

DEALS EDENTON LLC

1823 VIRGINIA RD
47233

PLAT: OPC 2/0073F UNIQ ID 260
ID NO:

Parcel ID: 689800251579

SPLIT FROM ID

Reval Year: 2022 Tax Year: 2024
Appraised By MC on 03/21/2022.00002 Middle

COUNTY (100), FIRE#2 ROCKY HOCK (100)
ROBERT EVANS TRACT

CARD NO. 1 of 1
1.7300 AC
TW-02 CI- FR-02

SRC= Tenant
AT- LAST ACTION 20220318

CONSTRUCTION DETAIL		MARKET VALUE								DEPRECIATION		CORRELATION OF VALUE			
Foundation	5	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.14000	CREDENCE TO	MARKET	
Slab	-1.75	66	07	8,992	87	62.86	789319	2014	2014	% GOOD		86.0			
Sub Floor System	2	TYPE: RETAIL STORE								COMMERCIAL		DEPR. BUILDING VALUE - CARD			780,636
Slab on Grade-Residential/Commercial	0.00	STYLE: 02 - 1.5 Stories										DEPR. OB/XF VALUE - CARD			17,525
Exterior Walls	23														25,190
Corrugated Metal (Heavy)	-0.25														823,351
Roofing Structure	03														
Gable	0.00														
Roofing Cover	12														
Metal	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	06														
Steel	0.00														
Ceiling & Insulation	01														
Suspended - Ceiling Insulated	0.00														
Plumbing Fixtures	6.00														
	6000.000														
Office															
BAS - 0 FUS - 0 LL - 0	0														
TOTAL POINT VALUE															97.000
BUILDING ADJUSTMENTS															
GRADE		B		Good											
TOTAL ADJUSTMENT FACTOR															0.900
TOTAL QUALITY INDEX															87

PRIOR		PERMIT					
BUILDING VALUE	517,970	CODE	DATE	NO.			
OBXF VALUE	48,700						
LAND VALUE	125,340						
PRESENT USE VALUE	0						
DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL VALUE	692,010						
SALES DATA							
OFF. RECORD		DATE		DEED	INDICATE		
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
487	033	7	2016	DEED	O	I	1,184,500
BUILDING AREA 8,000							
NOTES							
250.19x320.41x208.24x333.26 FAMILY DOLLAR #31465							

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	138	000	1760	90R		PAVING ASP		400	34	13,600	2.00	0.00	-	0.90	2014	2014	C10		51	12485
PTO	854	000	8723	138R		LIGHTS		0	0	4	1,800.00	0.00		0.00	2014	2014	C20		70	5040
RETL ST	8,000	000	620972	TOTAL OB/XF VALUE																17525

SUBAREA TOTALS		8,992	631,455																	
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BLDG DIMENSIONS RETL ST=W80N100E80S100Area:8000;PTO=S10W80N10E21S3E38N3E21Area:686;CAN=S3W38N3E38Area:114;PTO=W8S24E8N12W4N6E4N6Area:168;CAN=E4S6W4N6Area:24;TotalArea:8992

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	A1			0.0000	0	1.0000			23,000.00	1.000	AC	3.450	23,000.00	23000		
Commercial Residual Site	CR				0.0000	0	1.0000			3,000.00	0.730	AC	0.000	3,000.00	2190		
TOTAL MARKET LAND DATA											1.73				25190		
TOTAL PRESENT USE DATA																	