

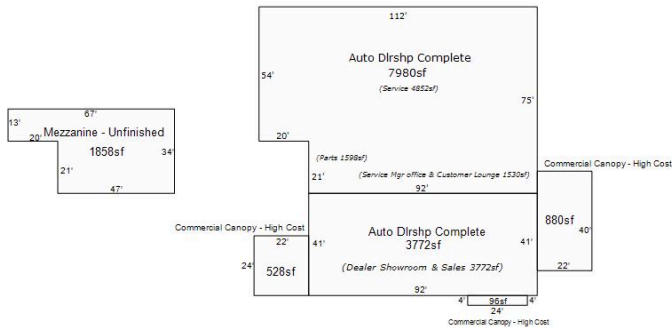
Union County - Property Information

Parcel Number 07048013
Tax Year 2024
Class 12 - COMMERCIAL
Physical Address 5204 W HWY 74 MONROE NC
 28110
Deeded Acres 2.4720

FMV 3,011,000
Exemption/Exclusion 0
Deferred 0
ASV 3,011,000
Tax Rate 0.6518
Total Tax \$19,625.70

Photos & Sketches

Imported File



Imported File



Legal

Legal Description	Subdivision Name	Block	Lot	Deed Book	Deed Page
THREE STAR INVESTORS					

Billing	
	Total
Tax Billed	\$19,625.70
Fire Fees Billed	\$0.00
Interest Billed	\$0.00
Fees Billed	\$0.00
Total Billed	\$19,625.70
Amount Paid	\$19,625.70
Total Unpaid	\$0.00
Date Paid	9/30/2024
Paid By	CC

Tax Due Amounts	
If paid in...	Amount due is...
November 2024	\$0.00
December 2024	\$0.00

[Pay Taxes](#)

Tax Due amounts are for all unpaid years.
See Payment History section for year-by-year details.

No Exclusions

Payment History				
Tax Year	Total Due	Total Paid	Amount Unpaid	Date Paid
2024	\$19,625.70	\$19,625.70	\$0.00	9/30/2024
2023	\$19,276.42	\$19,276.42	\$0.00	10/25/2023
2022	\$18,344.78	\$18,344.78	\$0.00	1/3/2023
2021	\$18,321.20	\$18,321.20	\$0.00	12/30/2021
2020	\$20,857.54	\$20,857.54	\$0.00	12/15/2020

[Show 5 More \(12\)](#)

➔ Owner Information

OWNER CROSSROADS HOLDINGS LLC,
Mailing Address 11120 CAPITAL BLVD
WAKE FOREST, NC 27587

➔ Assessments

Year	Assessed Land	Assessed Building	Assessed Total
2024	1,483,200	1,527,800	3,011,000
2023	1,483,200	1,527,800	3,011,000
2022	1,483,200	1,464,700	2,947,900
2021	1,483,200	1,464,700	2,947,900
2020	1,186,600	1,473,800	2,660,400

Show 5 More (12)

☰ CAMA - Structure (1 of 1) - Real Estate

Property Class	Description	Total Finished Area	Year Built
COM - Commercial	Auto Dlrshp Complete	0	2007

Paving	
Paving, Concrete	2,600 Square Ft. Year Built: 2007
Paving, Asphalt	60,000 Square Ft. Year Built: 2007

Commercial Area	
Mezzanine - Unfinished	1,858 Square Ft. Year Built: 2007

Exterior Walls	
Default Walls	7,980 Sq.Ft.
Default Walls	3,772 Sq.Ft.

Base Cost	
Base Cost	7,980 Sq.Ft.
Base Cost	3,772 Sq.Ft.

Canopies	
Commercial Canopy - High Cost	550 Square Ft. Year Built: 2007
Commercial Canopy - High Cost	528 Square Ft. Year Built: 2007
Commercial Canopy - High Cost	880 Square Ft. Year Built: 2007
Commercial Canopy - High Cost	96 Square Ft. Year Built: 2007

Heating, Cooling & Ventilation	
Default Heating	7,980 Sq.Ft.
Default Heating	3,772 Sq.Ft.

Combined Depreciation	
Combined Depreciation	13 Percent
Combined Depreciation	13 Percent

☰ Market Value Information

Year	Market Land	Market Building	Market Total
2024	1,483,200	1,527,800	3,011,000
2023	1,483,200	1,527,800	3,011,000
2022	1,483,200	1,464,700	2,947,900
2021	1,483,200	1,464,700	2,947,900
2020	1,186,600	1,473,800	2,660,400

Show 1 More (1)