

MID STATE INVESTORS LLC

1101 N BROAD ST
39061

Reval Year: 2022 Tax Year: 2022
Appraised By MC on 03/21/2022.01058 Oakum Street Commercial 1058

COUNTY (100), EDENTON (100)
LOT 1, NORTHSIDE SHOPPING CTR

PLAT: 0PC 2/0048G UNIQ ID
0.5600 AC
CARD NO. 1 of 1
TW-01 CI-01 FR-

** REVIEW SKETCH **

ID NO:

Parcel ID: 780516942434

SPLIT FROM ID

SRC= Estimated
AT- LAST ACTION 20220318

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE			
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM		0.42000	CREDENCE TO	MARKET

Foundation	3														
Continuous Footing	-4.35	17	04	2,142	147	94.08	207588	1973	1973	% GOOD			58.0		
Sub Floor System	5	TYPE: OFFICE													
Wood	0.00	STYLE: 01 - 1.0 Story													
Exterior Walls	21														
Face Brick	2.00														
Roofing Structure	03														
Gable															
Roofing Cover	03														
Asphalt or Composition Shingle	0.00														
Interior Wall Construction	5														
Drywall/Sheetrock	0.00														
Interior Floor Cover	11														
Tile	0.00														
Heating Fuel	09														
ELECTRIC (COMMERCIAL)	0.00														
Heating Type	23														
HEAT PUMP (COMMERCIAL)	6.00														
Air Conditioning Type	08														
CENTRAL (COMMERCIAL)	5.75														
Structural Frame	04														
Masonry	0.00														
Plumbing Fixtures	4.00	4000.000													
Office															
BAS - 0 FUS - 0 LL - 0		0													
TOTAL POINT VALUE		110.000													
BUILDING ADJUSTMENTS															
GRADE	C	Average													
TOTAL ADJUSTMENT FACTOR		1.340													
TOTAL QUALITY INDEX		147													

DEPR. BUILDING VALUE - CARD		120,401
DEPR. OB/XF VALUE - CARD		5,139
MARKET LAND VALUE - CARD		52,500
TOTAL MARKET VALUE - CARD		178,040
TOTAL APPRAISED VALUE - CARD		178,040
TOTAL APPRAISED VALUE - PARCEL		178,040
TOTAL PRESENT USE VALUE - LAND		0
TOTAL VALUE DEFERRED - PARCEL		0
TOTAL TAXABLE VALUE - PARCEL		178,040

PRIOR		PERMIT		
BUILDING VALUE	143,220	CODE	DATE	NO.
OBXF VALUE	14,860			
LAND VALUE	33,600			
PRESENT USE VALUE	0			
DEFERRED VALUE	0	ROUT: 43.000WTRSHD:		
TOTAL VALUE	191,680			

SALES DATA						
OFF. RECORD	DATE	DEED			INDICATE	
BOOK PAGE	MO YR	TYPE	O/U	V/I	SALES PRICE	
BUILDING AREA 1,836						

NOTES
194.07X307.6X14.94X232 04/08/10 PAINT, NEW WINDOWS, NEW HT&A/C
1/S BRICK/FRIENDLY CHECK CASHING

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	90	000	1148	90R		PAVING ASP		0	0	12,011	2.00	0.00	-	0.90	1969	1969	C10		25	4594
OFFIC				138R		LIGHTS		0	0	1	1,800.00	0.00		0.00	2008	2008	C20		55	545
E	1,836	000	200116	TOTAL OB/XF VALUE																
ROP	216	000	6324																	
SUBAREA TOTALS	2,142		207,588																	

BLDG DIMENSIONS | OFFICE=E54N34W54S34Area:1836;ROP=S6E18N6W18Area:108;ROP=N6E18S6W18Area:108;CAN=W5S18E5N18Area:90;TotalArea:2142

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 Building Site	CB	CH				0	1.2500	+00 +00 +25 +00 +00 corner		75,000.00	0.560	AC	1.000	93,750.00	52500		7-
TOTAL MARKET LAND DATA											0.56			52500			
TOTAL PRESENT USE DATA																	