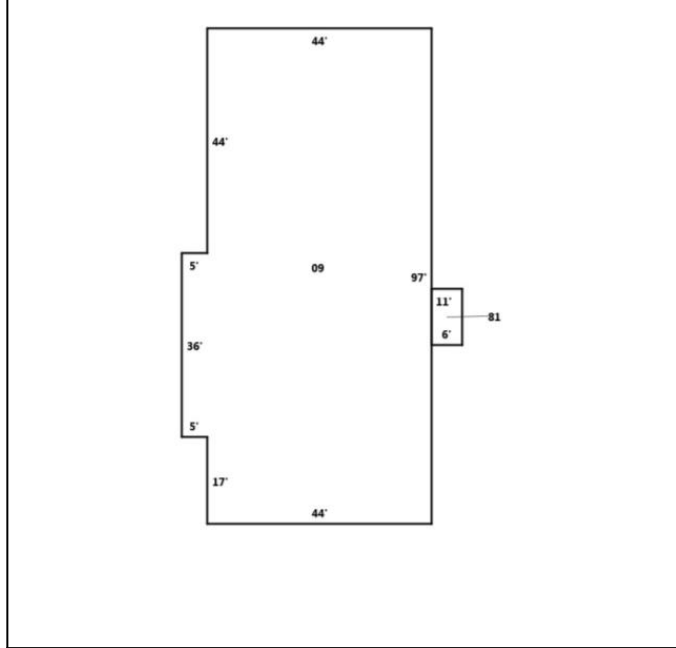


02/04/2022 01:25 OWNERSHIP 72356101	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
1670 HILLHURST AVE LLC	1&90/100AC/TACO BELL/KFC	ROXBORO	110 2	1 / 1
1058 E VERDUGO AVE BURBANK, CA 91501-1516 DEED: 1109 713 1/28/2022 \$0	PLATBOOK/PAGE/DATE: 15 339 NB: 10000 ROXBORO NBHD 2180 DURHAM RD ROXBORO	ROXBORO	RECORD NUMBER: 9060 ROUTE: RC 139 038 LISTER: CAY 2/20/2020 REVIEWER: CAY 2/20/2020	



TOPO	STREET	UTILITIES	NOTES	LT						
ROLLING	PAVED	WELL SEPTIC ELECTRIC	UPGRADE FEEDER/LIGHTING F15 CHG LND GRADE/CNDF/OFBS F14	1.0000						
#	LAND CLASS	SIZE	BASERATE *	ACF *	ADJ	=	ADJ RATE *	UNITS	=	LNDVALUE
1	72RFF COMM2	225.000	1000	1.19	1.00		1190	225.000		267750
ACREAGE FACTOR:		FRONTAGE FACTOR:		LAND VALUE		267750				
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE			
1	12 C ASPH PAV	4,776 * 10	1.64	0.90	1.48	47760	70685			
2	13 C CONC PAV	78 * 14	4.50	0.90	4.05	1092	4423			
3	83 D LIGHTING	1 * 14	800.00	0.00	800.00	14	11200			
OTHER FEATURES VALUE:							86308			
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY						
CONCLSLAB	BRICK	FLAT	BUILT UP	1.0000 STHT 0 BDRM						
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BLDING #						
DRY WALL	CONCRETE TILE	HT PUMP	ELECTRIC	1						

IMPROVEMENT TYPE:	Commercial	GRADE: B+10	AYB: 2007	EYB: 2007	CONDITION: A	DEPR TABLE: 06	SQ FT TABLE:
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DIMENSIONS:	09=N17W5N36E5N44E44S97W44Area:4448;81=E6S11W6N11Area:66;TotalArea:4514
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STRUCTURE	SKETCH-SF *	STHT =	AREA	RATE *	GRDE +	HEAT +	EXWL *	WLHT =	ADJRATE *	AREA =	RPCN *	DEPF *	CNDF =	STR-VALUE
09 09 FASTFOOD	4448	1.00	4448	191.74	B 1.10			1.00	210.91	4448	938128	0.77		722359
4 HALFBATHS	0		0						0.00	0	0	0.77		0
81 81 ENCPORCH	66	1.00	66	53.14	1.10			1.00	58.45	66	3858	0.77		2971
4448 HSF		4514 TSF		RPCN- 211.78/HSF		941986 VALU-		725330		163.07/HSF				
STRUCTURE VALUE														725330
														CARD 1 VALUE 1079388

VALUATION	THIS CARD	+	OTHER CARD	=	VALUE	PREV-VAL	P-N%	OTHER CARDS VALUE
LAND	267750				267750	265500	0.99	
OTHER FEAT	86308				86308	86308	0.98	
STRUCTURE	725330				725330	517951	0.71	
TOTAL	1079388				1079388	868197	1.24	

(1072754) Group:0	TAX YEAR: 2022	APPRAISED VALUE	1079388
Person County, NC	REVAL YEAR: 2021	TAXABLE VALUE	1079388
	DEFERRED VALUE	0	