

# Property Summary

Tax Year: 2023

<b>REID</b>	0407311131000	<b>PIN</b>	0407-31-1131	<b>Property Owner</b>	GAFM LLC
<b>Location Address</b>	6430 WILSON AVE	<b>Property Description</b>	ANNIE MAY WADDELL PROP LO87-90 & 30 SE01 PL0018-0012	<b>Owner's Mailing Address</b>	513 OWEN DR FAYETTEVILLE NC 28304

Administrative Data		Transfer Information		Property Value	
<b>Plat Book &amp; Page</b>	0018-0012	<b>Deed Date</b>	9/7/2006	<b>Total Appraised Land Value</b>	\$55,043
<b>Old Map #</b>		<b>Deed Book</b>	007355	<b>Total Appraised Building Value</b>	\$93,339
<b>Market Area</b>	8001	<b>Deed Page</b>	00474	<b>Total Appraised Misc Improvements Value</b>	\$1,274
<b>Township</b>	NONE	<b>Revenue Stamps</b>	\$130	<b>Total Cost Value</b>	\$149,656
<b>Planning Jurisdiction</b>	COUNTY	<b>Package Sale Date</b>		<b>Total Appraised Value - Valued By Cost</b>	\$149,656
<b>City</b>	FAYETTEVILLE	<b>Package Sale Price</b>		<b>Other Exemptions</b>	
<b>Fire District</b>		<b>Land Sale Date</b>	9/7/2006	<b>Exemption Desc</b>	
<b>Spec District</b>		<b>Land Sale Price</b>	\$65,000	<b>Use Value Deferred</b>	
<b>Land Class</b>	C300-OFFICE	<b>Improvement Summary</b>		<b>Historic Value Deferred</b>	
<b>History REID 1</b>		<b>Total Buildings</b>	1	<b>Total Deferred Value</b>	
<b>History REID 2</b>		<b>Total Units</b>	0	<b>Total Taxable Value</b>	\$149,656
<b>Acreage</b>	0.45	<b>Total Living Area</b>	0		
<b>Permit Date</b>		<b>Total Gross Leasable Area</b>	2,976		
<b>Permit #</b>					

# Building Summary

Card 1 6430 WILSON AVE

## Building Details

<b>Bldg Name</b>	
<b>Primary Occupancy Type</b>	COMMERCIAL
<b>Primary Occupancy</b>	OFM-OFFICE-M-PURPOSE
<b>Primary Class</b>	D-WOOD/LIGHT-STEEL
<b>Primary Quality</b>	C-
<b>Year Built</b>	1974
<b>Effective Year</b>	1974
<b>Physical Depreciation (Rating)</b>	AVERAGE
<b>Physical Depreciation (% Bad)</b>	57
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Gross Leasable Area (SQFT)</b>	2,976
<b>Remodeled Year</b>	0
<b>Total Stories</b>	1

## Building Total & Improvement Details

<b>Total Adjusted Replacement Cost New</b>	\$238,536
<b>Physical Depreciation (% Bad)</b>	AVERAGE 57
<b>Depreciated Value</b>	\$102,570
<b>Economic Depreciation (% Bad)</b>	0
<b>Functional Depreciation (% Bad)</b>	0
<b>Total Depreciated Value</b>	\$102,570
<b>Market Area Factor</b>	1
<b>Building Value</b>	\$93,339
<b>Misc Improvements Value</b>	\$1,274
<b>Total Improvement Value</b>	\$94,613
<b>Assessed Land Value</b>	\$55,043
<b>Assessed Total Value</b>	\$149,656

## Section 1 Details

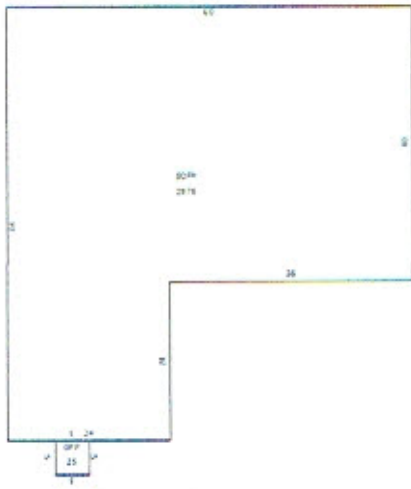
<b>Occupancy Type</b>	COMMERCIAL
<b>2-FIX-BATHS</b>	2
<b>Air Conditioning</b>	Y
<b>Class</b>	D-WOOD/LIGHT-STEEL
<b>Depreciation</b>	57%
<b>Depreciation</b>	AVERAGE
<b>Exterior Walls</b>	03-MAS/ASBSTS-SIDING
<b>Interior Finish</b>	OFM-OFFICE-M-PURPOSE
<b>Occupancy</b>	OFM-OFFICE-M-PURPOSE
<b>Quality</b>	C-
<b>Sprinkler</b>	N

## Addition Summary

Story	Type	Code	Area
1.00	OPEN PORCH FIN	OPF	25

Building Sketch

Photograph



No Photo Found

### 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	140	SIZE	WOOD VINYL FEN	\$16.00	1983	65	0	0		\$596
1	225	SIZE	CL FENCE	\$8.61	1983	65	0	0		\$678

Total Misc Improvements Value Assessed: \$1,274

### Land Summary

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
LC		1096-COMM-SQ-FOOTAG	19602.00 SQUARE FOOT PRICED	\$7.27		LOCATION-50.00	\$55,043

Total Land Value Assessed: \$55,043

### Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	GAFM LLC	WD-WARRANTY DEED	100	130	\$65,000	007355	00474	9/7/2006
1 Back	BUCK, LUCY MARIE	TD-TRUSTEES DEED	100	97	\$48,500	006237	00759	8/21/2003
2 Back	SNYDER, EDWARD, SCOTT/ LILLIAN, WAGERS	WD-WARRANTY DEED	100	140	\$70,000	004075	00189	12/8/1993
3 Back	BUCK, LUCY MARIE	TD-TRUSTEES DEED	100	41	\$41,000	003335	00132	11/2/1987
4 Back	N C DEPT OF TRANSPORTATION	RW-RIGHT OF WAY DEED	100	0		002129	00286	11/15/1968

### Notes Summary

Building Card	Date	Line	Notes
No Data			