**W & C PROPERTIES OF NC LLC** — **Parcel ID: 4952-14-33-2757-**

1601 N BRIDGE ST — PLAT: 00026/00104 UNIQ ID 222574 — SPLIT FROM ID

100095373 — COMMERCIAL AIR SYSTEMS — ID NO:

COUNTY WIDE (100), SCHL - ELKIN (100 — CARD NO. 1 of 4

Reval Year: 2025 Tax Year: 2027 — PB 26 PG 104 — 19.1500 AC — SRC=

Appraised By 47 on 09/19/2024 14800 ELKIN-UPPER N BRIDGE COMMERCIAL — TW-04 CI-T2 MN- DS-03 — **EX-** — AT- — LAST ACTION 20241219

| CONSTRUCTION DETAIL | |
|---|---|
| Foundation | 4 |
| Spread Footing | 8.00 |
| Sub Floor System | 2 |
| Slab on Grade-Residential/Commercial | 8.00 |
| Exterior Walls | 11 |
| Concrete Block | 29.00 |
| Roofing Structure | 10 |
| Steel Frame or Truss | 18.00 |
| Roofing Cover | 04 |
| Built Up Tar and Gravel/Rubber | 5.00 |
| Interior Wall Construction | 1 |
| Masonry or Minimum | 2.00 |
| Interior Floor Cover | 03 |
| Concrete Finished | 2.00 |
| Heating Fuel | 04 |
| Electric | 1.00 |
| Heating Type | 10 |
| Heat Pump | 5.00 |
| Air Conditioning Type | 04 |
| Packaged Roof Top | 8.00 |
| Structural Frame | 04 |
| Masonry | 13.00 |
| Ceiling & Insulation | 03 |
| Suspended - Ceiling and Wall Insulated | 8.00 |
| Average Rooms Per Floor | 1 |
| Average Rooms Per Floor | 0.00 |
| Half-Bathrooms | |
| BAS - 0 FUS - 0 LL - 0 | |
| Plumbing Fixtures | |
| 23.00 | 4.000 |
| Office | |
| BAS - 0 FUS - 0 LL - 0 | 0 |
| **TOTAL POINT VALUE** | 111.000 |

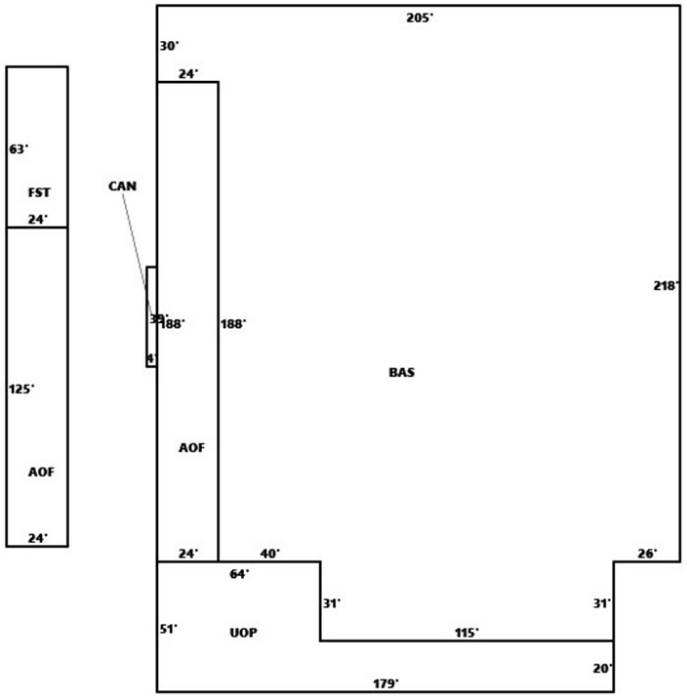
| BUILDING ADJUSTMENTS | | | |
|---|---|---|---|
| **Non-Std Wall Height** | 16 | Non-Std Wall Height | 1.04 |
| **Quality** | 3 | AVERAGE | 1.00 |
| **Shape/Design** | 2 | RECTANGLE | 1.00 |
| **Size** | Size | Size | 0.97 |
| TOTAL ADJUSTMENT FACTOR | | | 1.010 |
| TOTAL QUALITY INDEX | | | 112 |

| MARKET VALUE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB | |
| 48 | 06 | 62,129 | 112 | 42.56 | 2644210 | 2000 | 1980 | |

| DEPRECIATION | |
|---|---|
| EOBS | 0.10000 |
| NORM | 0.45000 |
| **% GOOD** | 45.0 |

WAREHOUSE/INDUSTRIAL

TYPE: WAREHOUSE
STYLE: 1 - 1.0 Story




| CORRELATION OF VALUE | |
|---|---|
| CREDENCE TO | MARKET |
| **DEPR. BUILDING VALUE - CARD** | 1,189,900 |
| **DEPR. OB/XF VALUE - CARD** | 166,090 |
| **MARKET LAND VALUE - CARD** | 792,470 |
| **TOTAL MARKET VALUE - CARD** | 2,148,460 |
| **TOTAL APPRAISED VALUE - CARD** | 2,148,460 |
| **TOTAL APPRAISED VALUE - PARCEL** | 3,258,510 |
| **TOTAL PRESENT USE VALUE - LAND** | 0 |
| **TOTAL VALUE DEFERRED - PARCEL** | 0 |
| **TOTAL TAXABLE VALUE - PARCEL $** | 3,258,510 |

| PRIOR APPRAISAL | |
|---|---|
| BUILDING VALUE | 1,013,590 |
| OBXF VALUE | 34,310 |
| LAND VALUE | 750,760 |
| PRESENT USE VALUE | 0 |
| DEFERRED VALUE | 0 |
| TOTAL VALUE | 1,798,660 |

| PERMIT | | |
|---|---|---|
| CODE | DATE | NO. |

ROUT: WTRSHD:

**SALES DATA**

| OFF. RECORD BOOK | PAGE | DATE MO | YR | DEED TYPE | Q/U | V/I | INDICATE SALES PRICE |
|---|---|---|---|---|---|---|---|
| 01545 | 0621 | 1 | 2016 | WD | A | I | 1,200,000 |
| 01167 | 0858 | 12 | 2006 | WD* | Q | V | 1,000,000 |
| 01167 | 0828 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0861 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0830 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 00547 | 0802 | 12 | 1993 | WD* | X | V | 160,000 |
| 00545 | 1436 | 12 | 1993 | NW* | X | V | 0 |
| 00546 | 1345 | 11 | 1993 | NW* | X | V | 0 |
| 00530 | 0226 | 12 | 1992 | WD* | X | V | 15,000 |
| 00472 | 1166 | 2 | 1989 | WD* | X | V | 0 |
| 00339 | 0715 | 7 | 1979 | NW* | X | V | 0 |

BUILDING AREA 51,255

**NOTES**

LA FUENTE
AEROCARE BADCOCK FURNITURE
APPROXIMATELY 11.50 ACRES USABLE**HARBOR FREIGHT TOOLS**
1605-BRIDGE STREET PHYSIO RECHECK 2020 FOR COMP OF BADCOCK FURN & NEW OFFICE SPACE HEATING & AIR BUSINESS

| SUBAREA TYPE | GS AREA | PCT | RPL CS |
|---|---|---|---|
| AOF | 7,512 | 200 | 639421 |
| BAS | 43,743 | 100 | 1861702 |
| CAN | 156 | 050 | 3320 |
| FST | 1,512 | 070 | 45028 |
| UOP | 5,564 | 040 | 94739 |
| **SUBAREA TOTALS** | 58,487 | | 2,644,210 |

| CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 09 | | ASP PAVING | | 0 | 0 | 125,000 | 2.75 | 100.00 | _ | 0.00 | 1986 | 2006 | S5 | | 5 | 17188 |
| 42 | | SPRINKLER | | 0 | 0 | 88,648 | 1.85 | 100.00 | _ | 0.00 | 1986 | 2006 | S5 | | 5 | 8200 |
| 09 | | ASP PAVING | | 0 | 0 | 107,780 | 2.75 | 100.00 | _ | 0.00 | 1985 | 2011 | S5 | | 30 | 88919 |
| 42 | | SPRINKLER | | 0 | 0 | 49,248 | 1.85 | 100.00 | _ | 0.00 | 1985 | 2011 | S5 | | 30 | 27333 |
| 09 | | ASP PAVING | | 0 | 0 | 6,000 | 2.75 | 100.00 | _ | 0.00 | 1985 | 2006 | S5 | | 5 | 825 |
| 09 | | ASP PAVING | | 0 | 0 | 30,000 | 2.75 | 100.00 | _ | 0.00 | 1994 | 2006 | S5 | | 5 | 4125 |
| 71 | | YARD LIGHT-MULTI | | 0 | 0 | 11 | 2,000.00 | 100.00 | _ | 0.00 | 1980 | 2000 | S1 | | 75 | 16500 |
| 70 | | YARD LIGHT-SINGLE | | 0 | 0 | 4 | 1,500.00 | 0.00 | _ | 0.00 | 1980 | 2000 | S2 | | 50 | 3000 |
| **TOTAL OB/XF VALUE** | | | | | | | | | | | | | | | | 166090 |

**BLDG DIMENSIONS** BAS=W40N188W24N30E205S218W26S31W115N31Area:43743;UOP=E64S31E115S20W179N51Area:5564;AOF=N188E24S188W24Area:4512;AOF=W24N125E24S125Area:3000;FST=N63E24S63W24Area:1512;CAN=N39E4S39W4Area:156;TotalArea:58487

**LAND INFORMATION**

| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| COMMERCIAL | 0700 | HB | 616 | 0 | 1.0000 | 0 | 0.2000 | | RP | 4.73 | 834174.000 | SF | 0.200 | 0.95 | 792465 | 0 | |
| **TOTAL MARKET LAND DATA** | | | | | | | | | | | | | | | 792465 | | |
| **TOTAL PRESENT USE DATA** | | | | | | | | | | | | | | | | | |

**W & C PROPERTIES OF NC LLC** — **Parcel ID: 4952-14-33-2757-**

1657 N BRIDGE ST — PLAT: 00026/00104 UNIQ ID 222574 — SPLIT FROM ID

100095373 — ID NO:

COUNTY WIDE (100), SCHL - ELKIN (100 — CARD NO. 2 of 4

Reval Year: 2025 Tax Year: 2027 — PB 26 PG 104 — 19.1500 AC — SRC=

Appraised By 47 on 09/19/2024 14800 ELKIN-UPPER N BRIDGE COMMERCIAL — TW-04 CI-T2 MN- DS-03 — **EX-** AT- LAST ACTION 20241219

## CONSTRUCTION DETAIL

| | |
|---|---|
| Foundation | 4 |
| Spread Footing | 6.00 |
| Sub Floor System | 2 |
| Slab on Grade-Residential/Commercial | 6.00 |
| Exterior Walls | 11 |
| Concrete Block | 18.00 |
| Roofing Structure | 10 |
| Steel Frame or Truss | 11.00 |
| Roofing Cover | 04 |
| Built Up Tar and Gravel/Rubber | 4.00 |
| Interior Wall Construction | 5 |
| Drywall/Sheetrock | 8.00 |
| Interior Floor Cover | 03 |
| Concrete Finished | 1.00 |
| Heating Fuel | 04 |
| Electric | 1.00 |
| Heating Type | 10 |
| Heat Pump | 6.00 |
| Air Conditioning Type | 03 |
| Central | 6.00 |
| Structural Frame | 04 |
| Masonry | 12.00 |
| Ceiling & Insulation | 03 |
| Suspended - Ceiling and Wall Insulated | 7.00 |
| Average Rooms Per Floor | 1 |
| Average Rooms Per Floor | 0.00 |
| Half-Bathrooms | |
| BAS - 0 FUS - 0 LL - 0 | |
| Plumbing Fixtures | |
| 30.00 | 2.000 |
| Office | |
| BAS - 0 FUS - 0 LL - 0 | 0 |
| **TOTAL POINT VALUE** | 88.000 |

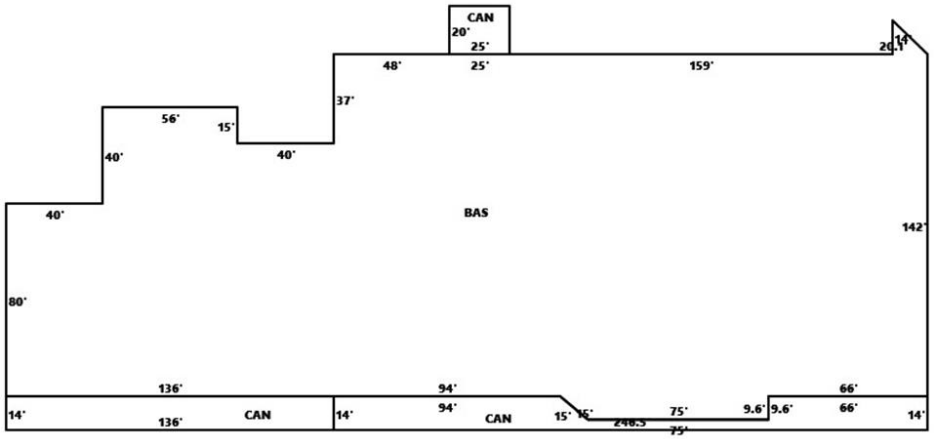
## BUILDING ADJUSTMENTS

| | | | |
|---|---|---|---|
| **Quality** | 3 | AVERAGE | 1.00 |
| **Shape/Design** | 2 | RECTANGLE | 1.00 |
| **Size** | Size | Size | 0.89 |
| TOTAL ADJUSTMENT FACTOR | | | 0.890 |
| TOTAL QUALITY INDEX | | | 78 |

## MARKET VALUE

| USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB |
|---|---|---|---|---|---|---|---|
| 16 | 07 | 53,215 | 78 | 73.32 | 3901724 | 1991 | 1981 |

TYPE: SHOPPING CENTER-STRIP
STYLE: 1 - 1.0 Story




## DEPRECIATION

| | | |
|---|---|---|
| | EOBS | 0.20000 |
| | NORM | 0.68000 |
| **% GOOD** | | 12.0 |

COMMERCIAL

## CORRELATION OF VALUE

| | |
|---|---|
| CREDENCE TO | MARKET |
| **DEPR. BUILDING VALUE - CARD** | 468,210 |
| **DEPR. OB/XF VALUE - CARD** | 0 |
| **MARKET LAND VALUE - CARD** | 0 |
| **TOTAL MARKET VALUE - CARD** | 468,210 |
| **TOTAL APPRAISED VALUE - CARD** | 468,210 |
| **TOTAL APPRAISED VALUE - PARCEL** | 3,258,510 |
| **TOTAL PRESENT USE VALUE - LAND** | 0 |
| **TOTAL VALUE DEFERRED - PARCEL** | 0 |
| **TOTAL TAXABLE VALUE - PARCEL $** | 3,258,510 |

## PRIOR APPRAISAL

| | |
|---|---|
| BUILDING VALUE | 1,013,590 |
| OBXF VALUE | 34,310 |
| LAND VALUE | 750,760 |
| PRESENT USE VALUE | 0 |
| DEFERRED VALUE | 0 |
| TOTAL VALUE | 1,798,660 |

## PERMIT

| CODE | DATE | NO. |
|---|---|---|

ROUT: WTRSHD:

## SALES DATA

| OFF. RECORD BOOK | PAGE | DATE MO | YR | DEED TYPE | Q/U | V/I | INDICATE SALES PRICE |
|---|---|---|---|---|---|---|---|
| 01545 | 0621 | 1 | 2016 | WD | A | I | 1,200,000 |
| 01167 | 0858 | 12 | 2006 | WD* | Q | V | 1,000,000 |
| 01167 | 0828 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0861 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0830 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 00547 | 0802 | 12 | 1993 | WD* | X | V | 160,000 |
| 00545 | 1436 | 12 | 1993 | NW* | X | V | 0 |
| 00546 | 1345 | 11 | 1993 | NW* | X | V | 0 |
| 00530 | 0226 | 12 | 1992 | WD* | X | V | 15,000 |
| 00472 | 1166 | 2 | 1989 | WD* | X | V | 0 |
| 00339 | 0715 | 7 | 1979 | NW* | X | V | 0 |

BUILDING AREA 51,127

## NOTES

LA FUENTE
AEROCARE BADCOCK FURNITURE
APPROXIMATELY 11.50 ACRES USABLE**HARBOR FREIGHT TOOLS**
PAPA JOHN'S PIZZA
OLLIES
* SEE COMM 25 TY*

## SUBAREA

| TYPE | GS AREA | PCT | RPL CS |
|---|---|---|---|
| BAS | 50,001 | 100 | 3666147 |
| CAN | 5,076 | 050 | 186086 |
| MEZ* | 1,125 | 060 | 49491 |
| **SUBAREA TOTALS** | 56,202 | | 3,901,724 |

| CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **TOTAL OB/XF VALUE** | | | | | | | | | | | | | | | | 0 |

**BLDG DIMENSIONS** BAS=N80E40N40E56S15E40N37E48E25E159N14SE@44.01-20.15S142W66S9.64W75NW@40-15W94W136Area:50001.65;CAN=N20W25S20E25Area:500;CAN=S14W246.49N14E94SE@40-15E75N9.64E66Area:2672.34;CAN=S14W136N14E136Area:1904;MEZ=Area:1125;TotalArea:56202.99

## LAND INFORMATION

| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **TOTAL MARKET LAND DATA** | | | | | | | | | | | | | | | | | |
| **TOTAL PRESENT USE DATA** | | | | | | | | | | | | | | | | | |

**W & C PROPERTIES OF NC LLC** — **Parcel ID: 4952-14-33-2757-**

1647 N BRIDGE ST — PLAT: 00026/00104 UNIQ ID 222574 — SPLIT FROM ID

100095373 — ID NO:

COUNTY WIDE (100), SCHL - ELKIN (100 — CARD NO. 3 of 4

Reval Year: 2025 Tax Year: 2027 — PB 26 PG 104 — 19.1500 AC — SRC=

Appraised By 47 on 09/19/2024 14800 ELKIN-UPPER N BRIDGE COMMERCIAL — TW-04 CI-T2 MN- DS-03 — **EX-** AT- LAST ACTION 20241219

## CONSTRUCTION DETAIL

| | |
|---|---|
| Foundation | 4 |
| Spread Footing | 6.00 |
| Sub Floor System | 2 |
| Slab on Grade-Residential/Commercial | 6.00 |
| Exterior Walls | 28 |
| Glass/Thermopane | 0.00 |
| Exterior Walls | 09 |
| Wood on Sheathing or Plywood | 27.00 |
| Roofing Structure | 10 |
| Steel Frame or Truss | 11.00 |
| Roofing Cover | 04 |
| Built Up Tar and Gravel/Rubber | 4.00 |
| Interior Wall Construction | 5 |
| Drywall/Sheetrock | 8.00 |
| Interior Floor Cover | 11 |
| Ceramic Clay Tile | 18.00 |
| Heating Fuel | 04 |
| Electric | 1.00 |
| Heating Type | 10 |
| Heat Pump | 6.00 |
| Air Conditioning Type | 03 |
| Central | 6.00 |
| Structural Frame | 06 |
| Steel | 14.00 |
| Ceiling & Insulation | 07 |
| Not Suspended - Ceiling and Wall Insulated | 6.00 |
| Average Rooms Per Floor | 4 |
| Average Rooms Per Floor | 0.00 |
| Half-Bathrooms | |
| BAS - 0 FUS - 0 LL - 0 | |
| Plumbing Fixtures | |
| 6.00 | 6.000 |
| Office | |
| BAS - 0 FUS - 0 LL - 0 | 0 |
| **TOTAL POINT VALUE** | 119.000 |

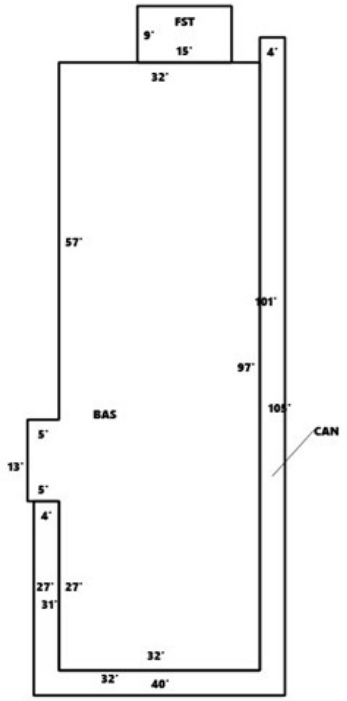
## BUILDING ADJUSTMENTS

| | | | |
|---|---|---|---|
| **Quality** | 3 | AVERAGE | 1.00 |
| **Shape/Design** | 2 | RECTANGLE | 1.00 |
| **Size** | Size | Size | 1.07 |
| TOTAL ADJUSTMENT FACTOR | | | 1.070 |
| TOTAL QUALITY INDEX | | | 127 |

## MARKET VALUE

| USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB |
|---|---|---|---|---|---|---|---|
| 10 | 07 | 3,586 | 127 | 85.09 | 305132 | 2004 | 1981 |

TYPE: COMMERCIAL
STYLE: 1 - 1.0 Story




## DEPRECIATION

| | | |
|---|---|---|
| | EOBS | 0.15000 |
| | NORM | 0.37000 |
| **% GOOD** | | 48.0 |

COMMERCIAL

## CORRELATION OF VALUE

| | |
|---|---|
| CREDENCE TO | MARKET |
| **DEPR. BUILDING VALUE - CARD** | 146,460 |
| **DEPR. OB/XF VALUE - CARD** | 0 |
| **MARKET LAND VALUE - CARD** | 0 |
| **TOTAL MARKET VALUE - CARD** | 146,460 |
| **TOTAL APPRAISED VALUE - CARD** | 146,460 |
| **TOTAL APPRAISED VALUE - PARCEL** | 3,258,510 |
| **TOTAL PRESENT USE VALUE - LAND** | 0 |
| **TOTAL VALUE DEFERRED - PARCEL** | 0 |
| **TOTAL TAXABLE VALUE - PARCEL $** | 3,258,510 |

## PRIOR APPRAISAL

| | |
|---|---|
| BUILDING VALUE | 1,013,590 |
| OBXF VALUE | 34,310 |
| LAND VALUE | 750,760 |
| PRESENT USE VALUE | 0 |
| DEFERRED VALUE | 0 |
| TOTAL VALUE | 1,798,660 |

## PERMIT

| CODE | DATE | NO. |
|---|---|---|

ROUT: WTRSHD:

## SALES DATA

| OFF. RECORD BOOK | PAGE | DATE MO | YR | DEED TYPE | Q/U | V/I | INDICATE SALES PRICE |
|---|---|---|---|---|---|---|---|
| 01545 | 0621 | 1 | 2016 | WD | A | I | 1,200,000 |
| 01167 | 0858 | 12 | 2006 | WD* | Q | V | 1,000,000 |
| 01167 | 0828 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0861 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0830 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 00547 | 0802 | 12 | 1993 | WD* | X | V | 160,000 |
| 00545 | 1436 | 12 | 1993 | NW* | X | V | 0 |
| 00546 | 1345 | 11 | 1993 | NW* | X | V | 0 |
| 00530 | 0226 | 12 | 1992 | WD* | X | V | 15,000 |
| 00472 | 1166 | 2 | 1989 | WD* | X | V | 0 |
| 00339 | 0715 | 7 | 1979 | NW* | X | V | 0 |

BUILDING AREA 3,169

## NOTES

LA FUENTE
AEROCARE BADCOCK FURNITURE
APPROXIMATELY 11.50 ACRES USABLE**HARBOR FREIGHT TOOLS**

## SUBAREA

| TYPE | GS AREA | PCT | RPL CS |
|---|---|---|---|
| BAS | 3,169 | 100 | 269650 |
| CAN | 672 | 050 | 28590 |
| FST | 135 | 060 | 6892 |
| **SUBAREA TOTALS** | 3,976 | | 305,132 |

| CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **TOTAL OB/XF VALUE** | | | | | | | | | | | | | | | | 0 |

**BLDG DIMENSIONS** CAN=W32N27W4S31E40N105W4S101Area:672;FST=E15S9W15N9Area:135;BAS=W32S57W5S13E5S27E32N97Area:3169;TotalArea:3976

## LAND INFORMATION

| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **TOTAL MARKET LAND DATA** | | | | | | | | | | | | | | | | | |
| **TOTAL PRESENT USE DATA** | | | | | | | | | | | | | | | | | |

**W & C PROPERTIES OF NC LLC** — **Parcel ID: 4952-14-33-2757-**

1611 N BRIDGE ST — PLAT: 00026/00104 UNIQ ID 222574 — SPLIT FROM ID

100095373 — BADCOCK FURNITURE & GOODYS ID NO:

COUNTY WIDE (100), SCHL - ELKIN (100 — CARD NO. 4 of 4

Reval Year: 2025 Tax Year: 2027 — PB 26 PG 104 — 19.1500 AC — SRC=

Appraised By 47 on 09/19/2024 14800 ELKIN-UPPER N BRIDGE COMMERCIAL — TW-04 CI-T2 MN- DS-03 — **EX-** AT- LAST ACTION 20241219

| CONSTRUCTION DETAIL | |
|---|---|
| Foundation | 4 |
| Spread Footing | 6.00 |
| Sub Floor System | 2 |
| Slab on Grade-Residential/Commercial | 6.00 |
| Exterior Walls | 11 |
| Concrete Block | 18.00 |
| Roofing Structure | 10 |
| Steel Frame or Truss | 11.00 |
| Roofing Cover | 04 |
| Built Up Tar and Gravel/Rubber | 4.00 |
| Interior Wall Construction | 1 |
| Masonry or Minimum | 2.00 |
| Interior Floor Cover | 07 |
| Cork or Vinyl Tile | 6.00 |
| Heating Fuel | 03 |
| Gas | 1.00 |
| Heating Type | 10 |
| Heat Pump | 6.00 |
| Air Conditioning Type | 04 |
| Packaged Roof Top | 6.00 |
| Structural Frame | 04 |
| Masonry | 12.00 |
| Ceiling & Insulation | 03 |
| Suspended - Ceiling and Wall Insulated | 7.00 |
| Half-Bathrooms | |
| BAS - 0 FUS - 0 LL - 0 | |
| Plumbing Fixtures | |
| 12.00 | 1.000 |
| Office | |
| BAS - 0 FUS - 0 LL - 0 | 0 |
| **TOTAL POINT VALUE** | 86.000 |

| BUILDING ADJUSTMENTS | | | |
|---|---|---|---|
| **Quality** | 3 | AVERAGE | 1.00 |
| **Shape/Design** | 2 | RECTANGLE | 1.00 |
| **Size** | Size | Size | 0.89 |
| TOTAL ADJUSTMENT FACTOR | | | 0.890 |
| TOTAL QUALITY INDEX | | | 77 |

**MARKET VALUE**

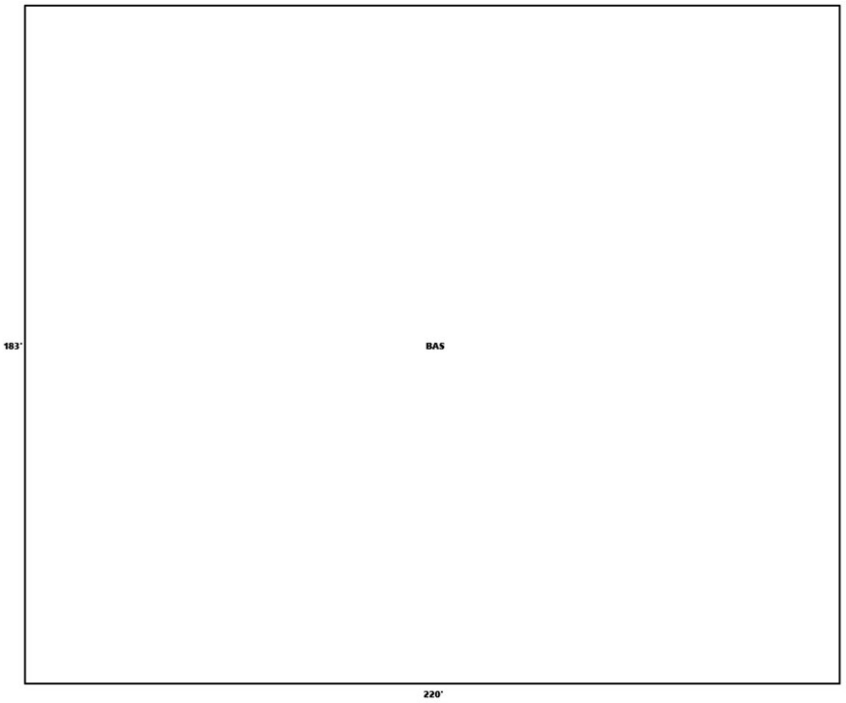
| USE | MOD | Eff. Area | QUAL | BASE RATE | RCN | EYB | AYB |
|---|---|---|---|---|---|---|---|
| 16 | 07 | 40,260 | 77 | 72.38 | 2914019 | 1991 | 1980 |

**DEPRECIATION**

| | | |
|---|---|---|
| | EOBS | 0.15000 |
| | NORM | 0.68000 |
| **% GOOD** | | 17.0 |

COMMERCIAL

TYPE: SHOPPING CENTER-STRIP
STYLE: 1 - 1.0 Story




**CORRELATION OF VALUE**

| | |
|---|---|
| CREDENCE TO | MARKET |
| **DEPR. BUILDING VALUE - CARD** | 495,380 |
| **DEPR. OB/XF VALUE - CARD** | 0 |
| **MARKET LAND VALUE - CARD** | 0 |
| **TOTAL MARKET VALUE - CARD** | 495,380 |
| **TOTAL APPRAISED VALUE - CARD** | 495,380 |
| **TOTAL APPRAISED VALUE - PARCEL** | 3,258,510 |
| **TOTAL PRESENT USE VALUE - LAND** | 0 |
| **TOTAL VALUE DEFERRED - PARCEL** | 0 |
| **TOTAL TAXABLE VALUE - PARCEL $** | 3,258,510 |

| PRIOR APPRAISAL | |
|---|---|
| BUILDING VALUE | 1,013,590 |
| OBXF VALUE | 34,310 |
| LAND VALUE | 750,760 |
| PRESENT USE VALUE | 0 |
| DEFERRED VALUE | 0 |
| TOTAL VALUE | 1,798,660 |

| PERMIT | | | |
|---|---|---|---|
| CODE | DATE | NO. | |

ROUT: WTRSHD:

**SALES DATA**

| OFF. RECORD BOOK | PAGE | DATE MO | YR | DEED TYPE | Q/U | V/I | INDICATE SALES PRICE |
|---|---|---|---|---|---|---|---|
| 01545 | 0621 | 1 | 2016 | WD | A | I | 1,200,000 |
| 01167 | 0858 | 12 | 2006 | WD* | Q | V | 1,000,000 |
| 01167 | 0828 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0861 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 01167 | 0830 | 12 | 2006 | WD* | A | I | 1,000,000 |
| 00547 | 0802 | 12 | 1993 | WD* | X | V | 160,000 |
| 00545 | 1436 | 12 | 1993 | NW* | X | V | 0 |
| 00546 | 1345 | 11 | 1993 | NW* | X | V | 0 |
| 00530 | 0226 | 12 | 1992 | WD* | X | V | 15,000 |
| 00472 | 1166 | 2 | 1989 | WD* | X | V | 0 |
| 00339 | 0715 | 7 | 1979 | NW* | X | V | 0 |

BUILDING AREA 40,260

**NOTES**

LA FUENTE
AEROCARE BADCOCK FURNITURE
APPROXIMATELY 11.50 ACRES USABLE**HARBOR FREIGHT TOOLS**
HARBOR FREIGHT
BADCOCK FURNITURE

| SUBAREA TYPE | GS AREA | PCT | RPL CS |
|---|---|---|---|
| BAS | 40,260 | 100 | 2914019 |
| **SUBAREA TOTALS** | 40,260 | | 2,914,019 |

| CODE | QUALITY | DESCRIPTION | COUNT | LTH | WTH | UNITS | UNIT PRICE | ORIG % COND | BLDG # | --- | AYB | EYB | DEP SCH | OVR | % COND | OB/XF DEPR. VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **TOTAL OB/XF VALUE** | | | | | | | | | | | | | | | | 0 |

**BLDG DIMENSIONS** BAS=S183E220N183W220Area:40260;TotalArea:40260

**LAND INFORMATION**

| HIGHEST AND BEST USE | USE CODE | LOCAL ZONING | FRONTAGE | DEPTH | DEPTH / SIZE | LND MOD | COND FACT | OTHER ADJ/NOTES RF AC LC TO OT | ROAD TYPE | LAND UNIT PRICE | TOTAL LAND UNITS | UNIT TYPE | TOTAL ADJST | ADJUSTED UNIT PRICE | LAND VALUE | OVERRIDE VALUE | LAND NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **TOTAL MARKET LAND DATA** | | | | | | | | | | | | | | | | | |
| **TOTAL PRESENT USE DATA** | | | | | | | | | | | | | | | | | |