

CHEROKEE COUNTY

1/17/2024 10:05:14 AM

WILSON'S ON 176 LLC  
 OLD RANGER RD  
 60543

Return/Appeal Notes:

Parcel: 4592-14-32-2688-000

PLAT: 00000/0000 UNIQ ID 386494 SPLIT FROM ID 31191

NN: 26 - Change of Ownership  
 COUNTY TAX (100)

CARD NO. 1 of 1

0.0800 AC

SRC=

TW-44

CI-02 FR-EX-

AT-

LAST ACTION 20230906

Reval Year: 2020 Tax Year: 2024 FR GERALD WILSON'S BUILDING SUPPLY INC 1677/748

Appraised by on 44005 MURPHY HIGH DENSITY RES R2

CONSTRUCTION DETAIL		MARKET VALUE					DEPRECIATION			CORRELATION OF VALUE											
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO												
	01	00							% GOOD												
BUILDING ADJUSTMENTS		TYPE: Single Family Residential										DEPR. BUILDING VALUE - CARD	0								
TOTAL ADJUSTMENT FACTOR		STYLE:										DEPR. OB/XF VALUE - CARD	0								
TOTAL QUALITY INDEX												MARKET LAND VALUE - CARD	3,000								
												TOTAL MARKET VALUE - CARD	3,000								
												TOTAL APPRAISED VALUE - CARD	3,000								
												TOTAL APPRAISED VALUE - PARCEL	3,000								
												TOTAL PRESENT USE VALUE - PARCEL	0								
												TOTAL VALUE DEFERRED - PARCEL	0								
												TOTAL TAXABLE VALUE - PARCEL	3,000								
												PRIOR									
												BUILDING VALUE	0								
												OBXF VALUE	0								
												LAND VALUE	0								
												PRESENT USE VALUE	0								
												DEFERRED VALUE	0								
												TOTAL VALUE	0								
												PERMIT									
		CODE	DATE	NOTE	NUMBER	AMOUNT															
												ROUT: WTRSHD:									
												SALES DATA									
		OFF. RECORD	DATE	DEED TYPE	Q/UV/I	INDICATE SALES PRICE															
BOOK	PAGE	MO/YR																			
01741	0898	9 2023	WD	C	V	0															
01677	0748	4 2021	WD*	C	V	3000															
01415	0561	7 2011	WD	G	I	0															
												HEATED AREA									
												NOTES									
SUBAREA		GS	RPL	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	AREA	%	CS	TOTAL OB/XF VALUE																	
FIREPLACE																					
SUBAREA TOTALS																					
BUILDING DIMENSIONS																					
LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
SFR SUB LOT	0100	R2	30	0	1.0000	0	1.0000	RF	AC	LC	TO	OT	PS	12,000.00	0.250	LT	1.000	12,000.00	3000		.08 ACRES
TOTAL MARKET LAND DATA																			3,000		
TOTAL PRESENT USE DATA																					

CHEROKEE COUNTY

1/17/2024 10:05:58 AM

**WILSON'S ON 176 LLC**  
 230 OLD RANGER RD  
 60543  
 NN: 26 - Change of Ownership  
 COUNTY TAX (100)  
 TR 3 WILSON PROP 1711/803  
 Appraised by 03 on 11/05/2019 44003 MURPHY HIGHWAY BUS HB  
 Return/Appeal Notes: Parcel: **4592-14-22-9549-000**  
 PLAT: 00000/0000 UNIQ ID 31147  
 ID NO: 44000005229515  
 CARD NO. 1 of 1  
 1.4000 AC  
 TW-44  
 SRC= ESTIMATED  
 CI-02 FR- EX- AT- LAST ACTION 20230713

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE						
TOTAL POINT VALUE	BUILDING ADJUSTMENTS	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB				CREDENCE TO					
TOTAL ADJUSTMENT FACTOR	TOTAL QUALITY INDEX	97	00							% GOOD			DEPR. BUILDING VALUE - CARD					
													DEPR. OB/XF VALUE - CARD					
													MARKET LAND VALUE - CARD					
													TOTAL MARKET VALUE - CARD					
													TOTAL APPRAISED VALUE - CARD					
													TOTAL APPRAISED VALUE - PARCEL					
													TOTAL PRESENT USE VALUE - PARCEL					
													TOTAL VALUE DEFERRED - PARCEL					
													TOTAL TAXABLE VALUE - PARCEL					
													PRIOR					
													BUILDING VALUE					
													OBXF VALUE					
													LAND VALUE					
													PRESENT USE VALUE					
													DEFERRED VALUE					
													TOTAL VALUE					
													PERMIT					
													CODE	DATE	NOTE	NUMBER	AMOUNT	
													ROUT: 60.000WTRSHD:					
													SALES DATA					
													OFF. RECORD	DATE	DEED TYPE		INDICATE SALES PRICE	
													BOOK	PAGE	MOYR	Q/U/V/I		
													01738	0445	7	2023	WD E V	0
													01711	0803	5	2022	WD E V	0
													01579	0184	1	2018	AF U V	0
													01579	0173	1	2018	WD* B I	150000
													00636	0174	9	1991	WD X I	0
													HEATED AREA					
													NOTES					
													HOUSE RAZED MINI WAREHOUSE REMOVED					

SUBAREA				CODE	QUALITY	DESCRIPTION	COUNT	LT	HW	TH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE
TYPE	GS AREA	RPL %	CS	TOTAL OB/XF VALUE																	
FIREPLACE																					
SUBAREA																					
TOTALS																					

**BUILDING DIMENSIONS**

LAND INFORMATION																					
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700	IHC	232	0	1.0000	0	0.9500	+00	+00	+00	-10	+00	PS	120,000.00	1.400	AC	0.950	114,000.00	159600		

<b>TOTAL MARKET LAND DATA</b>															1.400						159,600
<b>TOTAL PRESENT USE DATA</b>																					

**CHEROKEE COUNTY**

**WILSON'S ON 176 LLC**  
176 OLD RANGER RD  
60543

Return/Appeal Notes:

**Parcel: 4592-14-32-2509-000**

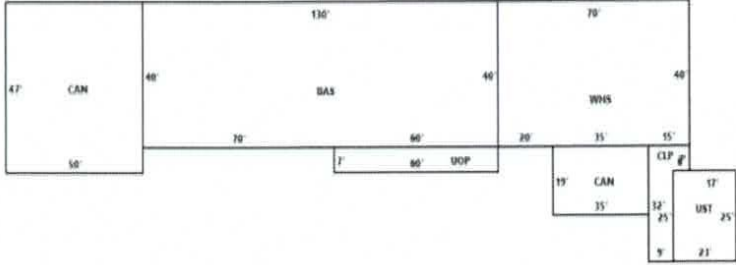
NN: 26 - Change of Ownership  
COUNTY TAX (100)  
TR 2 WILSON PROP 1711/803  
MURPHY HIGHWAY BUS HB

WILSON'S SUPPLY ID NO: 44000005324664  
CARD NO. 1 of 1  
0.7500 AC  
TW-44

PLAT: 00000/0000 UNIQ ID 31189  
SRC= INSPECTION  
CI-02 FR- EX- AT- LAST ACTION 20230713

Reval Year: 2020 Tax Year: 2024  
Appraised by 03 on 11/05/2019 44003

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE					
Foundation - 4 Spread Footing	5.00	USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB	Standard	0.65000	CREDENCE TO MARKET				
Sub Floor System - 2 Slab on Grade	6.00	10	07	8,051	62	52.02	418814	1985	1978	% GOOD	35.0	<b>DEPR. BUILDING VALUE - CARD</b>		146,590	
Exterior Walls - 02 Corrugated Metal-Light	5.00	TYPE: Commercial/RETAIL				Commercial				<b>DEPR. OB/XF VALUE - CARD</b>		31,860			
Roofing Structure - 07 Wood Truss	8.00	STYLE: 1 - 1.0 Story								<b>MARKET LAND VALUE - CARD</b>		90,000			
Roofing Cover - 01 Corrugated/Sheet Metal	2.00									<b>TOTAL MARKET VALUE - CARD</b>		268,450			
Interior Wall Construction - 1 Masonry/minimum	4.00									<b>TOTAL APPRAISED VALUE - CARD</b>		268,450			
Interior Floor Cover - 03 Concrete finished	2.00									<b>TOTAL APPRAISED VALUE - PARCEL</b>		268,450			
Heating Fuel - 04 Electric	2.00									<b>TOTAL PRESENT USE VALUE - PARCEL</b>		0			
Heating Type - 10 Heat Pump	6.00									<b>TOTAL VALUE DEFERRED - PARCEL</b>		0			
Air Conditioning Type - 03 Central	5.00									<b>TOTAL TAXABLE VALUE - PARCEL</b>		268,450			
Structural Frame - 02 Wood frame	6.00									<b>PRIOR</b>					
Ceiling & Insulation - 07 Not suspended - Ceiling & Wall	6.00									BUILDING VALUE		221,500			
Commercial Heat & Air - 2 Packaged Units	0.00									OBXF VALUE		25,550			
Half-Bathrooms BAS - 0 FUS - 0 LL - 0										LAND VALUE		112,500			
Plumbing Fixtures	5.00									PRESENT USE VALUE		0			
<b>TOTAL POINT VALUE</b>	60.000									DEFERRED VALUE		0			
<b>BUILDING ADJUSTMENTS</b>												<b>TOTAL VALUE</b>		359,550	
<b>Quality</b>	3	Average	1.0000						<b>PERMIT</b>						
<b>Shape/Design</b>	2	Rectangle	1.0000						CODE DATE NOTE NUMBER AMOUNT						
<b>Size</b>	Size	Size	1.0300						ROUT: 59.000WTRSHD:						
<b>Market Factor</b>	3	MARKET FACTOR	1.0000						<b>SALES DATA</b>						
TOTAL ADJUSTMENT FACTOR	1.030								OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE SALES PRICE						
TOTAL QUALITY INDEX	62								BOOK PAGE MOYR						
												01738 0445 7 2023 WD E I 0			
												01711 0803 5 2022 WD E I 0			
												01451 0376 11 2012 ED E I 0			
												00752 0168 12 1995 WD X I 0			
												BUILDING AREA 5,200			
												<b>NOTES</b>			
												DBA"" /CORR ELEM			



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SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE								
BAS	5,200	100	270504	06	FENCE CL	0	0	400	12.00	0	---	1970	1985		S5		20	960								
CAN	3,015	030	47078	10	PAVING	0	0	10,300	6.00	0	---	1970	2010		S5		50	30900								
CLP	330	040	6867	<b>TOTAL OB/XF VALUE</b>															31,860							
UOP	420	030	6555																							
UST	575	050	14982																							
WHS	2,800	050	72828																							
<b>FIREPLACE</b>	1 - None		0																							
<b>SUBAREA TOTALS</b>	12,340		418,814																							
<b>BUILDING DIMENSIONS</b> CAN=W50S47E50N47Area:2350;BAS=E130S40W60W70N40Area:5200;UOP=S7W60N7E60Area:420;WHS=E70S40W15W35W20N40Area:2800;CAN=S19E335N19W35Area:665;CLP=S32E9N25E6N7W15Area:330;UST=E17S25W23N25E6Area:575;TotalArea:12340																										
<b>LAND INFORMATION</b>																										
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES						
COMMERCIAL	0700	IHC	286	128	1.0000	0	1.0000	RF	AC	LC	TO	OT	PS	120,000.00	0.750	AC	1.000	120,000.00	90000							
<b>TOTAL MARKET LAND DATA</b>															0.750						90,000					
<b>TOTAL PRESENT USE DATA</b>																										



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Next Card

CHEROKEE COUNTY

1/17/2024 10:06:58 AM

**WILSON'S ON 176 LLC**  
310 OLD RANGER RD  
60543

Return/Appeal Notes:

**Parcel: 4592-18-22-7473-000**

PLAT: 00000/0000 UNIQ ID 31977

NN: 26 - Change of Ownership  
COUNTY TAX (100)  
TR 4 WILSON PROP 1711/803  
MURPHY HIGHWAY BUS HB

WILSON'S SUPPLY CO  
CARD NO. 1 of 2  
1.0300 AC  
TW-44

ID NO: 44000005227337

SRC= INSPECTION

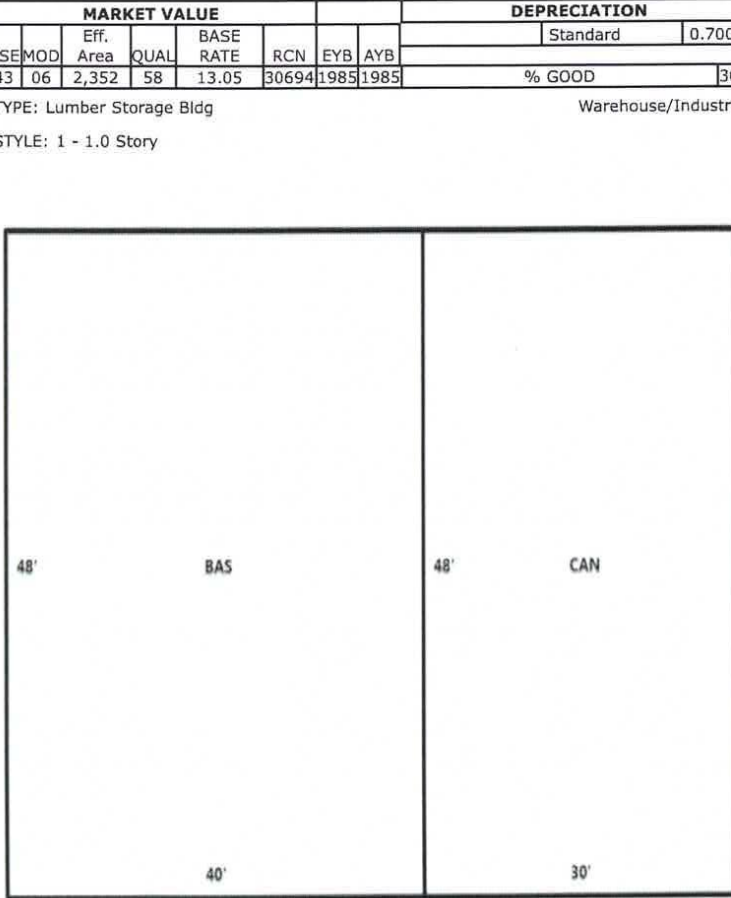
CI-02 FR- EX-

AT-

LAST ACTION 20230713

Reval Year: 2020 Tax Year: 2024  
Appraised by 03 on 11/05/2019 44003

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE						
Foundation - 4	8.00	USE	MOD	Eff. Area	BASE RATE	RCN	EYB	AYB	Standard	0.70000	CREDENCE TO	MARKET
Spread Footing	8.00	43	06	2,352	58	13.05	30694	1985	1985	30.0	% GOOD	30.0
Sub Floor System - 2	8.00	TYPE: Lumber Storage Bldg Warehouse/Industrial										
Slab on Grade	8.00	STYLE: 1 - 1.0 Story										
Exterior Walls - 02	7.00											
Corrugated Metal-Light	7.00											
Roofing Structure - 07	14.00											
Wood Truss	14.00											
Roofing Cover - 01	3.00											
Corrugated/Sheet Metal	3.00											
Interior Wall Construction - 1	5.00											
Masonry/minimum	5.00											
Interior Floor Cover - 03	2.00											
Concrete finished	2.00											
Heating Fuel - 01	0.00											
None	0.00											
Heating Type - 01	0.00											
None	0.00											
Air Conditioning Type - 01	0.00											
None	0.00											
Structural Frame - 02	11.00											
Wood frame	11.00											
Ceiling & Insulation - 12	0.00											
No Ceiling-No Insulation	0.00											
Commercial Heat & Air - 1	0.00											
None	0.00											
Half-Bathrooms												
BAS - 0 FUS - 0 LL - 0												
<b>TOTAL POINT VALUE</b>	<b>58.000</b>											



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BUILDING ADJUSTMENTS			
Non-Std Wall Height	0	Non-Std Wall Height	0.8900
Quality	2	Below Average	0.9000
Shape/Design	2	Rectangle	1.0000
Size	Size	Size	1.2500
Market Factor	3	MARKET FACTOR	1.0000
<b>TOTAL ADJUSTMENT FACTOR</b>	<b>1.000</b>		
<b>TOTAL QUALITY INDEX</b>	<b>58</b>		

PERMIT				
CODE	DATE	NOTE	NUMBER	AMOUNT
ROUT: 1.000WTRSHD:				
SALES DATA				
OFF. RECORD	DATE	DEED	TYPE	INDICATE SALES PRICE
BOOK/PAGE	MO/YR		Q/UV/I	
01738/0445	7 2023	WD	E I	0
01711/0803	5 2022	WD	E I	0
01451/0382	11 2012	ED	E I	0
00752/0167	12 1995	WD	X I	0
00492/0130	12 1984	WD	X I	7000
BUILDING AREA 1,920				
NOTES				
DBA"UNDER LOADING AREA				

SUBAREA				CODE	DESCRIPTION	COUNT	LT	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,920	100	25056	10	PAVING CONCRETE		0	0	600	4.00	0	-	0	0	S5		20	480
CAN	1,440	030	5638	06	FENCE CL		0	0	400	12.00	0	-	0	0	S5		20	960
FIREPLACE	1	None	0	24	SHED FRAME		20	10	200	10.00	0	-	0	0	S5		20	400
SUBAREA				24	SHED FRAME		75	50	3,750	10.00	0	-	1985	2010	S5		50	18750
<b>TOTALS</b>	<b>3,360</b>		<b>30,694</b>	02	GARAGE FRAME		18	14	252	31.25	0	-	0	0	S3		20	1575
<b>TOTAL OB/XF VALUE</b>																		<b>22,165</b>

**BUILDING DIMENSIONS** BAS=W40S48E40N48Area:1920;CAN=N48E30S48W30Area:1440;TotalArea:3360

LAND INFORMATION																		
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
COMMERCIAL	0700	IHC	250	176	1.0000	0	0.8500	+00 +00 +00 -15 +00	PS	120,000.00	1.030	AC	0.850	102,000.00	105060			
<b>TOTAL MARKET LAND DATA</b>												1.030				105,060		
<b>TOTAL PRESENT USE DATA</b>																		

**CHEROKEE COUNTY**

**WILSON'S ON 176 LLC**  
 OLD RANGER RD  
 60543

Return/Appeal Notes: **Parcel: 4592-14-32-1638-000**  
 PLAT: 00000/0000 UNIQ ID 385867 SPLIT FROM ID 31185

NN: 26 - Change of Ownership  
 COUNTY TAX (100)  
 TR 1 WILSON PROP 1711/803

Reval Year: 2020 Tax Year: 2024  
 Appraised by on 44005 MURPHY HIGH DENSITY RES R2

CARD NO. 1 of 1  
 0.2500 AC  
 TW-44

SRC=  
 CI-02 FR- EX- AT- LAST ACTION 20230713

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION			CORRELATION OF VALUE				
TOTAL POINT VALUE	BUILDING ADJUSTMENTS	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO					
		97	00							% GOOD					
TOTAL ADJUSTMENT FACTOR		TYPE: Vacant								DEPR. BUILDING VALUE - CARD					
TOTAL QUALITY INDEX		STYLE:								DEPR. OB/XF VALUE - CARD					
										MARKET LAND VALUE - CARD					
										TOTAL MARKET VALUE - CARD					
										TOTAL APPRAISED VALUE - CARD					
										TOTAL APPRAISED VALUE - PARCEL					
										TOTAL PRESENT USE VALUE - PARCEL					
										TOTAL VALUE DEFERRED - PARCEL					
										TOTAL TAXABLE VALUE - PARCEL					
										PRIOR					
										BUILDING VALUE					
										OBXF VALUE					
										LAND VALUE					
										PRESENT USE VALUE					
										DEFERRED VALUE					
										TOTAL VALUE					
										PERMIT					
		CODE		DATE		NOTE		NUMBER		AMOUNT					
		ROUT: WTRSHD:													
		SALES DATA													
		OFF. RECORD		DATE		DEED TYPE		Q/UV/I		INDICATE SALES PRICE					
		BOOK	PAGE	MO	YR										
		01637	0275	2	2020	WD*	Q	V				7500			
		01738	0445	7	2023	WD	E	V				0			
		01711	0803	5	2022	WD	E	V				0			
		00777	0094	10	1996	WD	X	I				0			
		HEATED AREA													
		NOTES													

SUBAREA		GS	RPL	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE		
TYPE	AREA	%	CS	TOTAL OB/XF VALUE																		
0																						
FIREPLACE																						
SUBAREA																						
TOTALS																						
BUILDING DIMENSIONS																						
LAND INFORMATION																						
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRON TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT			ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES			
SFR SUB LOT	0100	R2	30	0	4.0000	4	0.5500	+00	-25	+00	-20	+00	PD	12,000.00	0.250	AC	2.200	26,400.00	6600			
TOTAL MARKET LAND DATA													0.250					6,600				
TOTAL PRESENT USE DATA																						