

STEVENS TOWING CO OF NC LLC

125 DYE PLANT RD
35033

PET LAND MKT ADJ 203%

PLAT OPC 2/00791 UNIQ ID
ID NO

Parcel ID: 697018414355

697018414355

SPLIT FROM ID

Reval Year: 2014 Tax Year: 2020

COUNTY (100) FIRE #2 ROCKY HOCK (100)
MFG PROP TRACT HSESCARD NO. 1 of 5
48.1300 AC
TW-02 CL FR-02SRC = Estimated
AT LAST ACTION 20190311

Appraised By 05 on 06/04/2013 00002 Middle

CONSTRUCTION DETAIL	
Foundation	5
Slab	13.00
Sub Floor System	4
Plywood	14.00
Exterior Walls	24
Modular Metal	20.00
Roofing Structure	03
Gable	14.00
Roofing Cover	12
Metal	8.00
Interior Wall Construction	1
Masonry or Minimum	5.00
Interior Floor Cover	03
Concrete Finished	2.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Structural Frame	06
Steel	15.00
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	91.000

BUILDING ADJUSTMENTS			
Non-Std Wall Height	0	Non-Std Wall Height	1.00
Quality	3	Average	1.00
Shape/Design	3	factor 3	1.00
Size	Size	Size	0.92
TOTAL ADJUSTMENT FACTOR	0.920		
TOTAL QUALITY INDEX	84		

MARKET VALUE			
USE	MOD	DEP Area	QUAL
40	06	100,150	84
DATE	RCN	EYB	AYB
21.84	2187276	1987	1987
TYPE INDUSTRIAL			
STYLE 01 1 0 Story			
WAREHOUSE/INDUSTRIAL			

DEPRECIATION	
EOBS	0.25000
NORM	0.40000
%	35.0

CORRELATION OF VALUE	
CREDENCE TO	OVERIDE
DEPR. BUILDING VALUE - CARD	765,550
DEPR. OB/XF VALUE - CARD	71,420
MARKET LAND VALUE - CARD	892,570
TOTAL MARKET VALUE - CARD	1,729,540

TOTAL APPRAISED VALUE - CARD	1,729,540
TOTAL APPRAISED VALUE - PARCEL	1,855,620

TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	1,855,620

PRIOR		PERMIT	
BUILDING VALUE	264,660	CODE	DATE NO.
OBXF VALUE	17,560		
LAND VALUE	857,800		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	1,140,020		
ROUT: 38.000WTRSHD:			

OFF. RECORD		DATE		DEED		Q/U		V/I		INDICATE	
BOOK	PAGE	MO	YE	TYPE						SALES PRICE	
489	692	10	2016	DEED	U	I				0	
489	688	10	2016	DEED	X	I				800,000	
403	54	11	2008	AGMT	Q	V				0	
393	175	3	2008	OPT	Q	V				0	
380	308	6	2007	D/R	Q	V				0	
378	803	6	2007	DEED	Q	V				900,000	
377	115	5	2007	D/T	Q	V				0	
360	144	6	2006	FIX/AM	Q	V				0	
				N							
1	153D	1	1998	PLAT	Q	V				0	

BUILDING AREA 100,000											
NOTES											
1/S MTL INDUSTRIAL 24'HIGHT BLUE BUILDING											

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	SIZE FACT	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TYPE	GS AREA	PCT	RPL CS																	
CAN	500	030	3276	10	C	PAVING CON		50	40	2,000	3.00	100.00		1.15	1987	1987	S4		50	3450
BAS	100,000	100	2184000	36	C	TANK FUEL		0	0	1	1.40	100.00		4.96	1987	1987	S3		30	1100
				06	C	FENCE CI		0	0	1	5.50	100.00		1.00	1987	1987	S3		30	5000
				90	C	PUMP HOUSE		28	20	560	14.00	100.00		1.00	1987	1987	S3		30	2350
				06	C	FENCE CI		0	0	250	5.50	100.00		1.00	1987	1987	S3		30	410
				R1	C	RIPRAP		0	0	1	80.00	100.00		0.00	1987	1987	S3		30	250
				13	C	PIER		825	4	3,300	18.00	100.00		0.00	1987	1987	S3		30	17820
				83	AA	BULK HEAD		0	0	380	108.00	100.00		1.00	2016	2016	S3		100	41040
TOTAL OB/XF VALUE																				71420

BLDG DIMENSIONS																	
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
Open - Wando	2WNB	I2	0	0	1.2790	4	1.0000	+00 +00 +00 +00 +00	RP	3,144.00	16.490	AC	1.279	4,021.18	66309	0	2-WNB
Woodland - Wando	5WNB	I2	0	0	1.2790	4	2.3000	+00 +00 +00 +00 +130	RP	943.00	8.500	AC	2.942	2,774.31	23582	0	5-WNB
SITE	7	I2	0	0	1.0000	0	1.0000		RP	20,000.00	6.000	AC	1.000	20,000.00	120000	0	7-WNB
SITE	7	I2	0	0	1.0000	0	1.0000		RP	10,000.00	16.000	AC	1.000	10,000.00	160000	0	7-
RESIDENTIAL	9	I2	100	141	0.8800	3	0.7000		RP	242.00	100.000	FF	0.616	149.07	14907	0	9-UR
RESIDENTIAL	9	I2	210	170	0.9500	3	0.7000		RP	3,636.00	210.000	FF	0.665	2,417.94	507767	0	9-

TOTAL MARKET LAND DATA	356.99																892565		
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TOTAL PRESENT USE DATA																			
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