

Property Summary

Tax Year: 2020

REID	659589	PIN	9747-84-3752	Property Owner	THREE TALL PINES, LLC
Location Address	10 N MAIN ST	Property Description	LO1 PL8-857	Owner's Mailing Address	120 SAMS RD WEAVERVILLE NC 28787

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	8-857	Deed Date	7/26/2019	Total Appraised Land Value	\$54,400
Old Map #		Deed Book	000672	Total Appraised Building Value	\$300,869
Market Area	1510	Deed Page	00425	Total Appraised Misc Improvements Value	
Township	MARS HILL	Revenue Stamps	\$638	Total Cost Value	\$355,269
Planning Jurisdiction	MADISON	Package Sale Date	7/26/2019	Total Appraised Value - Valued By Cost	\$355,269
City		Package Sale Price	\$319,000	Other Exemptions	
Fire District	MARS HILL CITY	Land Sale Date		Exemption Desc	
Spec District		Land Sale Price		Use Value Deferred	
Land Class	COMMERCIAL IMPROVED	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$355,269
Acreage	0.04	Total Living Area	0		
Permit Date		Total Gross Leasable Area	3,744		
Permit #					

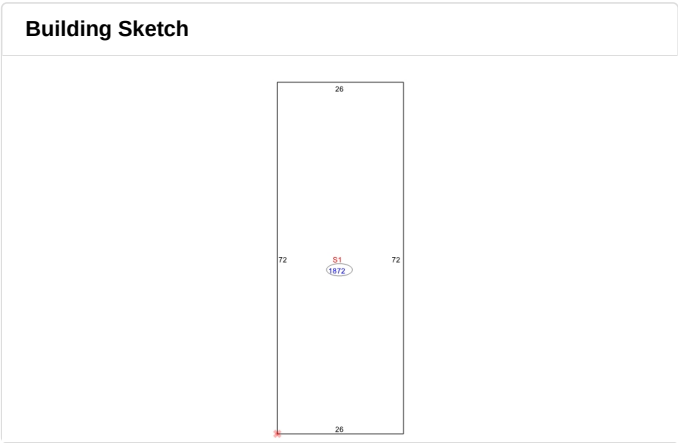
Building Summary

Card 1 10 N MAIN ST

Building Details		Building Total & Improvement Details	
Bldg Name		Total Adjusted Replacement Cost New	\$358,390
Primary Occupancy Type	COMMERCIAL	Physical Depreciation (% Bad)	AVERAGE 27
Primary Occupancy	RETAIL	Depreciated Value	\$261,625
Primary Class	C	Economic Depreciation (% Bad)	0
Primary Quality	AV-C	Functional Depreciation (% Bad)	0
Year Built	1954	Total Depreciated Value	\$261,625
Effective Year	2000	Market Area Factor	1.15
Physical Depreciation (Rating)	AVERAGE	Building Value	\$300,869
Physical Depreciation (% Bad)	27	Misc Improvements Value	
Economic Depreciation (% Bad)	0	Total Improvement Value	\$300,869
Functional Depreciation (% Bad)	0	Assessed Land Value	\$54,400
Gross Leasable Area (SQFT)	3,744	Assessed Total Value	\$355,269
Remodeled Year	0		
Total Stories	2		
Section 1 Details			

Occupancy Type	COMMERCIAL
Class	C
Depreciation	27%
Depreciation	AVERAGE
Design and Style	COMMERCIAL
Exterior Walls	Stone
Full Baths	2
Half Baths	3
Heat	HPump
Occupancy	RETAIL
Overhead Occupancy	
Quality	AV-C
Roof Cover	BuiltUp
Roof Type	Flat

Addition Summary			
Story	Type	Code	Area
1.00	GARDEN APARTMENT	5	1872
1.00	B - SFIN BASEMNT	B52	1248



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data										
Total Misc Improvements Value Assessed:										

Land Summary

Land Class: COMMERCIAL IMPROVED			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R-A		63-LOT-A	1.00 BY THE UNIT PRICE	\$54,400		\$54,400
Total Land Value Assessed: \$54,400						

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	THREE TALL PINES, LLC	DEED	100	638	\$319,000	000672	00425	7/26/2019
1 Back	ROBINSON, WILLAREE	DEED	100	0		000000	00000	1/1/1900

Notes Summary

Building Card	Date	Line	Notes
P	3/17/2020	0	NICQ closed due to: NICQ moved forward to 2021
P	2/28/2020	0	UPSTAIRS RENOVATION TO APARTMENTS ONLY PARTIALLY COMPLETE, REVISIT 1-1-2021 FOR 100% COMPLETION/TWT
P	7/26/2019	0	Ownership change from straight transfer effective 7/26/2019 3:05 PM using DEED Book/Page 000672-00425. REID 659589 transferred from grantor(s) ROBINSON, WILLAREE to grantee(s) THREE TALL PINES, LLC
P	7/8/2019	0	CLERICAL CORRECTION
P	6/25/2019	0	PARCEL Split for YEAR FOR 2019 effective 12/13/2018 12:00 AM. PARENTS: 4006 CHILDREN: 4006 659589
P	6/25/2019	0	NEW PARCEL - Year For: 2019