

# Property Summary

Tax Year: 2023

|                         |                |                             |              |                                |                                      |
|-------------------------|----------------|-----------------------------|--------------|--------------------------------|--------------------------------------|
| <b>REID</b>             | 660303         | <b>PIN</b>                  | 9850-34-6161 | <b>Property Owner</b>          | UPPER LAUREL BAPTIST CHURCH          |
| <b>Location Address</b> | 9940 US 23 HWY | <b>Property Description</b> | PL3-671      | <b>Owner's Mailing Address</b> | 9940 US 23 HWY<br>MARS HILL NC 28754 |

| Administrative Data          |                 |
|------------------------------|-----------------|
| <b>Plat Book &amp; Page</b>  | 3-671           |
| <b>Old Map #</b>             |                 |
| <b>Market Area</b>           | 2080            |
| <b>Township</b>              | EBBS CHAPEL     |
| <b>Planning Jurisdiction</b> | MADISON         |
| <b>City</b>                  |                 |
| <b>Fire District</b>         | EBBS CHAPEL     |
| <b>Spec District</b>         |                 |
| <b>Land Class</b>            | EXEMPT IMPROVED |
| <b>History REID 1</b>        |                 |
| <b>History REID 2</b>        |                 |
| <b>Acreage</b>               | 5.35            |
| <b>Permit Date</b>           |                 |
| <b>Permit #</b>              |                 |

| Transfer Information      |          |
|---------------------------|----------|
| <b>Deed Date</b>          | 1/7/1992 |
| <b>Deed Book</b>          | 000196   |
| <b>Deed Page</b>          | 00250    |
| <b>Revenue Stamps</b>     |          |
| <b>Package Sale Date</b>  |          |
| <b>Package Sale Price</b> |          |
| <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> | 4,048 |

| Property Value                                 |           |
|--|-----------|
| <b>Total Appraised Land Value</b>              | \$58,303  |
| <b>Total Appraised Building Value</b>          | \$370,616 |
| <b>Total Appraised Misc Improvements Value</b> | \$18,488  |
| <b>Total Cost Value</b>                        | \$447,407 |
| <b>Total Appraised Value - Valued By Cost</b>  | \$447,407 |
| <b>Other Exemptions</b>                        | \$447,407 |
| <b>Exemption Desc</b>                          |           |
| <b>Use Value Deferred</b>                      |           |
| <b>Historic Value Deferred</b>                 |           |
| <b>Total Deferred Value</b>                    |           |
| <b>Total Taxable Value</b>                     |           |

# Building Summary

Card 1 9940 US 23 HWY

| Building Details                       |            |
|--|------------|
| <b>Bldg Name</b>                       |            |
| <b>Primary Occupancy Type</b>          | COMMERCIAL |
| <b>Primary Occupancy</b>               | CHURCH     |
| <b>Primary Class</b>                   | C          |
| <b>Primary Quality</b>                 | GQ-B-10    |
| <b>Year Built</b>                      | 1990       |
| <b>Effective Year</b>                  | 1990       |
| <b>Physical Depreciation (Rating)</b>  | AVERAGE    |
| <b>Physical Depreciation (% Bad)</b>   | 47         |
| <b>Economic Depreciation (% Bad)</b>   | 0          |
| <b>Functional Depreciation (% Bad)</b> | 0          |
| <b>Gross Leasable Area (SQFT)</b>      | 4,048      |
| <b>Remodeled Year</b>                  | 0          |
| <b>Total Stories</b>                   | 1          |

| Building Total & Improvement Details       |               |
|--|---------------|
| <b>Total Adjusted Replacement Cost New</b> | \$608,066     |
| <b>Physical Depreciation (% Bad)</b>       | AVERAGE<br>47 |
| <b>Depreciated Value</b>                   | \$322,275     |
| <b>Economic Depreciation (% Bad)</b>       | 0             |
| <b>Functional Depreciation (% Bad)</b>     | 0             |
| <b>Total Depreciated Value</b>             | \$322,275     |
| <b>Market Area Factor</b>                  | 1.15          |
| <b>Building Value</b>                      | \$370,616     |
| <b>Misc Improvements Value</b>             | \$18,488      |
| <b>Total Improvement Value</b>             | \$389,104     |
| <b>Assessed Land Value</b>                 | \$58,303      |
| <b>Assessed Total Value</b>                | \$447,407     |

| Section 1 Details       |            |
|-------------------------|------------|
| <b>Occupancy Type</b>   | COMMERCIAL |
| <b>Air Conditioning</b> | HPump      |
| <b>Class</b>            | C          |
| <b>Depreciation</b>     | 47%        |
| <b>Depreciation</b>     | AVERAGE    |
| <b>Design and Style</b> | DWELLING   |
| <b>Exterior Walls</b>   | Brick      |
| <b>Full Baths</b>       | 1          |
| <b>Half Baths</b>       | 1          |
| <b>Heat</b>             | HPump      |
| <b>Occupancy</b>        | CHURCH     |
| <b>Quality</b>          | GQ-B-10    |
| <b>Roof Cover</b>       | Compostn   |
| <b>Roof Type</b>        | Gable      |

| Addition Summary |                  |      |      |
|------------------|------------------|------|------|
| Story            | Type             | Code | Area |
| 1.00             | OPEN FRAME PORCH | 105  | 396  |
| 1.00             | STOOP            | 110  | 402  |
| 1.00             | B - UNF BASEMENT | B50  | 202  |
| 1.00             | B - FIN BASEMENT | B51  | 3846 |



**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    |
|---|---------------|------------|----------|-------------|----------|-------------------|-------------------|--------------------|--------------------------|----------|
| 1   | 24x75         | DIMENSIONS | CONCRETE | \$4.00      | 2014     | 7                 | 0                 | 0                  |                          | \$6,696  |
| 1   | 1             | UNITS      | ASPHALT  | \$10,000.00 | 2000     | 0                 | 0                 | 0                  |                          | \$10,000 |
| 1   | 85            | UNITS      | GAZEBO   | \$21.08     | 2000     | 0                 | 0                 | 0                  |                          | \$1,792  |
| <b>Total Misc Improvements Value Assessed: \$18,488</b> |               |            |          |             |          |                   |                   |                    |                          |          |

**Land Summary**

| Land Class: EXEMPT IMPROVED                |            | Deeded Acres: 0 |                        |          | Calculated Acres: 0 |                 |            |  |
|--|------------|-----------------|------------------------|----------|---------------------|-----------------|------------|--|
| Zoning                                     | Soil Class | Description     | Size                   | Rate     | Size Adj. Factor    | Land Adjustment | Land Value |  |
| R-A  |            | 1-BLDG SITE-M   | 1.00 BY THE ACRE PRICE | \$23,000 | 1                   |                 | \$23,000   |  |
| R-A  |            | 31-MIXED-M      | 4.35 BY THE ACRE PRICE | \$14,850 | 0.5465              |                 | \$35,303   |  |
| <b>Total Land Value Assessed: \$58,303</b> |            |                 |                        |          |                     |                 |            |  |

**Ownership History**

|         | Owner Name                  | Deed Type | % Ownership | Stamps | Sale Price | Book   | Page  | Deed Date |
|---------|-----------------------------|-----------|-------------|--------|------------|--------|-------|-----------|
| Current | UPPER LAUREL BAPTIST CHURCH | DEED      | 100         | 0      |            | 000196 | 00250 | 1/7/1992  |

## Notes Summary

| Building Card | Date       | Line | Notes   |
|---------------|------------|------|---|
| P             | 4/22/2021  | 0    | PARCEL Combine for YEAR FOR 2021 effective 12/1/2020 12:00 AM. PARENTS: 15221 15366 19399 CHILDREN: 660303                |
| P             | 4/22/2021  | 0    | NEW PARCEL - Year For: 2021   |
| P             | 4/22/2021  | 5    | CORRECTION OF ACREAGE   |
| P             | 4/22/2021  | 6    | CORRECTION OF ACREAGE   |
| P             | 4/22/2021  | 0    | Full Exempt application approved for 2021   |
| P             | 1/21/2020  | 1    | Full Exempt application approved for 2020   |
| P             | 1/17/2020  | 7    | Full Exempt application approved for 2020   |
| P             | 12/4/2019  | 2    | NO CHANGE FOR 2020 REVAL  |
| P             | 12/4/2019  | 8    | NO CHANGE FOR 2020 REVAL  |
| P             | 10/29/2019 | 12   | SKETCHED CHURCH WITH OPEN FRAM OVER STORAGE FOR 2020 REVAL  |
| P             | 6/14/2018  | 3    | LEGACY ACCOUNT NUMBER: 1133   |
| P             | 6/14/2018  | 4    | LANDNOTES 1-7 FROM LEGACY PARCEL TABLE: SITE: OPEN: WOOD: UNDV: WAST:   |
| P             | 6/14/2018  | 9    | LEGACY ACCOUNT NUMBER: 16679  |
| P             | 6/14/2018  | 10   | LANDNOTES 1-7 FROM LEGACY PARCEL TABLE: SITE: 1.000 .90 .9 19500 17550 OPEN: WOOD: UNDV: 2.000 .70 .07 .6 6250 7875 WAST: |
| P             | 6/14/2018  | 11   | NOTES 1-3 FROM LEGACY PARCEL TABLE: HAROLD THOMAS TRACTADDED SLAB FOR BASKET BALL COURT IN OUT BLDGS                      |
| P             | 6/14/2018  | 13   | LEGACY ACCOUNT NUMBER: 1261   |
| P             | 6/14/2018  | 14   | FROM LEGACY INSTRUMENTS TABLE: Imported from AS400  |
| P             | 6/14/2018  | 15   | LANDNOTES 1-7 FROM LEGACY PARCEL TABLE: SITE: 5.350 32100 OPEN: WOOD: UNDV: WAST:   |
| P             | 6/14/2018  | 16   | NOTES 1-3 FROM LEGACY PARCEL TABLE: ALL LAND COMBINED;TRUSTEES OF UPPER LAUREL BAPTIST CHURCH                             |