.86</u>

Loan balance from IF \$ (17,193.69)

**IF Designated Funds**

Connect Reserve	\$ 996.91
GF Reserves	\$ 36,000.00
Giggles	\$ 1,728.18
Columbarium	\$ 3,270.88
Messy Church	\$ 702.00
Ragan Estate	\$ 1,402.30
Summer Fun	\$ 2,081.71
	<u>\$ 46,181.98</u>

**BUILDING FUND LOAN INFO**

Original loan 3/31/09	\$ 1,500,000.00
Refi 12/13/18	\$ 788,161.00
Current balance	\$ 442,351.62
Current rate	6.50%
Current payment	\$ 5,464.86

**Yadkinville United Methodist Church, Inc.**  
**Profit & Loss Budget vs. Actual**  
 January through April 2025

	<u>Jan - Apr 25</u>	<u>Budget</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>General Fund</b>		
Designated Apportionments	\$ 300.00	\$ 6,488.64
Loose Plate	\$ -	\$ -
Memorials	\$ 75.00	\$ 166.64
Miscellaneous Income	\$ 9.70	\$ 500.00
Missions Focus Income	\$ 3,044.00	\$ -
Non-Pledged Income	\$ 19,831.75	\$ 22,146.64
Nonrestricted Fund Raisers	\$ 473.00	\$ 3,333.36
Pledged Income	\$ 58,381.75	\$ 33,902.00
Rental of Facilities	\$ 2,855.00	\$ 1,333.36
Sale of Outreach House	\$ 4,000.00	\$ 4,000.00
<b>Total General Fund</b>	<u>\$ 88,970.20</u>	<u>\$ 71,870.64</u>
<b>Total Income</b>	<u>\$ 88,970.20</u>	<u>\$ 71,870.64</u>
<b>Gross Profit</b>	\$ 88,970.20	\$ 71,870.64
<b>Expense</b>		
<b>Administrative Expense</b>		
Administrative Costs	\$ 168.00	\$ 833.36
Computer Software - monthly	\$ 239.96	\$ 240.00
Copier Lease	\$ 2,081.50	\$ 1,833.36
Office Equipment & Mtc	\$ -	\$ 333.36
Office Supplies	\$ 605.18	\$ 600.00
Payroll Service	\$ 717.54	\$ 533.36
Postage	\$ 342.34	\$ 433.36
Vanco Processing Fees	\$ 611.10	\$ 666.64
Website Maintenance	\$ 156.00	\$ 160.00
<b>Total Administrative Expense</b>	<u>\$ 4,921.62</u>	<u>\$ 5,633.44</u>
<b>Annual Conference Delegates</b>	\$ -	\$ 133.36
<b>Apportionments</b>		
Conference Apportionments	\$ 2,268.50	\$ 5,487.00
Yadkin Valley District	\$ 1,231.50	\$ 1,001.64
<b>Total Apportionments</b>	<u>\$ 3,500.00</u>	<u>\$ 6,488.64</u>

**Yadkinville United Methodist Church, Inc.**  
**Profit & Loss Budget vs. Actual**  
January through April 2025

	<u>Jan - Apr 25</u>	<u>Budget</u>
<b>Buildings &amp; Grounds</b>		
Church Building & Maintenance	\$ 4,854.17	\$ 333.36
Custodian Supplies	\$ 481.48	\$ 433.36
Electricity	\$ 7,053.57	\$ 6,333.36
Gas / Propane	\$ 2,768.47	\$ 1,200.00
Mowing / Leaves	\$ 165.00	\$ 666.64
Parsonage - Maintenance	\$ 335.25	\$ 500.00
Pest Control	\$ 405.00	\$ 766.64
Property Insurance	\$ 3,937.50	\$ 5,750.00
Security System/Fire Alarm	\$ 659.40	\$ 233.36
Telephone, Fax, Internet	\$ 580.92	\$ 666.64
Trash Removal / Dumpster	\$ 402.29	\$ 466.64
Van Insurance	\$ 523.00	\$ 133.36
Van Maintenance	\$ 46.81	\$ 166.64
Water & Sewer	\$ 212.44	\$ 433.36
<b>Total Buildings &amp; Grounds</b>	<b>\$ 22,425.30</b>	<b>\$ 18,083.36</b>
<b>Children Ministry</b>		
Children's Ministry	\$ -	\$ 266.64
Vacation Bible School	\$ -	\$ -
<b>Total Children Ministry</b>	<b>\$ -</b>	<b>\$ 266.64</b>
<b>Discretionary Expense</b>	<b>\$ 785.17</b>	<b>\$ 666.64</b>
<b>Education</b>		
Literature / Curriculum	\$ -	\$ 33.36
<b>Total Education</b>	<b>\$ -</b>	<b>\$ 33.36</b>
<b>Evangelism</b>		
Evangelism - Other	\$ -	\$ 33.36
Upper Rooms	\$ 163.32	\$ 175.00
<b>Total Evangelism</b>	<b>\$ 163.32</b>	<b>\$ 208.36</b>
<b>Higher Educ. &amp; Campus Ministry</b>		
Graduation Gifts	\$ -	\$ 133.36
<b>Total Higher Educ. &amp; Campus Ministry</b>	<b>\$ -</b>	<b>\$ 133.36</b>
<b>Miscellaneous Expense</b>		
Misc expenses	\$ 120.00	\$ 166.64
<b>Total Miscellaneous Expense</b>	<b>\$ 120.00</b>	<b>\$ 166.64</b>
<b>Missions Committee</b>		
Missions Budget	\$ -	\$ 1,333.36
Missions Focuses	\$ 3,044.00	\$ -
<b>Total Missions Committee</b>	<b>\$ 3,044.00</b>	<b>\$ 1,333.36</b>

**Yadkinville United Methodist Church, Inc.**  
**Profit & Loss Budget vs. Actual**  
January through April 2025

	<u>Jan - Apr 25</u>	<u>Budget</u>
<b>Pastor Salary</b>		
Pastor - Annual Conference	\$ 504.40	\$ 266.64
Pastor - Continuing Ed	\$ 16.62	\$ 233.36
Pastor - Health Benefits	\$ 5,407.32	\$ 5,407.36
Pastor - Pension	\$ 2,251.68	\$ 2,251.64
Pastor - Salary	\$ 19,999.02	\$ 19,999.64
Pastor - Travel Reimbursement	\$ 1.00	\$ 166.64
<b>Total Pastor Salary</b>	<u>\$ 28,180.04</u>	<u>\$ 28,325.28</u>
<b>Staff Related Expenses</b>		
FICA	\$ 1,037.27	\$ 1,200.00
Workers Compensation	\$ 181.75	\$ 366.64
<b>Total Staff Related Expenses</b>	<u>\$ 1,219.02</u>	<u>\$ 1,566.64</u>
<b>Staff Salaries</b>		
Choir Director	\$ 2,716.68	\$ 2,716.64
Church Administrator	\$ 11,552.68	\$ 11,552.64
Janitorial Staff	\$ 1,285.20	\$ 1,285.18
Organist	\$ 1,800.00	\$ 1,766.64
<b>Total Staff Salaries</b>	<u>\$ 5,801.88</u>	<u>\$ 5,768.46</u>
<b>Worship</b>		
Chancel Supplies	\$ 68.50	\$ 33.36
Eleven AM Service	\$ 79.20	\$ 66.64
Flowers	\$ 144.55	\$ 66.64
Pulpit Supply	\$ -	\$ 133.36
<b>Total Worship</b>	<u>\$ 292.25</u>	<u>\$ 300.00</u>
<b>Worship Music</b>		
CCLI License	\$ 651.00	\$ 400.00
Chancel Choir	\$ -	\$ 50.00
Piano / Organ Tuning	\$ 761.38	\$ 333.36
Supply Organist	\$ 300.00	\$ 400.00
<b>Total Worship Music</b>	<u>\$ 1,712.38</u>	<u>\$ 1,183.36</u>
<b>Youth Ministry</b>		
Youth Regular Events	\$ -	\$ 166.64
<b>Total Youth Ministry</b>	<u>\$ -</u>	<u>\$ 166.64</u>
<b>Total Expense</b>	<u>\$ 72,164.98</u>	<u>\$ 70,457.54</u>
<b>Net Ordinary Income</b>	<u>\$ 16,805.22</u>	<u>\$ 1,413.10</u>
<b>Net Income</b>	<u><u>\$ 16,805.22</u></u>	<u><u>\$ 1,413.10</u></u>

**Yadkinville United Methodist Church, Inc.**  
**Profit & Loss Budget vs. Actual**  
 January through April 2025

	<u><u>% of Budget</u></u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>General Fund</b>	
Designated Apportionments	4.62%
Loose Plate	0.0%
Memorials	45.01%
Miscellaneous Income	1.94%
Missions Focus Income	100.0%
Non-Pledged Income	89.55%
Nonrestricted Fund Raisers	14.19%
Pledged Income	172.21%
Rental of Facilities	214.12%
Sale of Outreach House	100.0%
<b>Total General Fund</b>	<u>123.79%</u>
<b>Total Income</b>	<u>123.79%</u>
<b>Gross Profit</b>	123.79%
<b>Expense</b>	
<b>Administrative Expense</b>	
Administrative Costs	20.16%
Computer Software - monthly	99.98%
Copier Lease	113.54%
Office Equipment & Mtc	0.0%
Office Supplies	100.86%
Payroll Service	134.53%
Postage	79.0%
Vanco Processing Fees	91.67%
Website Maintenance	97.5%
<b>Total Administrative Expense</b>	<u>87.36%</u>
<b>Annual Conference Delegates</b>	0.0%
<b>Apportionments</b>	
Conference Apportionments	41.34%
Yadkin Valley District	122.95%
<b>Total Apportionments</b>	<u>53.94%</u>

**Yadkinville United Methodist Church, Inc.**  
**Profit & Loss Budget vs. Actual**  
January through April 2025

	<u><b>% of Budget</b></u>
<b>Buildings &amp; Grounds</b>	
Church Building & Maintenance	1,456.14%
Custodian Supplies	111.1%
Electricity	111.37%
Gas / Propane	230.71%
Mowing / Leaves	24.75%
Parsonage - Maintenance	67.05%
Pest Control	52.83%
Property Insurance	68.48%
Security System/Fire Alarm	282.57%
Telephone, Fax, Internet	87.14%
Trash Removal / Dumpster	86.21%
Van Insurance	392.17%
Van Maintenance	28.09%
Water & Sewer	49.02%
<b>Total Buildings &amp; Grounds</b>	<u>124.01%</u>
<b>Children Ministry</b>	
Children's Ministry	0.0%
Vacation Bible School	0.0%
<b>Total Children Ministry</b>	<u>0.0%</u>
<b>Discretionary Expense</b>	117.78%
<b>Education</b>	
Literature / Curriculum	0.0%
<b>Total Education</b>	<u>0.0%</u>
<b>Evangelism</b>	
Evangelism - Other	0.0%
Upper Rooms	93.33%
<b>Total Evangelism</b>	<u>78.38%</u>
<b>Higher Educ. &amp; Campus Ministry</b>	
Graduation Gifts	0.0%
<b>Total Higher Educ. &amp; Campus Ministry</b>	<u>0.0%</u>
<b>Miscellaneous Expense</b>	
Misc expenses	72.01%
<b>Total Miscellaneous Expense</b>	<u>72.01%</u>
<b>Missions Committee</b>	
Missions Budget	0.0%
Missions Focuses	100.0%
<b>Total Missions Committee</b>	<u>228.3%</u>

## Summary of Parsonage Sale/ Repair discussion from Pastor Jonathan

Attached is a realtor's report on selling the parsonage. The realtor generated a seller's report, after looking at the previous appraisal he said he would recommend listing at \$500,000. You can see the costs associated with selling the parsonage on page 26 of the report. The previous appraisal listed the value at \$569,000, if that were the sale price estimated fees/tax/costs would be around \$30,000.

I sent Mark Moran the realtors report and asked him to look into the cost and potential of selling the parsonage and using the proceeds to pay off the FLC & for a down payment on a new parsonage. Here is what he found:

Good morning Jonathan. I have done some analysis based on the assumptions you have presented below.

There are approximately 8 years and 9 months remaining our a loan with the foundation for the FLC. The total interest we will pay for the remainder of the loan assuming a rate of 6.00% for the remaining term is approximately \$42,295.00 .

The current balance on the FLC loan as of the end of April was \$445,572. Approximately \$3,300 of our total payment of \$5,464.00 per month is going toward the principal of the loan. If we were to sell the parsonage for \$500,000 and net \$468,710 after selling cost we will only have \$23,138 to go toward a down payment for a new parsonage.

The foundation will finance 80% of the purchase price of a new parsonage. If we make the assumption that a new parsonage that meets our requirements that costs \$425,000 at 80% we would only be able to finance \$340,000. This will require a down payment of \$85,000. With what we would net from the sell of the current parsonage we would need to raise approximately \$62,000 in additional funds to met the down payment requirement. The foundation will finance a parsonage for a 15 year term. If we finance \$340,000 for 15 years at an estimated rate of 6% our monthly payment would be approximately \$2,870.00 per month. This would cut our monthly debt service almost in half but we still have the challenge of raising approximately \$62,000 to make all this work.

If you and the leadership team would like for me to make other calculations based on some other assumptions I would be happy to assist. Please let me know if you have questions regarding my calculations?

Thanks,

Mark

Using Mark's calculations and bringing the selling price in line with the previous appraisal we would have \$93,290 remaining for a down payment on a new parsonage.

Building and grounds estimated parsonage repairs coming in around \$40,000 over the next 5-10 years.

- \$20,000 Roof replacement
- \$900 Secure loose siding
- \$1600 Replace decking boards and back steps
- \$3200 Paint back and front handrails and lattice
- \$3100 Pressure Wash the House
- \$10000 Upstairs HVAC replacement



May 8, 2025

The Reverend Jonathan Gaylord  
Senior Pastor  
Yadkinville United Methodist Church  
204 W. Main St.  
Yadkinville, NC 27055

Via Email: [jgaylord@wnccumc.net](mailto:jgaylord@wnccumc.net)

**RE: Letter of Engagement**

Rev. Gaylord:

Wesley Community Development is pleased to provide this letter describing the proposed relationship between Yadkinville United Methodist Church (YUMC) and Wesley Community Development (WCDC). We enjoyed reconnecting with you after some time apart. We realize that the timing previously did not work out but are optimistic that now is the right time for YUMC and Wesley CDC to begin working together. We look forward to completing our analysis to help determine plans for YUMC to create a vision for your property that embodies Christ's command to serve others and to make a lasting impact.

**Scope of Work**

This phase will provide an understanding of the options available to YUMC for the effective use of its campus to live out the church's mission. Later phases may involve design and renovations or new development. If YUMC decides to pursue one of those options and chooses to work with WCDC on one or more of those phases, a new Letter of Engagement will be completed to cover that work.

**WCDC Deliverables:**

- Measurements of the church building will be taken to obtain demised measurements of church spaces.
- Space Utilization Study using demised measurement of YUMC's facility to identify unused and underused portions of the building and examine the flow of the existing space. Analysis will be used to determine recommended rental rates for each space inside the buildings.
- Financial Forecasting study models how different streams of revenue or changes to the church's giving budget, membership, and investments can alter sustainability.
- Geographic Analysis to include attendees' locations, demographics, trends, drivetimes, and identify areas of interest for decision making process.
- Site visit to be scheduled after receipt of church data.
- Analysis of initial options for current church facilities and undeveloped property to determine financial feasibility and ministry opportunities.
- Presentation of Findings to YUMC's real estate steering committee to include senior pastor, not to exceed eight (8) members via Zoom.

**Church Deliverables:**

- Coordinate with WCDC team for time and date for site visit and to measure.
- Provide access to WCDC selected vendor for campus measurements.
- Provide a recent 12-month history of the church's calendar of on-site events/meetings/gatherings with room specific detail in WCDC format provided.
- Provide the 2024 and 2025 budget, profit and loss, and investment summary for Financial Forecast modeling with income and expenses through 12/31/2024 and 3/31/2025.

- Provide year end 12/31/2024 Balance Sheet with accompanying bank and account balance verification documents (bank statements or account statements).
- List of attendees' home addresses in a WCDC provided format for the Geographic Analysis.
- Church leadership to assemble real estate steering committee to include senior pastor, not to exceed eight (8) members. Committee will meet with WCDC via Zoom to discuss next steps throughout process and during Presentation of Findings.

#### **Project Timeframe**

Once the executed LOE and initial deposit have been received, a projected presentation date will be given once data is reviewed by WCDC team.

*YUMC's information, as outlined in the deliverables, shall be due within two (2) weeks.*

#### **Fee and Structure**

- Total | \$3,558.00 + cost to measure
- Due Upon Signing of LOE | \$1,558.00
- Please note that \$1,000.00 will be due on the 15<sup>th</sup> of each month following until paid in full.
- Measurement cost will be a direct passthrough without any markup from Wesley CDC.
- If an in-person presentation is desired for the final, an additional cost to be priced on request.

#### **Later phases may include:**

We believe these initial studies will help generate the next steps and yield a more focused addressing of them.

If YUMC decides to pursue one of those options and chooses to work with WCDC on one or more phases, a new Letter of Engagement will be completed to outline that work.

Changes in the scope and/or requests for additional services that materially exceed the projected effort of WCDC resources and project schedule will necessitate a mutually agreed upon and approved change order with additional fees. Any changes to this agreement, including termination, will be made in writing, and signed by both parties.

We are pleased to have the opportunity to provide services to Yadkinville United Methodist Church. If this letter correctly reflects your understanding of the terms and conditions of our engagement, please indicate your acceptance by signing in the space provided below and return a copy of the fully executed document along with your deposit, made payable to Wesley Community Development, to Allison Cockrill at:

Wesley Community Development  
13816 Professional Center Drive | Suite 200  
Huntersville, NC 28078  
Email: [acockrill@wesleycdc.com](mailto:acockrill@wesleycdc.com)

This Letter of Engagement will expire on June 13<sup>th</sup>, 2025, if not executed.

For any questions, please contact Allison Cockrill at (980) 441-5123 or [acockrill@wesleycdc.com](mailto:acockrill@wesleycdc.com).

With Best Regards,

**WESLEY COMMUNITY DEVELOPMENT CORPORATION**



Brandi L. Turner  
Vice President of Finance and Operations

Yadkinville United Methodist Church Representatives

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted: \_\_\_\_\_ Date: \_\_\_\_\_

cc: Rev. Lory Beth Huffman  
District Superintendent | Appalachian District  
Western North Carolina Conference of the United Methodist Church  
[lhuffman@wnccumc.org](mailto:lhuffman@wnccumc.org)

# 2000 Walnut Crossing Run, Yadkinville, NC 27055



## Brandon Lazarus

License: 348700  
(865) 603-1687  
brandon.lazarus@allentate.com

Yadkinville Parsonage  
May 13, 2025



We are home.®



★ 2000 Walnut Crossing Run, Yadkinville, NC 27055

Beds	Bath	SQFT*	Lot Size
4	3	2,596	0.81 Acres

## Listing Detail

**Lot Dimensions** 31X167X264X245

**County** Yadkin County

**Elementary School** Forbush

**Property Type** Single-Family

**Senior Community** No

**Middle School** Call School Board

**Year Built** 2008

**Subdivision** Walnut Crossing

**High School** Forbush

## Features

**New Construction** Yes

**Heat/AC** Heat Pump

**Exterior** Brick, Vinyl

**Floors** Carpet, Tile, Wood

**Fireplace** Great Room

**Bathroom Details** Full Bath 2, Half Bath 1

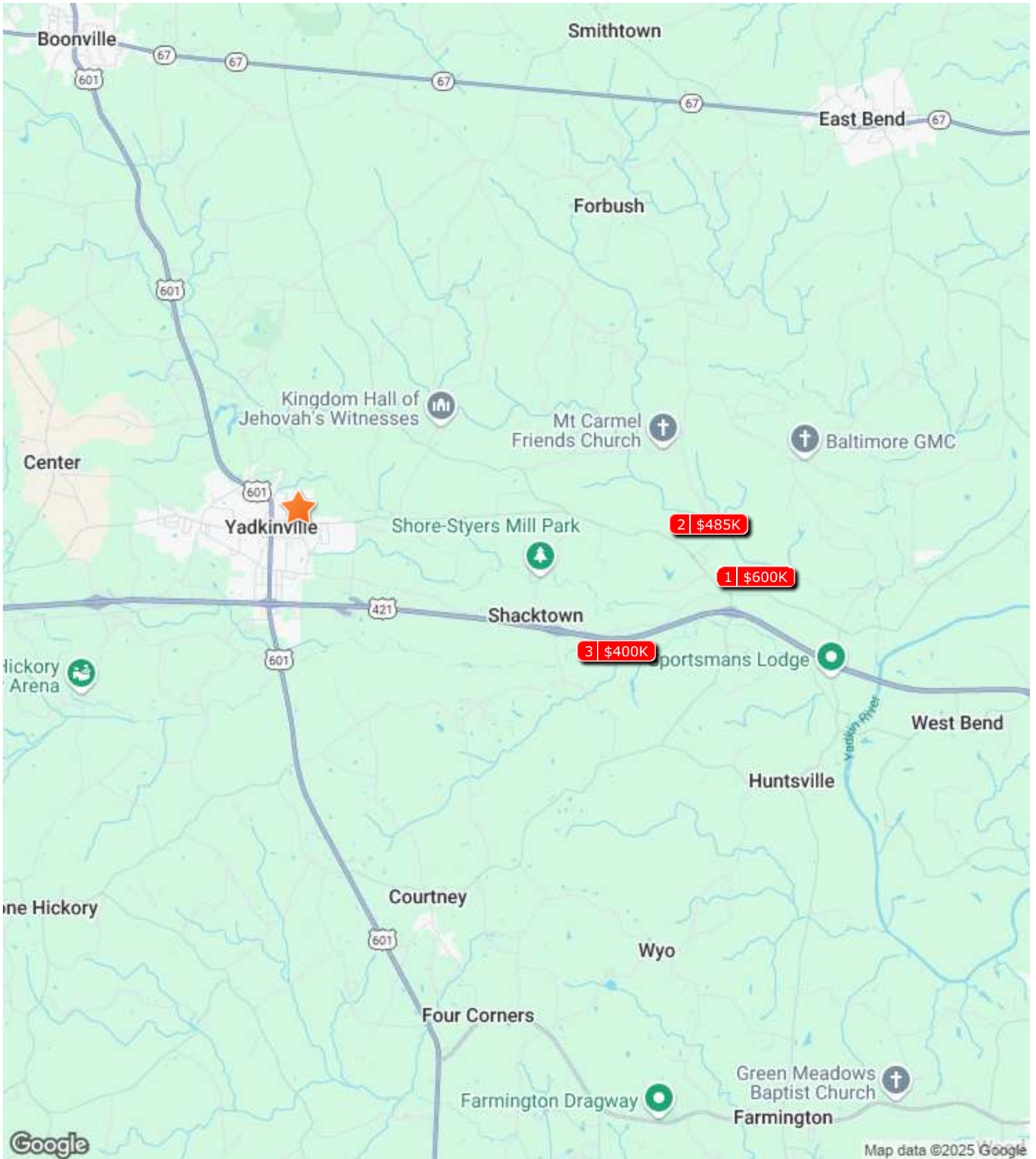
**Garage** 2, Attached Garage

## Remarks

ATTENTION BUYERS! THIS HOME IS A STEAL! JUST REDUCED, SELLERS MOTIVATED, BRING YOUR OFFER!. New home, never occupied, recently completed after bank foreclosure. It is gorgeous! Owners passing along value to the next lucky buyers! A must see! A ton of upgrades for the price of having none! Built-ins, hardwood and tile flooring, granite tops, cherry cabinets, cathedral great room, open rail overlook, and main level master suite with walk-in duel head shower, to name a few.


\*SQFT = Total Finished Square Feet

All information provided is deemed reliable but is not guaranteed and should be independently verified.



 Sold Properties

All information provided is deemed reliable but is not guaranteed and should be independently verified.

	Address	Price	Beds	Baths	Days	SQFT*	\$/SQFT
★	 2000 Walnut Crossing Run Yadkinville, NC 27055	\$274,900	4	3	172	2,596	\$106
1.	 4934 Bent Tree Way Yadkinville, NC 27055	\$600,000	3	3	5	2,996	\$200
2.	 2125 Walnut Crossing Run Yadkinville, NC 27055	\$485,000	3	2	57	2,166	\$224
3.	 1054 Wilderness Run Drive Yadkinville, NC 27055	\$400,000	3	2	64	2,442	\$164

\*SQFT = Total Finished Square Feet

All information provided is deemed reliable but is not guaranteed and should be independently verified.



<b>Beds</b> 3	<b>Bath</b> 3	<b>SQFT*</b> 2,996	<b>Lot Size</b> 0.71 Acres
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**SOLD**

**\$600,000**

List Price: \$615,000

Days: 5

Sold Date: 05/16/2024

Original List Price: \$615,000

Original Sold Price: \$600,000

% of List Price: 98%

\$/SQFT: \$200

Listing Courtesy of: TRIAD MLS

\*SQFT = Total Finished Square Feet

## Comparable #1

4934 Bent Tree Way, Yadkinville, NC 27055

### Listing Detail

Property Type: Residential

MLS #: 1138682

Year Built: 2022

Community: Oak Forest Estates

County: Yadkin County

Subdivision: Oak Forest Estates

Tax Amount: \$3,990

Elementary School: Forbush

Tax Year: 2023

Middle School: Forbush

SQFT Details: Above Fin. 2,996  
Total SQFT 2,996

High School: Forbush

### Features

Basement: Crawl Space

Heat: Fireplace(s), Heat Pump, Electric, Propane

Garage: 2

Floors: Carpet, Engineered, Tile

Parking: Driveway, Garage, Garage Door Opener, Attached

Pool: None

Fireplace: 1, Gas Log, Living Room

Bathroom Details: Full Bath 3

Senior Community: No

### Remarks

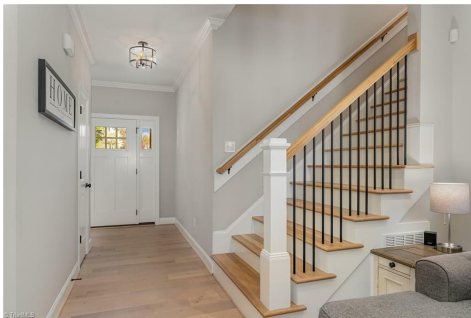
Indulge in the epitome of comfort and elegance with this gorgeous home in sought after Forbush in Yadkin County. This open concept living offers a spacious floor plan w/ luxury finishes including engineered flooring, coffered ceilings and media built-ins. The kitchen showcases a large center island equipped w/ top quality SS KitchenAid appliances. Escape to your own personal oasis in the primary suite offering space, comfort and spa-like bath ft. soaker tub, walk in tiled shower with multiple shower heads including a rain-head! 2nd and 3rd bedrooms on the main level offer space & accessibility to a full bath. The second floor offers TWO bonus rooms for endless creative possibilities and expansion. Other features include: custom built detached workshop w/ sealed concrete floor and built-in drainage, professionally encapsulated crawlspace, fenced in backyard, screened in porch, fresh landscaping, pet wash in laundry and more. Convenient to hwy, W-S, shopping, only 20 min. to WFBH

All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #1

4934 Bent Tree Way, Yadkinville, NC 27055

Photos 1 - 12

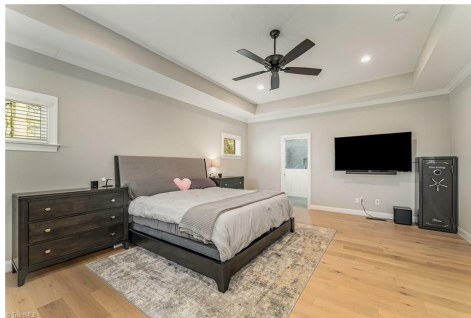


All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #1

4934 Bent Tree Way, Yadkinville, NC 27055

Photos 13 - 24

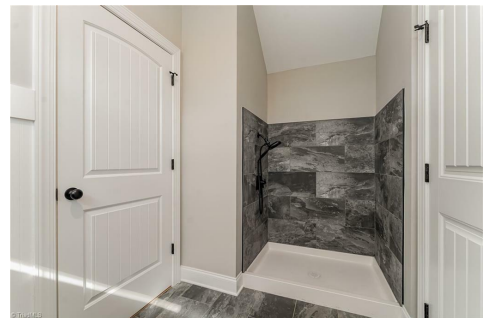
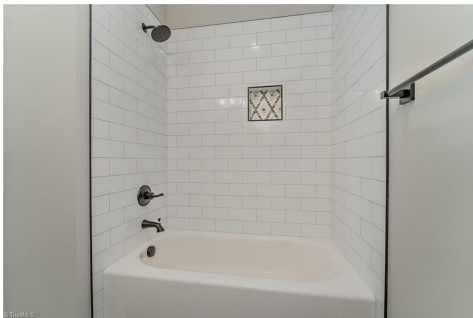


All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #1

4934 Bent Tree Way, Yadkinville, NC 27055

Photos 25 - 36

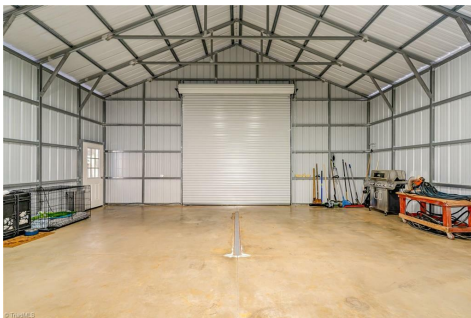
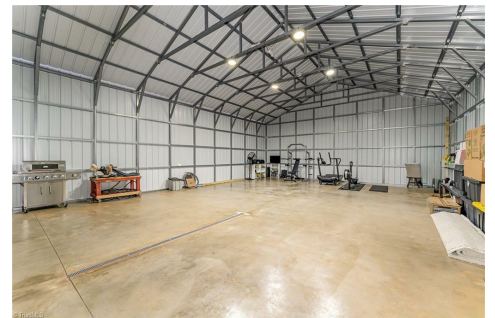


All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #1

4934 Bent Tree Way, Yadkinville, NC 27055

Photos 37 - 48



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #1

4934 Bent Tree Way, Yadkinville, NC 27055

Photos 49 - 50

**4934 BENT TREE WAY - FIRST FLOOR**  
Gross Living Area - 2995 Sq Ft  
Non-Living Area - 2031 Sq Ft



© TruBES

**4934 BENT TREE WAY - SECOND FLOOR**  
Gross Living Area - 2995 Sq Ft  
Non-Living Area - 2031 Sq Ft



© TruBES

All information provided is deemed reliable but is not guaranteed and should be independently verified.



<b>Beds</b> 3	<b>Bath</b> 2	<b>SQFT*</b> 2,166	<b>Lot Size</b> 0.7 Acres
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**SOLD**

**\$485,000**

List Price: \$495,000

Days: 57

Sold Date: 10/02/2024

Original List Price: \$499,000

Original Sold Price: \$485,000

% of List Price: 98%

\$/SQFT: \$224

Listing Courtesy of: TRIAD MLS

\*SQFT = Total Finished Square Feet

## Comparable #2

2125 Walnut Crossing Run, Yadkinville, NC 27055

### Listing Detail

Property Type: Residential

SQFT Details: Above Fin. 2,166  
Total SQFT 2,166

Year Built: 2019

MLS #: 1147563

County: Yadkin County

Community: Walnut Crossing

Tax Amount: \$1,711

Subdivision: Walnut Crossing

Tax Year: 2023

### Features

Basement: Crawl Space

Heat: Heat Pump, Electric, Central Air

Garage: 3

Pool: None

Parking: Driveway, Garage, Attached, Garage Faces Side

Bathroom Details: Full Bath 2

Fireplace: 1, Great Room

Senior Community: No

### Remarks

Gorgeous one owner ranch in sought after Yadkinville location. Immaculately maintained, this home offers a functional and convenient split floor plan with a second floor bonus area. Enjoy a gourmet kitchen with access to the formal living and dining. Family room exits to the large deck--perfect for outdoor entertaining. Spacious master with ensuite and walk-in closet. 3 car garage with the third functioning as a workshop with half bath. Gardening shed. 25 minutes to downtown Winston-Salem and 1 hour 15 minutes to the heart of Boone! Schedule your showing today!

## Comparable #2

2125 Walnut Crossing Run, Yadkinville, NC 27055

Photos 1 - 12



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #2

2125 Walnut Crossing Run, Yadkinville, NC 27055

Photos 13 - 24

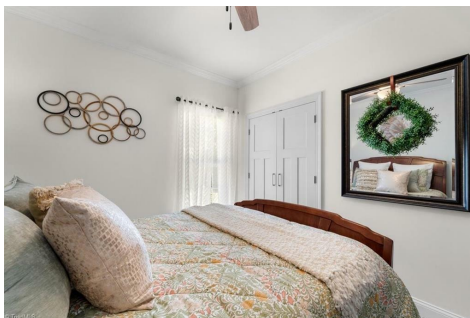


All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #2

2125 Walnut Crossing Run, Yadkinville, NC 27055

Photos 25 - 36

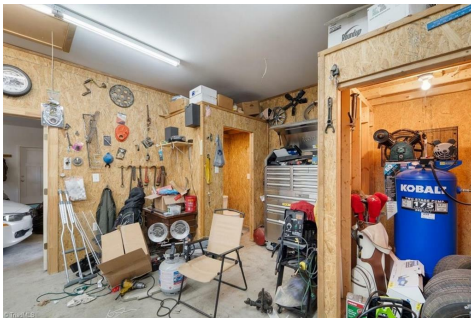


All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #2

2125 Walnut Crossing Run, Yadkinville, NC 27055

Photos 37 - 48



All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Comparable #2

2125 Walnut Crossing Run, Yadkinville, NC 27055

Photos 49 - 50



All information provided is deemed reliable but is not guaranteed and should be independently verified.



Beds	Bath	SQFT*	Lot Size
3	2	2,442	1.51 Acres

**SOLD**

**\$400,000**

List Price: \$430,000

Days: 64

Sold Date: 08/27/2024

Original List Price: \$449,900

Original Sold Price: \$400,000

% of List Price: 93%

\$/SQFT: \$164

Listing Courtesy of: TRIAD MLS

\*SQFT = Total Finished Square Feet

## Comparable #3

1054 Wilderness Run Drive, Yadkinville, NC 27055

### Listing Detail

Property Type: Residential

SQFT Details: Above Fin. 2,442  
Total SQFT 2,442

Year Built: 1995

MLS #: 1143050

County: Yadkin County

Community: Wilderness Run Estates

Tax Amount: \$2,436

Subdivision: Wilderness Run Estates

Tax Year: 2023

### Features

Basement: Unfinished, Basement

Heat: Forced Air, Electric, Central Air

Garage: 2

Pool: None

Parking: Garage, Basement

Bathroom Details: Full Bath 2

Fireplace: 2, Basement, Living Room

Senior Community: No

### Remarks

Beautiful home, conveniently located in a lovely neighborhood close to Highway 421. Tucked away, towards the end of the neighborhood, on your 1.51+/- acre lot, feels as though you are in your very own oasis! This home offers an open concept floorplan in the kitchen and living room, with a separate dining room, large enough for formal gatherings, yet cozy enough for everyday meals. The expansive main level primary bedroom is the perfect retreat, large enough to include a sitting area or an office. The primary bath offers a brand new soaker tub along with a spacious double vanity. Bring your vision to the large bonus room upstairs! Outside, serenity awaits in this serene backyard with a spacious, newly stained deck, and secondary driveway. This home also features a brand new roof, gutter guards, and a water filtration system. Two-car basement garage with opportunity to finish the remaining 1,400+/- sqft in the basement, built with floor trusses!

### Comparable #3

1054 Wilderness Run Drive, Yadkinville, NC 27055

Photos 1 - 12

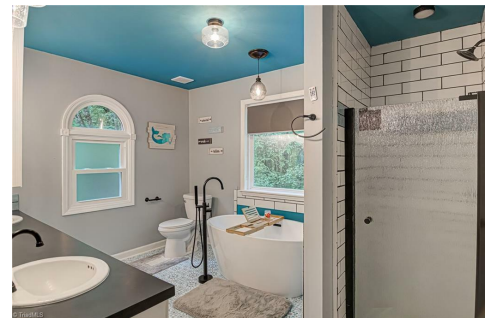
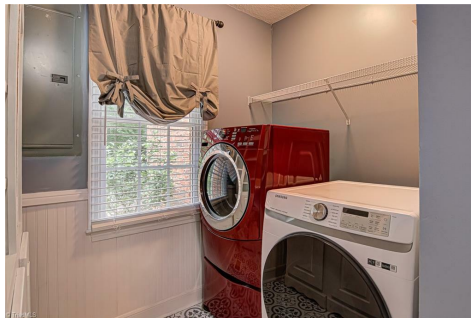


All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #3

1054 Wilderness Run Drive, Yadkinville, NC 27055

Photos 13 - 24

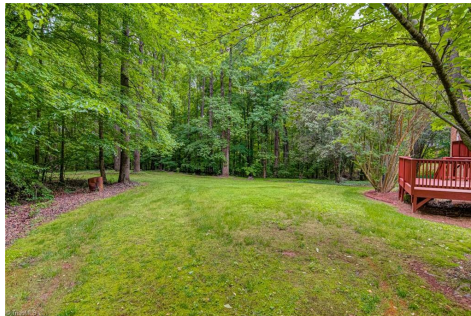
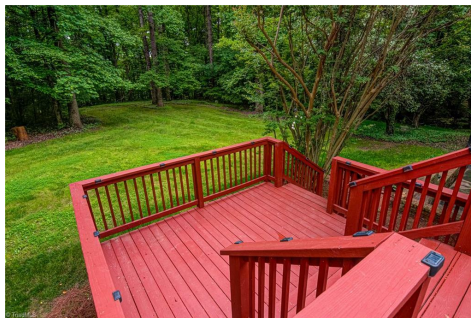


All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #3

1054 Wilderness Run Drive, Yadkinville, NC 27055

Photos 25 - 36

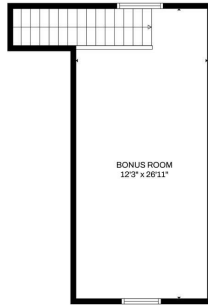


All information provided is deemed reliable but is not guaranteed and should be independently verified.

### Comparable #3

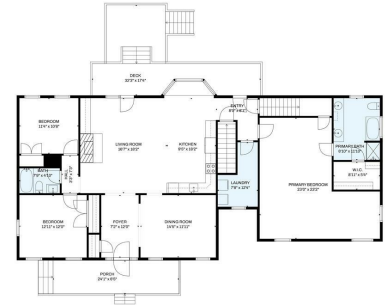
1054 Wilderness Run Drive, Yadkinville, NC 27055

Photos 37 - 40



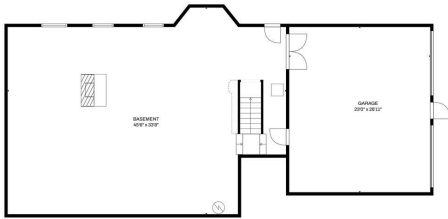
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	2000 Walnut Crossing R., Yadkinville, NC 27055	4934 Bent Tree Way Yadkinville, NC 27055	2125 Walnut Crossing Ru., Yadkinville, NC 27055	1054 Wilderness Run Dri., Yadkinville, NC 27055
Status	Canceled	Sold	Sold	Sold
MLS #	569281	1138682	1147563	1143050
Property Type	Single-Family	Residential	Residential	Residential
Bedrooms	4	3	3	3
Bathrooms	3.00	3.00	2.00	2.00
Bathroom Details	- Full Bath 2 - 1/2 Bath 1	- Full Bath 3	- Full Bath 2	- Full Bath 2
Sqft*	2,596	2,996	2,166	2,442
Lot Acres	0.81 Acres	0.71 Acres	0.7 Acres	1.51 Acres
Year Built	2008	2022	2019	1995
Days on Market	172	5	57	64
List Price	\$274,900	\$615,000	\$495,000	\$430,000
Sold Date	-	05/16/2024	10/02/2024	08/27/2024
Original List Price	\$274,900	\$615,000	\$499,000	\$449,900
Sold Price	-	\$600,000	\$485,000	\$400,000
% Of List Price	-	98%	98%	93%
\$/SqFt	\$106	\$200	\$224	\$164
New Construction	Yes	-	-	-
Fireplace	Great Room	1, Gas Log, Living Room	1, Great Room	2, Basement, Living Room
Basement	-	Crawl Space	Crawl Space	Unfinished, Basement
Garage	2, Attached Garage	2	3	2
Parking	-	Driveway, Garage, Garage Door Opener, Attached	Driveway, Garage, Attached, Garage Faces Side	Garage, Basement
Floors	Carpet, Tile, Wood	Carpet, Engineered, Tile	-	-
Heat/AC	Heat Pump	Fireplace(s), Heat Pump, Electric, Propane	Heat Pump, Electric, Central Air	Forced Air, Electric, Central Air
Subdivision	Walnut Crossing	Oak Forest Estates	Walnut Crossing	Wilderness Run Estates

\*SQFT = Total Finished Square Feet

All information provided is deemed reliable but is not guaranteed and should be independently verified.

	Bed	Bath	SqFt*	List Price	\$/SqFt	Sold Date	Sale Price	% List \$	Adj Price
★ Subject Property	4	3	2,596	\$274,900	\$106	-	-	-	-

Sold Properties		Bed	Bath	SqFt*	List Price	\$/SqFt	Sold Date	Sale Price	% List \$	Adj Price
1.	 4934 Bent Tree Way Yadkinville, NC 27055	3	3	2,996	\$615,000	\$200	05/16/2024	\$600,000	98%	-
2.	 2125 Walnut Crossing R... Yadkinville, NC 27055	3	2	2,166	\$495,000	\$224	10/02/2024	\$485,000	98%	-
3.	 1054 Wilderness Run Dr... Yadkinville, NC 27055	3	2	2,442	\$430,000	\$164	08/27/2024	\$400,000	93%	-

\*SQFT = Total Finished Square Feet

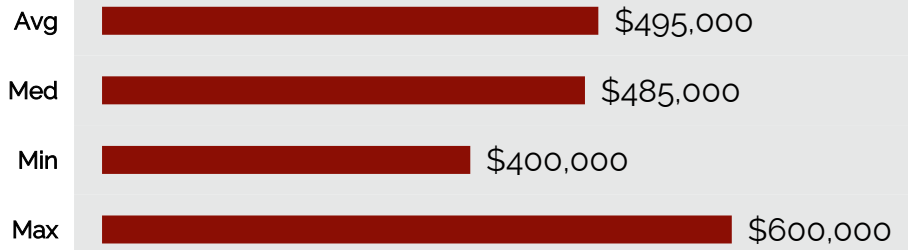
Provided by Your Brokerage. All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Sold Properties

Home Averages (3 properties)

<b>Beds</b>	<b>Baths</b>	<b>SqFt*</b>
3.0	2.25	2,535
<b>\$/SqFt</b>	<b>Lot Acres</b>	<b>\$/Lot Acre</b>
\$196	0.97 Acres	\$600,943
<b>Days</b>		
42		

## Property Pricing



\*SQFT = Total Finished Square Feet

All information provided is deemed reliable but is not guaranteed and should be independently verified.



Approximate Market Value  
**\$480,000 - \$510,000**

★ 2000 Walnut Crossing Run, Yadkinville, NC ...

## Price Based on Average Sales

Average Price of Sold Comparable Properties	\$495,000
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## Price Based on Square Footage

Average \$/SqFt of Sold Comparable Properties	\$195.99
Total Finished Square Footage of Subject Property	2,596
Price based on square footage of Subject Property	\$508,801

All information provided is deemed reliable but is not guaranteed and should be independently verified.

## Cost Breakdown

## Real Estate Fees

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Listing Office (2.50%)	(\$12,375)
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Selling Office (2.50%)	(\$12,375)
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## Transfer / Excise Tax

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State Tax	(\$990)
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## Other Costs

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Closing Costs	(\$550)
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## Estimated Proceeds

Estimated Sale Price

\$495,000

Costs

(\$26,290)






Net Proceeds

**\$468,710**

\* All Prices are Estimates

**Brandon Lazarus**

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WEBSITE

After a decade of serving as a United Methodist pastor, I bring not only deep listening skills and a heart for people, but also the professionalism and drive to help you reach your real estate goals. My family and I chose to lay roots in Winston-Salem, and I now bring my knowledge of the local market, strong negotiation experience, and the resources of Allen Tate to every client relationship.

Whether you're buying your first home, navigating a major life change, investing in property, or selling a home filled with memories, I'll be by your side as both a skilled advisor and a caring partner. I take time to understand what matters most to you—so that your experience is not only successful, but personal and supported every step of the way.

If you're looking for someone who gets the job done while truly being there for you, let's connect. I'd be honored to walk with you on this journey.

**Languages:**

English, Spanish