

+OWNERSHIP 1003509 2024 1/04/2024
 ELIT FLOORING PROPERTIES LLC

PROPERTY DESCRIPTION
 4421 GEORGE ABBOTT RD
 ELITE FLOORING

TAX SUBDIVISIONS
 MOSELEY HALL
 COUNTY/MOSELEY HALL FIRE

MAP NUMBER 356604828559
 CARD NO 1
 RECORD NUMBER: 28333
 ROUTE 4016000
 LISTER: LNLEGLISH 5012023
 REVIEW:

PO BOX 1086
 WINTERVILLE NC 28590
 DEED: 1813 850

4421 GEORGE ABBOTT RD

+---40---+
 2 2
 5 5
 D :
 +-22-C+---40---+
 2 : :
 4 : :
 : 3 3
 +-22--8 8
 : :
 : :
 +B---40---+
 : :
 3 3
 8 8
 : :
 A :
 +---40---+

TOPO STREET UTILITY ZONING .530 ACRES NBHD
 0996

NOTES:

#	LAND CLASS	SIZE	* RATE	*SIZ%*	DPT%*	ADJ%	=LND-VALUE
1	10GLAND	.53AC	30000	1.00	1.00	1.20	36000 19080

LAND VALUE: 19080

#	OTHER FEAT	SIZE	BASERATE*	SIZ%*	ADJRATE*	UNITS	*OGR%-COND%*	OFB-VALU
		*						
		*						
		*						
		*						
		*						
		*						

OTHER VALUE:

FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/OTY	DPRT:DEPR - COMMERCIAL
CONCRETE	PREF-MTL	FWA/CAC	METAL	1.00STHT	
SLAB	METALPRE	SPACEHTR		12'WALL	
	METALPRE	SPACEHTR		BDRM	

COMM - IMP C AYB 1991 EYB
 DIMENSIONS: A-DU38DR40DD38DL40 B-MU38DR40DU38DL40DD38 C-MU38MU38DL22DD24DR22DU24 D-MU76DU25DR40DD25DL40

#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE%	*WLHT%*	ADJRATE*	AREA*	%STY=	COST	OG%	OG RCN	-DEPR%-CND%*	FMV
A	23 RETAIL S	1520	1.00	78.50	.7956	1.00	62.454	1520	1.00	94930				
	2312 FWA/CAC							1520						
	2317 PREF-MTL			4.90-			4.900-	1520		7448-				
B	47 WAREHOUS	1520	1.00	28.42	1.0000	.96	27.283	1520	1.00	41470				
	4706 SPACEHTR			1.60			1.600	1520		2432				
	4717 METALPRE							1520						
C	88 CONCRETE	528	1.00	4.25	.9438		4.011	528	1.00	2117				
D	47 WAREHOUS	1000	1.00	28.42	1.0000	.96	27.283	1000	1.00	27283				
	4706 SPACEHTR			1.60			1.600	1000		1600				
	4717 METALPRE							1000						
				HSF:	4040.00	%COMP: 100		RPCN:		162384 1.00	162384 - .45-		=	89312
				MKT	100.00	STRUCTURE VALUE:		40.19		OGRCN/HSF	22.10 FMV/HSF			89312

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE
LAND	19080	19080	100%	WD		36000LV/AC
OTHERFEAT			%	10172017		
STRUCTURE	89312	89312	100%	1813-850		TV/HSF
TOTAL	108392	108392	100%	132500	0081%	SP/HSF

APPRAISED-VALUE: 108392