

# Property Summary

Tax Year: 2023

<b>REID</b>	6743	<b>PIN</b>	8860-61-9735	<b>Property Owner</b>	GOSS IHS, LLC A NC LIMITED LIABILITY COMPANY
<b>Location Address</b>	176 BRIDGE ST	<b>Property Description</b>		<b>Owner's Mailing Address</b>	24 S ANDREWS AVE HOT SPRINGS NC 28743

Administrative Data	
<b>Plat Book &amp; Page</b>	
<b>Old Map #</b>	
<b>Market Area</b>	1710
<b>Township</b>	HOT SPRINGS
<b>Planning Jurisdiction</b>	MADISON
<b>City</b>	
<b>Fire District</b>	HOT SPRINGS CITY
<b>Spec District</b>	
<b>Land Class</b>	COMMERCIAL IMPROVED
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.15
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	9/7/2018
<b>Deed Book</b>	000656
<b>Deed Page</b>	00531
<b>Revenue Stamps</b>	\$3,000
<b>Package Sale Date</b>	9/7/2018
<b>Package Sale Price</b>	\$1,500,000
<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>	12,800

Property Value	
<b>Total Appraised Land Value</b>	\$180,000
<b>Total Appraised Building Value</b>	\$1,286,163
<b>Total Appraised Misc Improvements Value</b>	
<b>Total Cost Value</b>	\$1,466,163
<b>Total Appraised Value - Valued By Cost</b>	\$1,466,163
<b>Other Exemptions</b>	
<b>Exemption Desc</b>	
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	\$733,082
<b>Total Deferred Value</b>	\$733,082
<b>Total Taxable Value</b>	\$733,081

# Building Summary

Card 1 176 BRIDGE ST

Building Details	
<b>Bldg Name</b>	
<b>Primary Occupancy Type</b>	COMMERCIAL
<b>Primary Occupancy</b>	TYPICAL OFFICE
<b>Primary Class</b>	A
<b>Primary Quality</b>	EX-A+05
<b>Year Built</b>	1933
<b>Effective Year</b>	1995
<b>Physical Depreciation (Rating)</b>	GOOD
<b>Physical Depreciation (% Bad)</b>	0
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Gross Leasable Area (SQFT)</b>	12,800
<b>Remodeled Year</b>	0
<b>Total Stories</b>	1

Building Total & Improvement Details	
<b>Total Adjusted Replacement Cost New</b>	\$1,286,163
<b>Physical Depreciation (% Bad)</b>	GOOD 0
<b>Depreciated Value</b>	\$1,286,163
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Total Depreciated Value</b>	\$1,286,163
<b>Market Area Factor</b>	1
<b>Building Value</b>	\$1,286,163
<b>Misc Improvements Value</b>	
<b>Total Improvement Value</b>	\$1,286,163
<b>Assessed Land Value</b>	\$180,000
<b>Assessed Total Value</b>	\$1,466,163

Section 1 Details	
<b>Occupancy Type</b>	COMMERCIAL
<b>Air Conditioning</b>	Forcd
<b>Class</b>	A
<b>Depreciation</b>	GOOD

Section 2 Details	
<b>Occupancy Type</b>	COMMERCIAL
<b>Air Conditioning</b>	HPump
<b>Class</b>	A
<b>Depreciation</b>	GOOD

Section 3 Details	
<b>Occupancy Type</b>	COMMERCIAL
<b>Air Conditioning</b>	HPump
<b>Class</b>	A
<b>Depreciation</b>	GOOD

<b>Depreciation</b>	0%
<b>Design and Style</b>	COMMERCIAL
<b>Exterior Walls</b>	Brick
<b>Full Baths</b>	0
<b>Half Baths</b>	6
<b>Heat</b>	Forcd
<b>Occupancy</b>	TYPICAL OFFICE
<b>Quality</b>	EX-A+05
<b>Roof Cover</b>	BuiltUp
<b>Roof Structure</b>	WoodFram
<b>Roof Type</b>	Flat

<b>Depreciation</b>	0%
<b>Design and Style</b>	COMMERCIAL
<b>Exterior Walls</b>	Brick
<b>FIREPLACE OPENING</b>	1
<b>Half Baths</b>	4
<b>Heat</b>	HPump
<b>Occupancy</b>	RESTAURANT
<b>Quality</b>	EX-A+05
<b>Roof Cover</b>	BuiltUp
<b>Roof Structure</b>	WoodFram
<b>Roof Type</b>	Flat

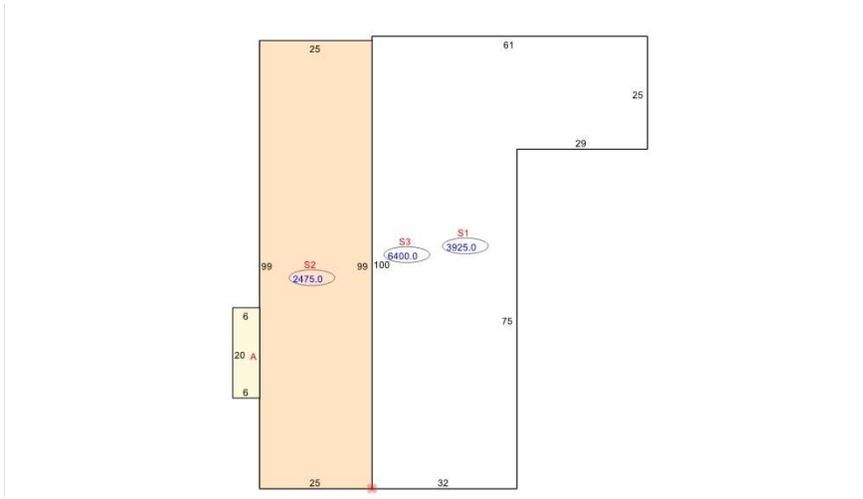
<b>Depreciation</b>	0%
<b>Design and Style</b>	COMMERCIAL
<b>Exterior Walls</b>	Brick
<b>Full Baths</b>	15
<b>Heat</b>	HPump
<b>Occupancy</b>	HOTEL
<b>Quality</b>	EX-A+05
<b>Roof Cover</b>	BuiltUp
<b>Roof Type</b>	Flat

<b>Addition Summary</b>			
<b>Story</b>	<b>Type</b>	<b>Code</b>	<b>Area</b>
1.00	STORAGE ROOM	113	120

**Building Sketch**

**Photograph**





### 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										
<b>Total Misc Improvements Value Assessed:</b>										

### Land Summary

Land Class: COMMERCIAL IMPROVED			Deeded Acres: 0			Calculated Acres: 0		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
R-A		62-LOT-S	1.00 BY THE UNIT PRICE	\$60,000		OTHER-300.00	\$180,000	
<b>Total Land Value Assessed: \$180,000</b>								

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	GOSS IHS, LLC A NC LIMITED LIABILITY COMPANY	DEED	100	3000	\$1,500,000	000656	00531	9/7/2018
1 Back	AIRPORT WAREHOUSE AT CHARLOTTE, LLC	DEED	100	0		000345	00391	1/1/2011

## Notes Summary

Building Card	Date	Line	Notes
P	4/14/2021	0	Withdrawn
P	3/2/2020	0	Historical deferral modified
P	1/21/2020	0	Partial historic application approved for 2019
P	1/21/2020	0	Exempt application denied for 2019 - use of property does not meet statutory requirements Hist Deferment
P	9/26/2019	0	Partial historic application approved for 2019; was removed by mistake for 2019
P	8/5/2019	0	no changes for 2020 reval
P	6/6/2019	0	Full Exempt removed for 2020
P	4/2/2019	0	Partial exempt application approved for 2019
P	9/7/2018	0	Ownership change from straight transfer effective 9/7/2018 11:02 AM using DEED Book/Page 000656-00531. REID 6743 transferred from grantor(s) AIRPORT WAREHOUSE AT CHARLOTTE, LLC to grantee(s) GOSS IHS, LLC A NC LIMITED LIABILITY COMPANY
P	6/14/2018	1	LEGACY ACCOUNT NUMBER: 7535
P	6/14/2018	2	FROM LEGACY INSTRUMENTS TABLE: Imported from AS400
P	6/14/2018	3	FROM LEGACY LAND TABLE: corner lot
P	6/14/2018	4	LANDNOTES 1-7 FROM LEGACY PARCEL TABLE: SITE: OPEN: WOOD: UNDV: WAST:
P	6/14/2018	5	NOTES 1-3 FROM LEGACY PARCEL TABLE: EY PONDER EST;NAME CHANGE FOR 2006 PER DB 345/391ADJUSTED GRADE FOR 2006