

24781

FIBA LLC

10535 LEE HWY

4

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 75-116

Printed 5/26/2026

Card No. 1 of 1

PARCEL NUMBER
24781

FIBA LLC
1349 BLUE RIDGE TPK
FINCASTLE VA 24090

TRANSFER OF OWNERSHIP

Parent Parcel Number

MILL CREEK

| Date | | |
|------------|----------------------------------------------|----------|
| 02/12/2020 | BRAKE MARGO S Doc #: 200000576 | \$695000 |
| 01/29/2002 | SIMPSON CORRELL J ET ALS Doc #: 020000687 | \$500000 |

Property Address
10535 LEE HWY

Neighborhood
7000 RT 11 EAST TROUT/ BUCH

Property Class
4 4-Commercial/Industrial

COMMERCIAL

TAXING DISTRICT INFORMATION

Jurisdiction 012
Area 001
District VALLEY

VALUATION RECORD

| Assessment Year | 01/01/2006 | 01/01/2006 | 01/01/2010 | 01/01/2016 | 01/01/2020 | 01/01/2024 |
|-------------------|------------|------------|------------|------------|------------|------------|
| Reason for Change | 2006 REVAL | 2006 REVAL | 2010 REVAL | 2016 REVAL | 2020 REVAL | 2024 REVAL |
| VALUATION | L 78200 | 78200 | 91200 | 91200 | 91200 | 99200 |
| 0 | B 545400 | 545400 | 531700 | 558800 | 556300 | 401400 |
| | T 623600 | 623600 | 622900 | 650000 | 647500 | 500600 |

Site Description

Topography:
Level, Rolling

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
AR-AG RURAL
RESIDENTIAL

Legal Acres:
6.6060

LAND DATA AND CALCULATIONS

| Rating | Measured | Table | Prod. Factor | | | | | | |
|-------------------------------|-----------|-----------|--------------|----------|----------|----------|-----------|-------|--|
| Soil ID | Acreage | | --or-- | | | | | | |
| --or-- | --or-- | | Depth Factor | | | | | | |
| Actual | Effective | Effective | --or-- | Base | Adjusted | Extended | Influence | | |
| Frontage | Frontage | Depth | Square Feet | Rate | Rate | Value | Factor | Value | |
| 1 11 Primary Comm/Indust Land | 1.6060 | | 1.00 | 40000.00 | 40000.00 | 64200 | | 64200 | |
| 2 91 Residual Acreage | 5.0000 | | 1.00 | 7000.00 | 7000.00 | 35000 | | 35000 | |

DESC: GENERAL DESC
BETHEL RIDGE NURSING HOME FORMERLY MOUNTAIN
VIEW INC

Supplemental Cards

MEASURED ACREAGE 6.6060

Supplemental Cards

TRUE TAX VALUE 99200

Supplemental Cards

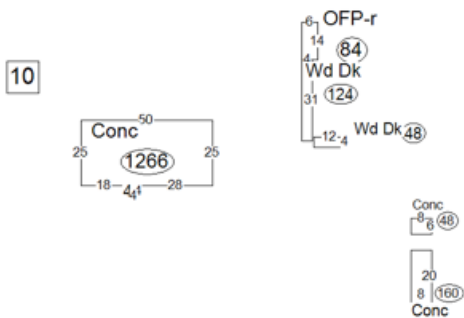
TOTAL LAND VALUE 99200

24781

Property Class: 4
10535 LEE HWY
Finished
Area Sq Ft

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS



Construction Base Area Floor

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

| Description | Value | ID | Use | Stry Hgt | Const Type | Grade | Year Constr | Eff Year | Base Rate | Feat-ures | Adj Rate | Size or Area | Computed Value | Phys Depr | Obsol Depr | Market Adj | % Comp | Value |
|----------------------------|-------|-----------------------|-----|---------------------|------------|--------------------------------|-------------|----------|-----------|-----------|----------|--------------|----------------|-----------|------------|------------|--------|-------|
| 02 PAVING | 0.00 | 1 | C | 2000 | 2000 | AV | 0.00 | N | 0.00 | 1 | 0.00 | 1 | 0 | 0 | SV | 100 | 100 | 8000 |
| 03 BUSINESS SIGN | 0.00 | 1 | C | 2000 | 2000 | AV | 0.00 | N | 0.00 | 1 | 0.00 | 1 | 0 | 0 | SV | 100 | 100 | 400 |
| 04 1SCB STORAGE | 0.00 | 1 | C | 2000 | 2000 | AV | 0.00 | N | 0.00 | 10x 12 | 0.00 | 10x 12 | 0 | 0 | SV | 100 | 100 | 400 |
| 05 ADULT HM | 1.00 | 4 | C | 1950 | 1950 | AV | 0.00 | N | 100.00 | 9680 | 968000 | 968000 | 60 | SV | 100 | 100 | 387200 | |
| 06 CONCP | 0.00 | 6 | C | 2002 | 2002 | AV | 0.00 | N | 3.00 | 1266 | 3800 | 3800 | 30 | SV | 100 | 100 | 2700 | |
| 07 OFF-R | 0.00 | 1 | C | 2002 | 2002 | AV | 0.00 | N | 15.00 | 6x 14 | 1260 | 1260 | 30 | SV | 100 | 100 | 900 | |
| 08 WDDK | 0.00 | 1 | C | 2002 | 2002 | AV | 0.00 | N | 10.00 | 4x 31 | 1240 | 1240 | 30 | SV | 100 | 100 | 900 | |
| 09 WDDK | 0.00 | 1 | C | 2002 | 2002 | AV | 0.00 | N | 10.00 | 4x 12 | 480 | 480 | 30 | SV | 100 | 100 | 300 | |
| 10 FR BLDG | 1.00 | 1 | C | 2002 | 2002 | AV | 0.00 | N | 6.00 | 14x 15 | 1260 | 1260 | 50 | SV | 100 | 100 | 600 | |
| Data Collector/Date | | Appraiser/Date | | Neighborhood | | Supplemental Cards | | | | | | | | | | | | |
| BM 11/15/2023 | | GE 12/15/2023 | | Neigh AV | | TOTAL IMPROVEMENT VALUE | | 401400 | | | | | | | | | | |