

Property Summary

Tax Year: 2023

REID	0426691650101	PIN	0426-69-1650.101	Property Owner	AMPERSAND P AND C LLC
Location Address	2139 101 VALLEYGATE DR	Property Description	ONE VILLAGE PLAZA CONDO 3 PH00 SE00 PLC006-0102 UN101	Owner's Mailing Address	2041 VALLEYGATE DR FAYETTEVILLE NC 28304

Administrative Data		Transfer Information		Property Value	
Plat Book & Page	C006-0102	Deed Date	10/5/2022	Total Appraised Land Value	\$280,112
Old Map #		Deed Book	011588	Total Appraised Building Value	\$641,354
Market Area	8011C	Deed Page	00345	Total Appraised Misc Improvements Value	\$63,202
Township	NONE	Revenue Stamps	\$1,400	Total Cost Value	\$984,668
Planning Jurisdiction	COUNTY	Package Sale Date		Total Sales Comp Value	\$839,000
City	FAYETTEVILLE	Package Sale Price		Total Appraised Value - Valued By Cost	\$984,668
Fire District		Land Sale Date		Other Exemptions	
Spec District		Land Sale Price		Exemption Desc	
Land Class	C304-OFFICE	Improvement Summary		Use Value Deferred	
History REID 1		Total Buildings	1	Historic Value Deferred	
History REID 2		Total Units	0	Total Deferred Value	
Acreage	0.99	Total Living Area	0	Total Taxable Value	\$984,668
Permit Date		Total Gross Leasable Area	5,946		
Permit #					

Building Summary

Card 1 2139 VALLEYGATE DR

Building Details

Bldg Name	
Primary Occupancy Type	COMMERCIAL
Primary Occupancy	MOC-MEDICA-OFF-CONDO
Primary Class	D-WOOD/LIGHT-STEEL
Primary Quality	A-
Year Built	1999
Effective Year	1999
Physical Depreciation (Rating)	GOOD
Physical Depreciation (% Bad)	22
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	5,946
Remodeled Year	0
Total Stories	1

Building Total & Improvement Details

Total Adjusted Replacement Cost New	\$623,562
Physical Depreciation (% Bad)	GOOD 22
Depreciated Value	\$486,378
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$486,378
Market Area Factor	1
Building Value	\$641,354
Misc Improvements Value	\$63,202
Total Improvement Value	\$704,556
Assessed Land Value	\$280,112
Assessed Total Value	\$984,668

Section 1 Details

Occupancy Type	COMMERCIAL
2-FIX-BATHS	4
Air Conditioning	Y
Class	D-WOOD/LIGHT-STEEL
Depreciation	22%
Depreciation	GOOD
ELEVATORS	1
ELV LANDINGS	2
Exterior Walls	11-BRK-VENEER/FRAME
EXTRA-FIX	1
Interior Finish	MOC-MEDICA-OFF-CONDO
Kitchens	1
Occupancy	MOC-MEDICA-OFF-CONDO
Quality	A-
Sprinkler	N

Addition Summary