

LENOIR HDW & FURN CO INC

812 NW WEST AV 28645
34246

PLAT: 00000/00000 UNIQ ID 226723
ID NO: 2749.08 77 8527

Parcel ID: 06- 1 - 2- 9-

SPLIT FROM ID

Reval Year: 2025 Tax Year: 2025
Appraised By 02 on 04/08/2019 00265 NEIGHBORHOOD

COUNTY (100)
0045/0178 1907 0.00

CARD NO. 1 of 1
66.0000 FF
TW-06 CI-01 FR-

SRC=
AT- LAST ACTION 20250108

CONSTRUCTION DETAIL				MARKET VALUE							DEPRECIATION		CORRELATION OF VALUE			
Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		NORM	0.84000	CREDENCE TO	MARKET		
Continuous Footing	4.00	10	07	16,286	81	80.19	1305974	1966	1908	% GOOD		16.0				
Sub Floor System	5	TYPE: COMMERCIAL														
Wood	12.00	STYLE: 4 - 2.5 Stories or More														
Exterior Walls	11	. +-----67-----+														
Concrete Block	21.00	. IBAS I														
Exterior Walls	21	. I I														
Face Brick/Rock	0.00	. I I														
Roofing Structure	07	. I I														
Wood Truss	8.00	. I I														
Roofing Cover	03	. I I														
Asphalt or Composition Shingle	4.00	. I I														
Interior Wall Construction	5	. I I														
Drywall	8.00	. I I														
Interior Floor Cover	09	. I I														
Pine or Soft Wood	6.00	. I I														
Heating Fuel	03	. I I														
Gas	1.00	. I I														
Heating Type	03	. I I														
Forced Air - Not Ducted	4.00	. I I														
Air Conditioning Type	01	. I I														
None	0.00	. I I														
Structural Frame	04	. I I														
Masonry	12.00	. 1 I														
Ceiling & Insulation	07	. 1 I														
Not Suspended - Ceiling and Wall Insulated	6.00	. 8 I														
Unit Count	2	. I I														
Units	0.00	. I I														
Half-Bathrooms		. I I														
BAS - 0 FUS - 0 LL - 0		. I I														
Plumbing Fixtures		. I I														
10.00	1.000	. I I														
Office		. I I														
BAS - 0 FUS - 0 LL - 0	0	. I I														
TOTAL POINT VALUE	87.000	. I I														
BUILDING ADJUSTMENTS				. I I												
Quality	3	Average	1.00	. I I												
Shape/Design	3	Slight Irregular	1.00	. I I												
Size	Size	Size	0.93	. I I												
TOTAL ADJUSTMENT FACTOR				0.930												
TOTAL QUALITY INDEX				81												
				. +-----67-----+												

SUBAREA				CODE	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	7,906	100	633982	TOTAL OB/XF VALUE															
FBM	3,162	040	101440																
FUS	7,906	090	570552																
SUBAREA TOTALS		18,974	1,305,974																
BLDG DIMENSIONS		BAS=N118E67S118W67°FUS=N11 8E67S118W67°FBM=3162\$.																	

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 ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700		66	209	1.1200	2	1.0000	D1.12X1.00	RP	770.00	66.000	FF	1.120	862.40	56918			
TOTAL MARKET LAND DATA																56918		
TOTAL PRESENT USE DATA																		

06- 1 - 2- 9- (2927384) Group:0

6/4/2025 3:13:34 PM.