

Property Summary

Tax Year: 2020

REID	0501866662000	PIN	0501-86-6662	Property Owner	OMEGA ENTERPRISES I LLC
Location Address	106 N FOURTH ST	Property Description	SPRING LAKE LO8-12, PT 1 SE01 BLL PL0011-0003 UN01	Owner's Mailing Address	PO BOX 496 SPRING LAKE NC 28390

Administrative Data		Transfer Information		Property Value	
Old Map #		Deed Date	8/31/2017	Total Appraised Land Value	\$461,148
Market Area	8022	Deed Book	010160	Total Appraised Building Value	\$122,817
Township	NONE	Deed Page	00281	Total Appraised Misc Improvements Value	\$6,174
Planning Jurisdiction	COUNTY	Revenue Stamps		Total Cost Value	\$590,139
City	SPRING LAKE	Package Sale Date	8/31/2017	Total Sales Comp Value	\$388,900
Fire District		Package Sale Price		Total Appraised Value - Valued By Cost	\$590,139
Spec District		Land Sale Date		Other Exemptions	
Land Class	C300-OFFICE	Land Sale Price		Exemption Desc	
History REID 1		Improvement Summary		Use Value Deferred	
History REID 2		Total Buildings	1	Historic Value Deferred	
Acreage	2.25	Total Units	0	Total Deferred Value	
Permit Date		Total Living Area	0	Total Taxable Value	\$590,139
Permit #		Total Gross Leasable Area	3,500		

Building Summary

Card 1 108 N FOURTH ST

Building Details

Bldg Name	
Primary Occupancy Type	COMMERCIAL
Primary Occupancy	OFC-OFFICE
Primary Class	C-CONCRT/MASONRY-WLS
Primary Quality	C
Year Built	1975
Effective Year	1975
Physical Depreciation (Rating)	AVERAGE
Physical Depreciation (% Bad)	56
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	3,500
Remodeled Year	0
Total Stories	1

Building Total & Improvement Details

Total Adjusted Replacement Cost New	\$279,139
Physical Depreciation (% Bad)	AVERAGE 56
Depreciated Value	\$122,821
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$122,821
Market Area Factor	1
Building Value	\$122,817
Misc Improvements Value	\$6,174
Total Improvement Value	\$128,991
Assessed Land Value	\$461,148
Assessed Total Value	\$590,139

Section 1 Details

Occupancy Type	COMMERCIAL
2-FIX-BATHS	2
Air Conditioning	Y
Class	C-CONCRT/MASONRY-WLS
Depreciation	56%
Depreciation	AVERAGE
Exterior Walls	33-BLD-FRONT-AVERAGE
Exterior Walls	11-BRK-veneER/FRAME
Exterior Walls	15-PREFIN-METAL-S-ST
Interior Finish	STC-STORAGE-GARAGE
Interior Finish	OFC-OFFICE
Occupancy	OFC-OFFICE
Quality	C
Sprinkler	N

Addition Summary

Story	Type	Code	Area
1.00	CNPY COMM AVG	CCC	140

Building Sketch

Photograph

No Sketch Found

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	1130	SIZE	CL FENCE	\$8.61	1983	75	0	0		\$3,108
1	9837	SIZE	ASPHALT PAVING	\$2.22	1983	75	0	0		\$2,730
1	5x4	DIMENSIONS	LDG PLATFORM	\$13.04	1983	68	0	0		\$65
1	12x18	DIMENSIONS	SHELTER	\$6.44	1983	75	0	0		\$271

Total Misc Improvements Value Assessed: \$6,174**Land Summary**

Land Class: C300-OFFICE			Deeded Acres: 2.25	Calculated Acres: 2.25		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
CP		1096-COMM-SQ-FOOTAG	87120.00 SQUARE FOOT PRICED	\$5.88		\$361,148
CP		1800-CELL-TOWER-SITE	1.00 BY THE UNIT PRICE	\$100,000		\$100,000

Total Land Value Assessed: \$461,148**Ownership History**

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	OMEGA ENTERPRISES I LLC	WD-WARRANTY DEED	100	0		010160	00281	8/31/2017
1 Back	N C DEPT OF TRANSPORTATION	RW-RIGHT OF WAY DEED	100	0		009046	00340	11/20/2012
2 Back	ESWORTHY, EVELYN P	WD-WARRANTY DEED	100	200	\$100,000	004168	00875	6/2/1994

Notes Summary

Building Card	Date	Line	Notes
No Data			

Sales of Comparable Properties

Feature	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5	
REID							
PIN							
Address							
Proximity	N/A						
Market Area							
Sales Price	N/A						
Price/SFLA							
Price Source							
Book/Page		/	/	/	/	/	
	Description	Description	+(-) \$ Adj	Description	+(-) \$ Adj	Description	+(-) \$ Adj
Sale Date							
Market Area Type							
Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Land Value							
Style							
No. of Stories							
Grade							
Exterior Wall							
Frame							
Effective Year							
Year Built/ Remod.	undefined / --	undefined / --	undefined / --	undefined / --	undefined / --	undefined / --	
Depreciation							
Bedroom							
Bathroom	F -, H -, EF -	F -, H -, EF -	F -, H -, EF -	F -, H -, EF -	F -, H -, EF -	F -, H -, EF -	
SFLA							
Basement		NONE	NONE	NONE	NONE	NONE	
Econ/Funct Utility							
Heating/Cooling		NONE	NONE	NONE	NONE	NONE	
Garage/Carport Attached		NONE	NONE	NONE	NONE	NONE	
Additions		NONE	NONE	NONE	NONE	NONE	
Fireplace							
Misc Imprv Value		NONE	NONE	NONE	NONE	NONE	
Built-ins		NONE	NONE	NONE	NONE	NONE	
Net Adj. (total)							
Gross %							
Net %							
Adj Sales Price							
Net Adj (total) Override							
Weight Factor							
Indicated Value							
Indicated Value Override							
Note							

Property Summary

Tax Year: 2020

REID	0501867879000	PIN	0501-86-7879	Property Owner	OMEGA ENTERPRISES I LLC
Location Address	0 N FIFTH ST	Property Description	SPRING LAKE TACO BELL RECOMB LOMAJ PT 2 SE01 PL0125-0024 UN01	Owner's Mailing Address	PO BOX 496 SPRING LAKE NC 28390

Administrative Data		Transfer Information		Property Value	
Old Map #		Deed Date	8/31/2017	Total Appraised Land Value	\$67,788
Market Area	8022	Deed Book	010160	Total Appraised Building Value	
Township	NONE	Deed Page	00281	Total Appraised Misc Improvements Value	
Planning Jurisdiction	COUNTY	Revenue Stamps		Total Cost Value	\$67,788
City	SPRING LAKE	Package Sale Date	8/31/2017	Total Appraised Value - Valued By Cost	\$67,788
Fire District		Package Sale Price		Other Exemptions	
Spec District		Land Sale Date		Exemption Desc	
Land Class	C100-COMMERC	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	0.71	Total Units	0	Total Taxable Value	\$67,788
Permit Date		Total Living Area	0		
Permit #		Total Gross Leasable Area	0		

Building Summary

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										
Total Misc Improvements Value Assessed:										

Land Summary

Land Class: C100-COMMERC		Deeded Acres: 0.71		Calculated Acres: 0.72		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
CP		1096-COMM-SQ-FOOTAG	30927.60 SQUARE FOOT PRICED	\$5.88	SHAPE-65.00 PHYSICAL-75.00	\$67,788
Total Land Value Assessed: \$67,788						

Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	OMEGA ENTERPRISES I LLC	WD-WARRANTY DEED	100	0		010160	00281	8/31/2017
1 Back	N C DEPT OF TRANSPORTATION	RW-RIGHT OF WAY DEED	100	0		009046	00340	11/20/2012
2 Back	ESWORTHY, EVELYN P	WD-WARRANTY DEED	100	0		004168	00875	6/2/1994