

W & C PROPERTIES OF NC LLC

1601 N BRIDGE ST
100095373

Reval Year: 2025 Tax Year: 2027
Appraised By 47 on 09/19/2024 14800

COUNTY WIDE (100), SCHL - ELKIN (100)
PB 26 PG 104
ELKIN-UPPER N BRIDGE COMMERCIAL

PLAT: 00026/00104 UNIQ ID 222574
COMMERCIAL AIR SYSTEMS ID NO:
CARD NO. 1 of 4
19.1500 AC
TW-04 CI-T2 MN- DS-03

Parcel ID: 4952-14-33-2757-

SPLIT FROM ID

SRC=
AT- LAST ACTION 20241219

CONSTRUCTION DETAIL	
Foundation	4
Spread Footing	8.00
Sub Floor System	2
Slab on Grade-	8.00
Residential/Commercial	
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	8.00
Insulated	
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										DEPRECIATION		CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB			EOBS		CREDENCE TO	MARKET
48	06	62,129	112	42.56	2644210	2000	1980			NORM	0.10000 0.45000		
TYPE: WAREHOUSE STYLE: 1 - 1.0 Story										% GOOD WAREHOUSE/INDUSTRIAL		DEPR. BUILDING VALUE - CARD DEPR. OB/XF VALUE - CARD MARKET LAND VALUE - CARD TOTAL MARKET VALUE - CARD	
												1,189,900 166,090 792,470 2,148,460	
												TOTAL APPRAISED VALUE - CARD TOTAL APPRAISED VALUE - PARCEL	
												2,148,460 3,258,510	
												TOTAL PRESENT USE VALUE - LAND TOTAL VALUE DEFERRED - PARCEL TOTAL TAXABLE VALUE - PARCEL \$	
												0 0 3,258,510	
										PRIOR APPRAISAL		PERMIT	
										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		CODE DATE NO.	
												ROUT: WTRSHD:	
												SALES DATA	
										OFF. RECORD		DATE	
										BOOK PAGE		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				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
AOF	7,512	200	639421	09		ASP PAVING		0	0	125,000	2.75	100.00	-	0.00	1986	2006	S5		5	17188
BAS	43,743	100	1861702	42		SPRINKLER		0	0	88,648	1.85	100.00	-	0.00	1986	2006	S5		5	8200
CAN	156	050	3320	09		ASP PAVING		0	0	107,780	2.75	100.00	-	0.00	1985	2011	S5		30	88919
FST	1,512	070	45028	42		SPRINKLER		0	0	49,248	1.85	100.00	-	0.00	1985	2011	S5		30	27333
UOP	5,564	040	94739	09		ASP PAVING		0	0	6,000	2.75	100.00	-	0.00	1985	2006	S5		5	825
SUBAREA TOTALS				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

1657 N BRIDGE ST
100095373

PLAT: 00026/00104 UNIQ ID 222574
ID NO:

Parcel ID: 4952-14-33-2757-

SPLIT FROM ID

Reval Year: 2025 Tax Year: 2027
Appraised By 47 on 09/19/2024 14800

COUNTY WIDE (100), SCHL - ELKIN (100)
PB 26 PG 104
ELKIN-UPPER N BRIDGE COMMERCIAL

CARD NO. 2 of 4
19.1500 AC
TW-04 CI-T2 MN- DS-03

SRC=
AT- LAST ACTION 20241219

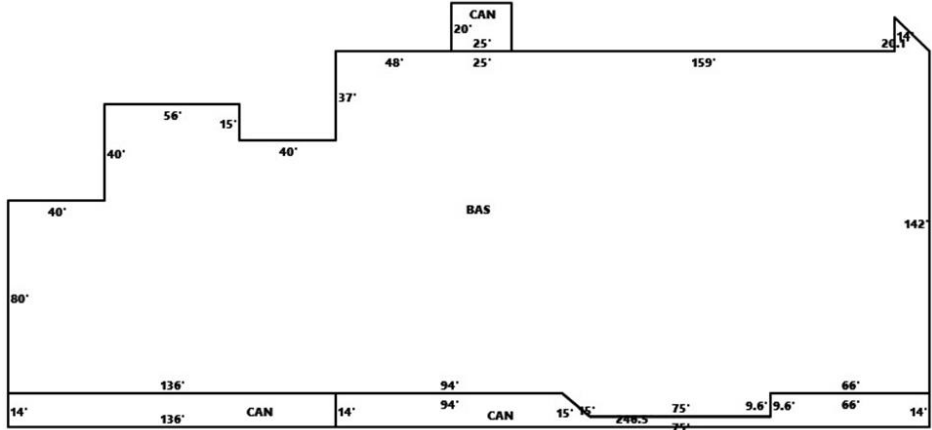
CONSTRUCTION DETAIL	
Foundation	4
Spread Footing	6.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	6.00
Exterior Walls	11
Concrete Block	18.00
Roofing Structure	10
Steel Frame or Truss	11.00
Roofing Cover	04
Built Up Tar and Gravel/Rubber	4.00
Interior Wall Construction	5
Drywall/Sheetrock	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								DEPRECIATION		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		EOBS	0.20000
16	07	53,215	78	73.32	3901724	1991	1981		NORM	0.68000
								% GOOD		12.0
								COMMERCIAL		

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

The site plan shows a property with the following dimensions and features:

- Top boundary: 48' (left), 25' (middle), 159' (right), 24.1' (rightmost corner).
- Left boundary: 40' (top), 40' (middle), 80' (bottom).
- Bottom boundary: 136' (left), 14' (middle), 94' (right), 15' (rightmost corner).
- Internal dimensions: 56' (top left), 15' (top middle), 40' (middle left), 37' (middle right), 94' (bottom middle), 75' (bottom right), 9.6' (bottom right), 66' (bottom right), 14' (bottom right).
- Labels: 'CAN' (Canal) is located in the top middle section. 'BAS' (Basin) is located in the middle right section. 'BAS' (Basin) is located in the bottom middle section.



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

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

1647 N BRIDGE ST
100095373

PLAT: 00026/00104 UNIQ ID 222574
ID NO:

Parcel ID: 4952-14-33-2757-

SPLIT FROM ID

Reval Year: 2025 Tax Year: 2027
Appraised By 47 on 09/19/2024 14800
COUNTY WIDE (100), SCHL - ELKIN (100)
PB 26 PG 104
ELKIN-UPPER N BRIDGE COMMERCIAL

CARD NO. 3 of 4
19.1500 AC
TW-04 CI-T2 MN- DS-03

SRC=
AT- LAST ACTION 20241219

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE					
Foundation	4	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	EOBS	0.15000	CREDENCE TO MARKET					
Spread Footing	6.00	10	07	3,586	127	85.09	305132	2004	1981		0.37000	DEPR. BUILDING VALUE - CARD					
Sub Floor System	2	TYPE: COMMERCIAL STYLE: 1 - 1.0 Story										% GOOD		48.0	146,460		
Slab on Grade-	6.00											DEPR. OB/XF VALUE - CARD			0		
Residential/Commercial												MARKET LAND VALUE - CARD			0		
Exterior Walls	28											TOTAL MARKET VALUE - CARD			146,460		
Glass/Thermopane	0.00											TOTAL APPRAISED VALUE - CARD			146,460		
Exterior Walls	09											TOTAL APPRAISED VALUE - PARCEL			3,258,510		
Wood on Sheathing or Plywood	27.00											TOTAL PRESENT USE VALUE - LAND			0		
Roofing Structure	10											TOTAL VALUE DEFERRED - PARCEL			0		
Steel Frame or Truss	11.00											TOTAL TAXABLE VALUE - PARCEL \$			3,258,510		
Roofing Cover	04											PRIOR APPRAISAL			PERMIT		
Built Up Tar and Gravel/Rubber	4.00											BUILDING VALUE			1,013,590	CODE	DATE
Interior Wall Construction	5	OBXF VALUE			34,310												
Drywall/Sheetrock	8.00	LAND VALUE			750,760												
Interior Floor Cover	11	PRESENT USE VALUE			0	ROUT: WTRSHD:											
Ceramic Clay Tile	18.00	DEFERRED VALUE			0												
Heating Fuel	04	TOTAL VALUE			1,798,660												
Electric	1.00	SALES DATA															
Heating Type	10	OFF. RECORD		DATE		DEED						INDICATE					
Heat Pump	6.00	BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE								
Air Conditioning Type	03	01545	0621	1	2016	WD	A	I	1,200,000								
Central	6.00	01167	0858	12	2006	WD*	Q	V	1,000,000								
Structural Frame	06	01167	0828	12	2006	WD*	A	I	1,000,000								
Steel	14.00	01167	0861	12	2006	WD*	A	I	1,000,000								
Ceiling & Insulation	07	01167	0830	12	2006	WD*	A	I	1,000,000								
Not Suspended - Ceiling and Wall	6.00	00547	0802	12	1993	WD*	X	V	160,000								
Insulated		00545	1436	12	1993	NW*	X	V	0								
Average Rooms Per Floor	4	00546	1345	11	1993	NW*	X	V	0								
Average Rooms Per Floor	0.00	00530	0226	12	1992	WD*	X	V	15,000								
Half-Bathrooms		00472	1166	2	1989	WD*	X	V	0								
BAS - 0 FUS - 0 LL - 0		00339	0715	7	1979	NW*	X	V	0								
Plumbing Fixtures	6.000	BUILDING AREA 3,169															
Office		NOTES															
BAS - 0 FUS - 0 LL - 0	0	LA FUENTE															
AEROCARE BADCOCK FURNITURE																	
APPROXIMATELY 11.50 ACRES USABLE***HARBOR FREIGHT																	
TOOLS**																	
TOTAL POINT VALUE		119.000															
BUILDING ADJUSTMENTS																	
Quality	3	AVERAGE		1.00													
Shape/Design	2	RECTANG LE		1.00													
Size	Size	Size		1.07													
TOTAL ADJUSTMENT FACTOR		1.070															
TOTAL QUALITY INDEX		127															

FST

9'

15'

4'

32'

57'

101'

97'

108'

13'

5'

5'

4'

27'

31'

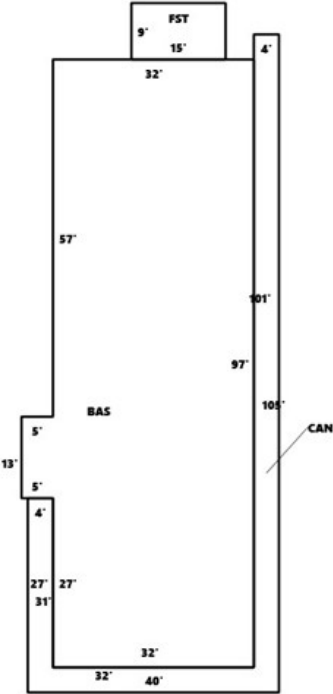
32'

40'

32'

BAS

CAN



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		PERMIT		
BUILDING VALUE	1,013,590	CODE	DATE	NO.
OBXF VALUE	34,310			
LAND VALUE	750,760			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	1,798,660			

SALES DATA							
OFF. RECORD	DATE	DEED					INDICATE
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	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				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	3,169	100	269650	TOTAL OB/XF VALUE																
CAN	672	050	28590																	
FST	135	060	6892																	
SUBAREA TOTALS		3,976	305,132																	

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																	

4952-14-33-2757- (5043080) Group:0

10/10/2026 2:32:25 PM.

1611 N BRIDGE ST
100095373

Reval Year: 2025 Tax Year: 2027

COUNTY WIDE (100), SCHL - ELKIN (100)
PB 26 PG 104

Appraised By 47 on 09/19/2024 14800 ELKIN-UPPER N BRIDGE COMMERCIAL

PLAT: 00026/00104 UNIQ ID 222574
BADCOCK FURNITURE & GOODYS ID NO:
CARD NO. 4 of 4
19.1500 AC
TW-04 CI-T2 MN- DS-03 **EX-**

Parcel ID: 4952-14-33-2757-

SPLIT FROM ID

SRC=

AT- LAST ACTION 20241219

CONSTRUCTION DETAIL				MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE								
Foundation	4	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		EOBS	0.15000	CREDENCE TO		MARKET						
Spread Footing	6.00	16	07	40,260	77	72.38	2914019	1991	1980		NORM	0.68000									
Sub Floor System	2											% GOOD	17.0	DEPR. BUILDING VALUE - CARD			495,380				
Slab on Grade- Residential/Commercial	6.00	TYPE: SHOPPING CENTER-STRIP STYLE: 1 - 1.0 Story										COMMERCIAL		DEPR. OB/XF VALUE - CARD			0				
Exterior Walls	11											TOTAL MARKET VALUE - CARD			495,380						
Concrete Block	18.00													TOTAL APPRAISED VALUE - CARD			495,380				
Roofing Structure	10													TOTAL APPRAISED VALUE - PARCEL			3,258,510				
Steel Frame or Truss	11.00													TOTAL PRESENT USE VALUE - LAND			0				
Roofing Cover	04													TOTAL VALUE DEFERRED - PARCEL			0				
Built Up Tar and Gravel/Rubber	4.00													TOTAL TAXABLE VALUE - PARCEL \$			3,258,510				
Interior Wall Construction	1													PRIOR APPRAISAL				PERMIT			
Masonry or Minimum	2.00													BUILDING VALUE			1,013,590	CODE	DATE	NO.	
Interior Floor Cover	07													OBXF VALUE			34,310	ROUT: WTRSHD:			
Cork or Vinyl Tile	6.00													LAND VALUE			750,760				
Heating Fuel	03													PRESENT USE VALUE			0				
Gas	1.00	DEFERRED VALUE			0																
Heating Type	10	TOTAL VALUE			1,798,660	SALES DATA															
Heat Pump	6.00	OFF. RECORD			DATE		DEED TYPE	Q/U	V/I	INDICATE SALES PRICE											
Air Conditioning Type	04	BOOK			PAGE	MO	YR														
Packaged Roof Top	6.00	01545			0621	1	2016	WD	A	I	1,200,000										
Structural Frame	04	01167			0858	12	2006	WD*	Q	V	1,000,000										
Masonry	12.00	01167			0828	12	2006	WD*	A	I	1,000,000										
Ceiling & Insulation	03	01167			0861	12	2006	WD*	A	I	1,000,000										
Suspended - Ceiling and Wall Insulated	7.00	01167			0830	12	2006	WD*	A	I	1,000,000										
Half-Bathrooms		00547			0802	12	1993	WD*	X	V	160,000										
BAS - 0 FUS - 0 LL - 0		00545			1436	12	1993	NW*	X	V	0										
Plumbing Fixtures		00546			1345	11	1993	NW*	X	V	0										
12.00	1.000	00530			0226	12	1992	WD*	X	V	15,000										
Office		00472			1166	2	1989	WD*	X	V	0										
BAS - 0 FUS - 0 LL - 0	0	00339			0715	7	1979	NW*	X	V	0										
TOTAL POINT VALUE	86.000	BUILDING AREA 40,260																			
NOTES																					
LA FUENTE AEROCARE BADCOCK FURNITURE APPROXIMATELY 11.50 ACRES USABLE**HARBOR FREIGHT TOOLS** HARBOR FREIGHT BADCOCK FURNITURE																					

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
BAS	40,260	100	2914019	TOTAL OB/XF VALUE																0

SUBAREA TOTALS	40,260	2,914,019	
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BLDG DIMENSIONS	BAS=S183E220N183W220Area:40260;TotalArea:40260
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LAND INFORMATION	
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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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

4952-14-33-2757- (5043080) Group:0

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