

## Property Summary

Tax Year: 2023

<b>REID</b>	42030	<b>PIN</b>	2733-17-4543	<b>Property Owner</b>	HIGH PEAK SPEED & CLASSICS, INC.
<b>Location Address</b>	1366 US 70 W	<b>Property Description</b>		<b>Owner's Mailing Address</b>	1368 US 70 W VALDESE NC 28690

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	
<b>Market Area</b>	COM4000
<b>Township</b>	DREXEL
<b>Planning Jurisdiction</b>	BURKE
<b>City</b>	
<b>Fire District</b>	TRIPLE COMMUNITY FD
<b>Spec District</b>	
<b>Land Class</b>	RETAIL
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	2.33
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	7/6/2022
<b>Deed Book</b>	002632
<b>Deed Page</b>	01000
<b>Revenue Stamps</b>	\$312
<b>Package Sale Date</b>	7/6/2022
<b>Package Sale Price</b>	\$156,000
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary	
<b>Total Buildings</b>	1
<b>Total Units</b>	0
<b>Total Living Area</b>	0
<b>Total Gross Leasable Area</b>	5,400

Property Value	
<b>Total Appraised Land Value</b>	\$83,250
<b>Total Appraised Building Value</b>	\$72,956
<b>Total Appraised Misc Improvements Value</b>	\$9,459
<b>Total Cost Value</b>	\$165,665
<b>Total Appraised Value - Valued By Cost</b>	\$165,665
<b>Other Exemptions</b>	
<b>Exemption Desc</b>	
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	
<b>Total Deferred Value</b>	
<b>Total Taxable Value</b>	\$165,665

## Building Summary

Card 1 1366 US 70 W

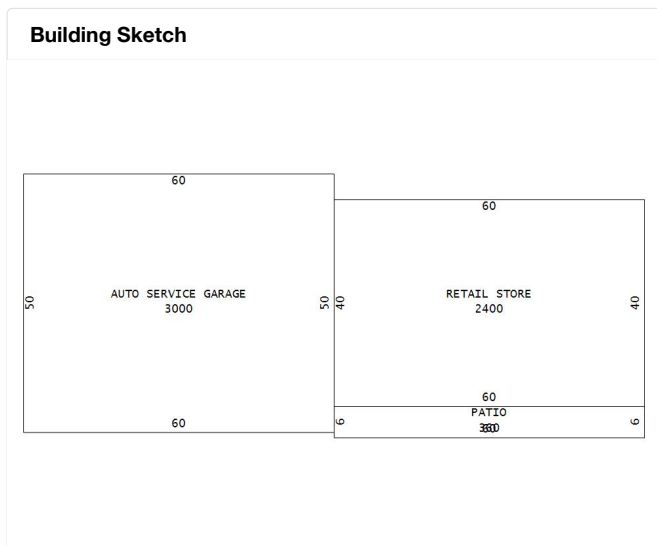
Building Details	
<b>Bldg Name</b>	
<b>Primary Occupancy Type</b>	RETAIL
<b>Primary Occupancy</b>	RETAIL STORE
<b>Primary Class</b>	D
<b>Primary Quality</b>	FAIR
<b>Year Built</b>	1971
<b>Effective Year</b>	1976
<b>Physical Depreciation (Rating)</b>	FAIR
<b>Physical Depreciation (% Bad)</b>	77
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Gross Leasable Area (SQFT)</b>	5,400
<b>Remodeled Year</b>	0
<b>Total Stories</b>	1

Building Total & Improvement Details	
<b>Total Adjusted Replacement Cost New</b>	\$317,203
<b>Physical Depreciation (% Bad)</b>	FAIR 77
<b>Depreciated Value</b>	\$72,956
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Total Depreciated Value</b>	\$72,956
<b>Market Area Factor</b>	1
<b>Building Value</b>	\$72,956
<b>Misc Improvements Value</b>	\$9,459
<b>Total Improvement Value</b>	\$82,415
<b>Assessed Land Value</b>	\$83,250
<b>Assessed Total Value</b>	\$165,665

Section 1 Details	
Occupancy Type	RETAIL
Additional Fixtures	0
Air Conditioning	NONE
Class	D
Depreciation	77%
Depreciation	FAIR
Exterior Walls	METAL
Floors	CONCRETE
Floors	VYL/TILE
Foundation	CONCRETE
Foundation	CRAWL
Full Baths	2
Half Baths	0
Heat	CENTRAL
Interior Finish	DRYWALL
Occupancy	RETAIL STORE
Quality	FAIR
Roof Cover	METAL
Roof Structure	PRE-ENGINEERED STEEL
Roof Type	MANSARD

Section 2 Details	
Occupancy Type	RETAIL
Additional Fixtures	0
Air Conditioning	NONE
Class	D
Depreciation	77%
Depreciation	FAIR
Exterior Walls	METAL
Floors	CONCRETE
Floors	VYL/TILE
Foundation	CONCRETE
Foundation	CRAWL
Full Baths	0
Half Baths	0
Heat	CENTRAL
Interior Finish	DRYWALL
Occupancy	AUTO SERVICE GARAGE
Quality	FAIR
Roof Cover	METAL
Roof Structure	PRE-ENGINEERED STEEL
Roof Type	MANSARD

Addition Summary			
Story	Type	Code	Area
1.00	PATIO, CONCRETE	PATI	360



**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
1	14000	SIZE	PAVING ASPHALT	\$2.00	1938	75	0	0		\$7,000
1	200x6	DIMENSIONS	FENCE CHAIN LINK	\$2.40	1963	75	0	0		\$720
1	480x6	DIMENSIONS	FENCE CHAIN LINK	\$2.40	1963	75	0	0		\$1,728
1	1	SIZE	SHED FRAME	\$14.00	2013	18	0	0		\$11
<b>Total Misc Improvements Value Assessed: \$9,459</b>										

## Land Summary

Land Class: RETAIL		Deeded Acres: 2.33			Calculated Acres: 2.33			
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
G-B		COM_SITE_IMPROVED	1.00 BY THE ACRE PRICE	\$50,000				\$50,000
G-B		COM_STE_UNIMPRVED	1.33 BY THE ACRE PRICE	\$25,000				\$33,250
<b>Total Land Value Assessed: \$83,250</b>								

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	HIGH PEAK SPEED & CLASSICS, INC.	DEED	100	312	\$156,000	002632	01000	7/6/2022
1 Back	YOUNG, DEBRA F	DEED	100	0		001531	00788	1/17/2006
2 Back	FENDER, DELMER L DEC	DEED	100	0		001327	00931	1/23/2004
3 Back	FENDER, DELMER L/ FENDER, EFFIE T	DEED	100	0		000796	00548	8/14/1992
4 Back	GATES, WELDON J/ GATES, SANDRA L	DEED	100	0		000704	00593	7/1/1986
5 Back	POWELL, HUBERT J/ POWELL, MARTHA	DEED	100	0		000358	00012	3/10/1970
6 Back	BRINKLEY, MRS JC	DEED	100	0		000005	00408	1/1/1900

## Notes Summary

Building Card	Date	Line	Notes
No Data			