

HEDGES NC LIMITED PARTNERSHIP

500 N RYALS ST
2000197311

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

Reval Year: 2011 Tax Year: 2018
Appraised By on 09/14/2009 00116 BENSON CITY

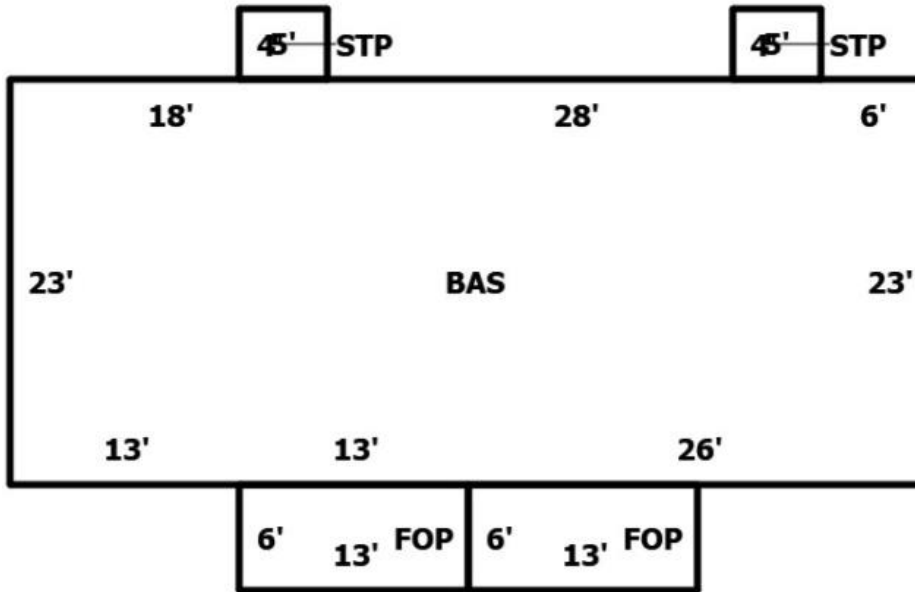
PLAT: 13/93 UNIQ ID 372648
THE HEDGES DUPLEX APT. ID NO: 153910-46-5253
CARD NO. 1 of 25
10.050 AC
TW-01 CI-52 FR-30

Parcel ID: 01-0-09-010-

SPLIT FROM ID

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB				
Foundation	4										
Spread Footing	6.00	62	01	1,259	100	57.00	71763	1978	1978	% GOOD	67.0
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				CREDENCE TO	
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								OVERWRITE	
Exterior Walls	10										
Aluminum/Vinyl Siding	0.00										
Exterior Walls	21										
Face Brick	32.00										
Roofing Structure	03										
Gable	8.00										
Roofing Cover	03										
Asphalt or Composition Shingle	3.00										
Interior Wall Construction	4										
Plywood Panel	0.00										
Interior Wall Construction	5										
Drywall/Sheetrock	18.00										
Interior Floor Cover	02										
Minimum, Plywood, Linoleum	0.00										
Interior Floor Cover	14										
Carpet	4.00										
Heating Fuel	04										
Electric	1.00										
Heating Type	10										
Heat Pump	4.00										
Air Conditioning Type	03										
Central	4.00										
Structural Frame	04										
Masonry	0.00										
Ceiling & Insulation	07										
Not Suspended - Ceiling and Wall Insulated	0.00										
Floor Number	1										
Floor	0.00										
Unit Count	2										
Units	0.00										
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0										
Bedrooms	11.000										
BAS - 2 FUS - 0 LL - 0											
Bathrooms											
BAS - 2 FUS - 0 LL - 0											
Half-Bathrooms											
BAS - 0 FUS - 0 LL - 0											
Office											
BAS - 0 FUS - 0 LL - 0	0										
TOTAL POINT VALUE		99.000									



PRIOR		PERMIT					
BUILDING VALUE	1,013,960	CODE	DATE NO.				
OBXF VALUE	14,180						
LAND VALUE	433,860						
PRESENT USE VALUE	0						
DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL VALUE	1,462,000						
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR				
TYPE	Q/U	V/I	SALES PRICE				
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977		U	I	0
HEATED AREA 1,196							
NOTES							
12/7/17/BB COM UPFIT COMP F-18							
** SEE NOTES FOR OVERRIDE							
**							

BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	1	RECTANGULAR	1.00
Size	Size	Size	1.01
TOTAL ADJUSTMENT FACTOR	1.010		
TOTAL QUALITY INDEX	100		

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,196	100	68172
FOP	156	035	3135
STP	40	020	456
SUBAREA TOTALS	1,392		71,763

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
10	ASPH PAVIN		0	0	25,000	2.50	100	1	1978	1978	S5		30	18750
01	STORAGE		14	12	168	12.00	100	1	1995	1995	S3		52	1050
A4	CHAIN FENC		0	0	250	11.95	100	1	1999	1999	S5		40	1200
TOTAL OB/XF VALUE													21000	

BLDG DIMENSIONS | BAS=W6W28W18S23E13E13E26N23Area:1196;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1392

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
APT PM STE	1000	COM	0	0	1.0000	0	1.0000			1.00	437778.000	SF	1.000	1.00	437778		
TOTAL MARKET LAND DATA															437778		
TOTAL PRESENT USE DATA																	

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N RYALS ST
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ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

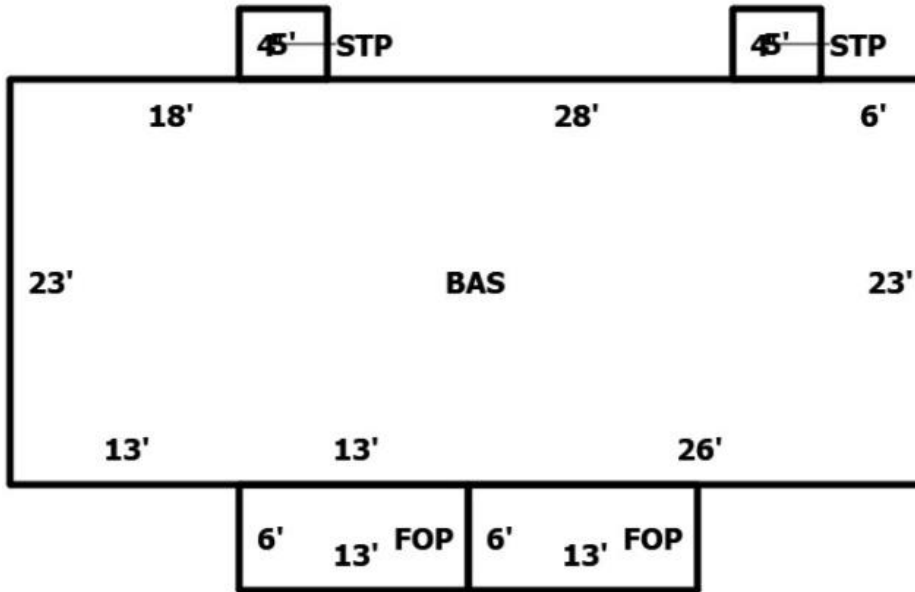
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 2 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE		
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENDENCE TO	OVERRIDE	
Foundation	4								0.33000			
Spread Footing	6.00	62	01	1,259	102	58.14	73198	1978	1978	% GOOD	67.0	
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD		32,997
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD		0
Exterior Walls	10									MARKET LAND VALUE - CARD		0
Aluminum/Vinyl Siding	0.00									TOTAL MARKET VALUE - CARD		32,997
Exterior Walls	21									TOTAL APPRAISED VALUE - CARD		32,997
Face Brick	32.00									TOTAL APPRAISED VALUE - PARCEL		1,294,883
Roofing Structure	03									TOTAL PRESENT USE VALUE - LAND		0
Gable	8.00									TOTAL VALUE DEFERRED - PARCEL		0
Roofing Cover	03									TOTAL TAXABLE VALUE - PARCEL		1,294,883
Asphalt or Composition Shingle	3.00									PRIOR		
Interior Wall Construction	4									PERMIT		
Plywood Panel	0.00									BUILDING VALUE		1,013,960
Interior Wall Construction	5									OBXF VALUE		14,180
Drywall/Sheetrock	18.00									LAND VALUE		433,860
Interior Floor Cover	14									PRESENT USE VALUE		0
Carpet	6.00									DEFERRED VALUE		0
Heating Fuel	04									TOTAL VALUE		1,462,000
Electric	1.00									ROUT: WTRSHD:		
Heating Type	10									SALES DATA		
Heat Pump	4.00									OFF. RECORD		
Air Conditioning Type	03									BOOK		
Central	4.00									PAGE		
Commercial Heat & Air	2									DATE		
Packaged Unit	0.00									MO		
Structural Frame	04									YR		
Masonry	0.00									DEED		
Ceiling & Insulation	07									TYPE		
Not Suspended - Ceiling and Wall	0.00									O/U		
Insulated										V/I		
Floor Number	1									INDICATE		
Floor	0.00									SALES PRICE		
Unit Count	2									04881		0225
Units	0.00									12		2016
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0									ND		C
Bedrooms										E		I
BAS - 2 FUS - 0 LL - 0										SW		E
Bathrooms										WD		U
BAS - 2 FUS - 0 LL - 0										U		I
Half-Bathrooms										01292		0488
BAS - 0 FUS - 0 LL - 0										12		1992
Office										00825		0388
BAS - 0 FUS - 0 LL - 0	0									1		1977
TOTAL POINT VALUE	101.000											



CORRELATION OF VALUE		PRIOR		PERMIT	
DEPR. BUILDING VALUE - CARD	32,997	BUILDING VALUE	1,013,960	CODE	DATE NO.
DEPR. OB/XF VALUE - CARD	0	OBXF VALUE	14,180		
MARKET LAND VALUE - CARD	0	LAND VALUE	433,860		
TOTAL MARKET VALUE - CARD	32,997	PRESENT USE VALUE	0		
TOTAL APPRAISED VALUE - CARD	32,997	DEFERRED VALUE	0		
TOTAL APPRAISED VALUE - PARCEL	1,294,883	TOTAL VALUE	1,462,000		
TOTAL PRESENT USE VALUE - LAND	0	ROUT: WTRSHD:			
TOTAL VALUE DEFERRED - PARCEL	0	SALES DATA			
TOTAL TAXABLE VALUE - PARCEL	1,294,883	OFF. RECORD	DATE	DEED	INDICATE
		BOOK	PAGE	MO	YR
		04881	0225	12	2016
		04881	0220	12	2016
		01292	0488	12	1992
		00825	0388	1	1977
		HEATED AREA 1,196			
		NOTES			
		12/7/17/BB COM UPFIT COMP F-18			

BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	1	RECTANGULAR	1.00
Size	Size	Size	1.01
TOTAL ADJUSTMENT FACTOR	1.010		
TOTAL QUALITY INDEX	102		
SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,196	100	69535
FOP	156	035	3198
STP	40	020	465
SUBAREA TOTALS	1,392		73,198

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																		

BLDG DIMENSIONS | BAS=W6W28W18S23E13E13E26N23Area:1196;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1392

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

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N RYALS ST
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PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

Reval Year: 2011 Tax Year: 2018
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BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 3 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL

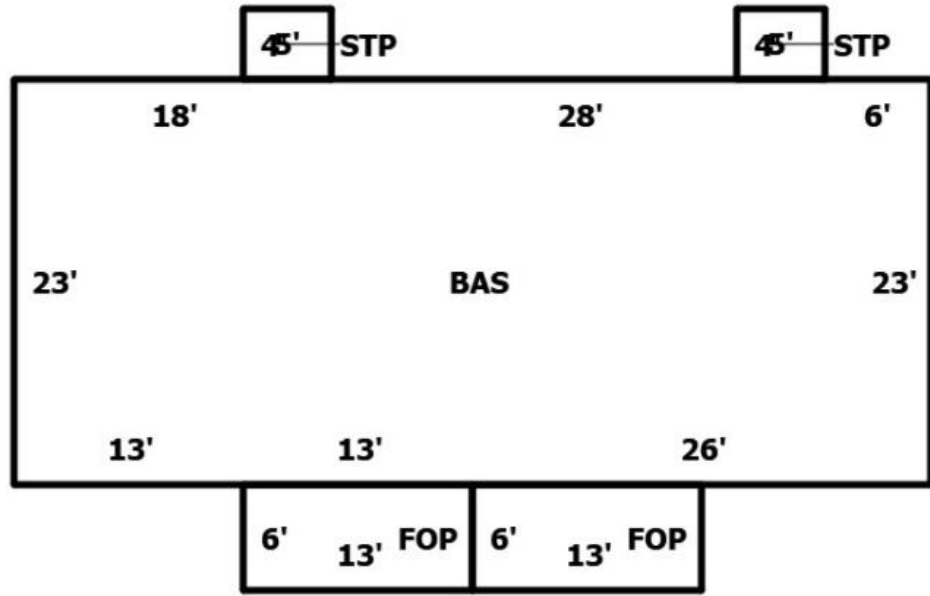
Foundation	4
Spread Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	10
Aluminum/Vinyl Siding	0.00
Exterior Walls	21
Face Brick	32.00
Roofing Structure	03
Gable	8.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	4
Plywood Panel	0.00
Interior Wall Construction	5
Drywall/Sheetrock	18.00
Interior Floor Cover	14
Carpet	6.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Commercial Heat & Air	2
Packaged Unit	0.00
Structural Frame	04
Masonry	0.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall	0.00
Insulated	
Floor Number	1
Floor	0.00
Unit Count	2
Units	0.00
Bedrooms/Bathrooms/Half-Bathrooms	2/2/0
	11.000
Bedrooms	
BAS - 2 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	101.000

MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM		
62	01	1,259	102	58.14	73198	1978	1978			0.33000	67.0

TYPE: DUPLEX/TRIPLEX
STYLE: 1 - 1.0 Story
Single Family Residential

CORRELATION OF VALUE

CRENDENCE TO	0	OVERWRITE
DEPR. BUILDING VALUE - CARD	32,997	
DEPR. OB/XF VALUE - CARD	0	
MARKET LAND VALUE - CARD	0	
TOTAL MARKET VALUE - CARD	32,997	
TOTAL APPRAISED VALUE - CARD	32,997	
TOTAL APPRAISED VALUE - PARCEL	1,294,883	
TOTAL PRESENT USE VALUE - LAND	0	
TOTAL VALUE DEFERRED - PARCEL	0	
TOTAL TAXABLE VALUE - PARCEL	1,294,883	



PRIOR		PERMIT	
BUILDING VALUE	1,013,960	CODE	DATE NO.
OBXF VALUE	14,180		
LAND VALUE	433,860		
PRESENT USE VALUE	0		
DEFERRED VALUE	0	ROUT: WTRSHD:	
TOTAL VALUE	1,462,000		

SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977		U	I	0

HEATED AREA 1,196
NOTES
12/7/17/BB COM UPFIT COMP F-18

BUILDING ADJUSTMENTS

Quality	3	C	1.00
Shape/Design	1	RECTANGULAR	1.00
Size	Size	Size	1.01
TOTAL ADJUSTMENT FACTOR	1.010		
TOTAL QUALITY INDEX	102		

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,196	100	69535
FOP	156	035	3198
STP	40	020	465
SUBAREA TOTALS	1,392		73,198

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE																		

BLDG DIMENSIONS | BAS=W6W28W18S23E13E13E26N23Area:1196;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1392

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERWRITE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

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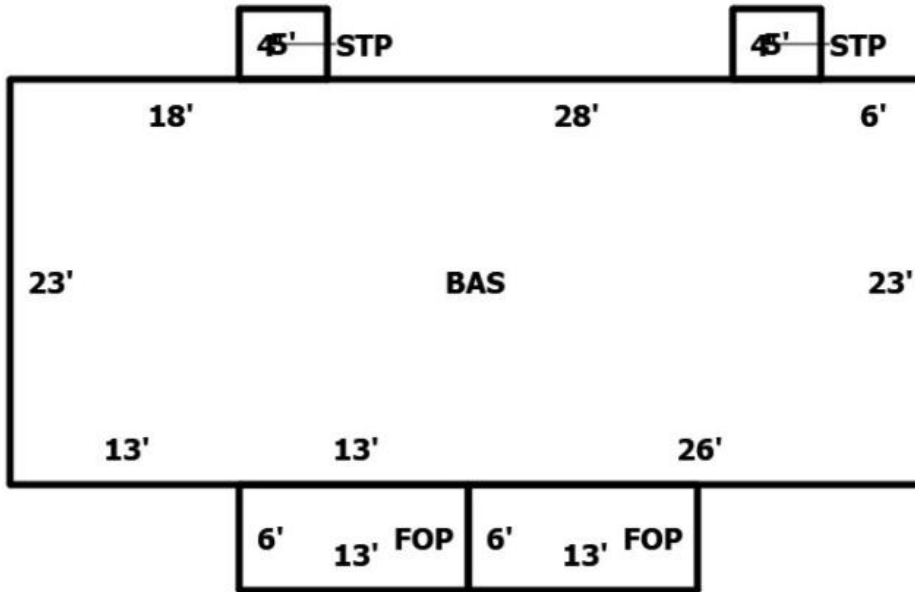
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Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 4 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL				MARKET VALUE					DEPRECIATION			CORRELATION OF VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM				CREDENCE TO							
Foundation	4										0.33000	OVERWRITE							
Spread Footing	6.00	62	01	1,259	100	57.00	71763	1978	1978	% GOOD	67.0	DEPR. BUILDING VALUE - CARD 32,997							
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX					Single Family Residential					DEPR. OB/XF VALUE - CARD							
Slab on Grade	8.00	STYLE: 1 - 1.0 Story										MARKET LAND VALUE - CARD 0							
Exterior Walls	10											TOTAL MARKET VALUE - CARD 32,997							
Aluminum/Vinyl Siding	0.00											TOTAL APPRAISED VALUE - CARD 32,997							
Exterior Walls	21											TOTAL APPRAISED VALUE - PARCEL 1,294,883							
Face Brick	32.00											TOTAL PRESENT USE VALUE - LAND 0							
Roofing Structure	03											TOTAL VALUE DEFERRED - PARCEL 0							
Gable	8.00											TOTAL TAXABLE VALUE - PARCEL 1,294,883							
Roofing Cover	03											PRIOR PERMIT							
Asphalt or Composition Shingle	3.00											BUILDING VALUE 1,013,960 CODE DATE NO.							
Interior Wall Construction	4											OBXF VALUE 14,180							
Plywood Panel	0.00											LAND VALUE 433,860							
Interior Wall Construction	5											PRESENT USE VALUE 0							
Drywall/Sheetrock	18.00											DEFERRED VALUE 0 ROUT: WTRSHD:							
Interior Floor Cover	02											TOTAL VALUE 1,462,000							
Minimum, Plywood, Linoleum	0.00											SALES DATA							
Interior Floor Cover	14											OFF. RECORD DATE DEED INDICATE							
Carpet	4.00											BOOK PAGE MO YR TYPE O/U V/I SALES PRICE							
Heating Fuel	04											04881 0225 12 2016 ND C I 0							
Electric	1.00											04881 0220 12 2016 SW E I 802,500							
Heating Type	10											01292 0488 12 1992 WD U I 0							
Heat Pump	4.00											00825 0388 1 1977 U I 0							
Air Conditioning Type	03											HEATED AREA 1,196							
Central	4.00											NOTES							
Commercial Heat & Air	2											12/7/17/BB COM UPFIT COMP F-18							
Packaged Unit	0.00																		
Structural Frame	04																		
Masonry	0.00																		
Ceiling & Insulation	07																		
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Bedrooms																			
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BAS - 2 FUS - 0 LL - 0																			
Half-Bathrooms																			
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE												99,000							
BUILDING ADJUSTMENTS																			
Quality	3	C	1.00																
Shape/Design	1	RECTANGULAR	1.00																
Size	Size	Size	1.01																
TOTAL ADJUSTMENT FACTOR		1.010																	
TOTAL QUALITY INDEX		100																	
SUBAREA																			
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OFF. RECORD	DATE	DEED TYPE	INDICATE SALES PRICE
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04881	0220 12 2016	SW E I	802,500
01292	0488 12 1992	WD U I	0
00825	0388 1 1977	U I	0

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01-0-09-010-																	

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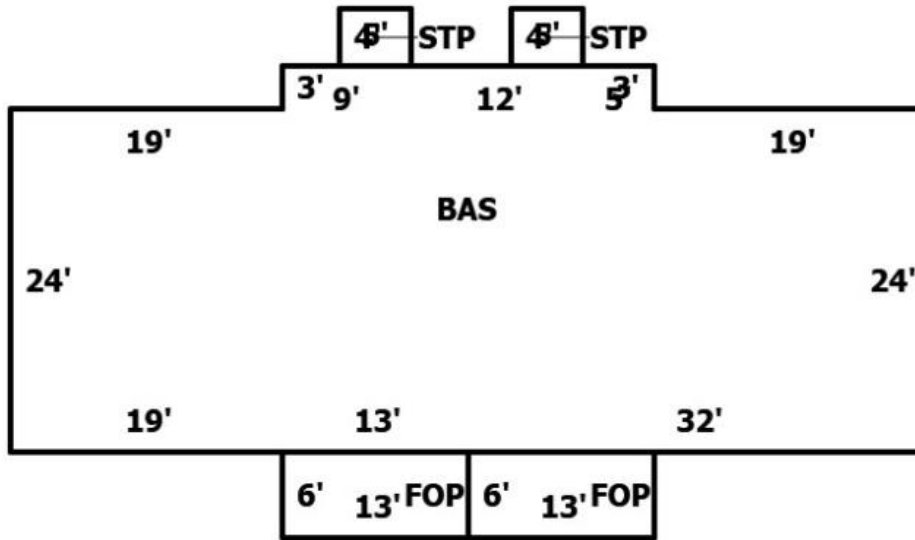
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CARD NO. 5 of 25
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Foundation		4									CREDESCENCE TO				
Spread Footing	62	01	1,677	100	57.00	95589	1978	1978	% GOOD	67.0					
Sub Floor System		2									TYPE: DUPLEX/TRIPLEX			DEPR. BUILDING VALUE - CARD	
Slab on Grade		8.00									STYLE: 1 - 1.0 Story			32,997	
Exterior Walls		10									Single Family Residential			DEPR. OB/XF VALUE - CARD	
Aluminum/Vinyl Siding		30.00												0	
Roofing Structure		03												MARKET LAND VALUE - CARD	
Gable		8.00												32,997	
Roofing Cover		03												TOTAL MARKET VALUE - CARD	
Asphalt or Composition Shingle		3.00												32,997	
Interior Wall Construction		4												TOTAL APPRAISED VALUE - CARD	
Plywood Panel		18.00												1,294,883	
Interior Wall Construction		5												TOTAL APPRAISED VALUE - PARCEL	
Drywall/Sheetrock		0.00												0	
Interior Floor Cover		02												TOTAL PRESENT USE VALUE - LAND	
Minimum, Plywood, Linoleum		0.00												0	
Interior Floor Cover		14												TOTAL VALUE DEFERRED - PARCEL	
Carpet		4.00												0	
Heating Fuel		04												TOTAL TAXABLE VALUE - PARCEL	
Electric		1.00												1,294,883	
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Heat Pump		4.00												0	
Air Conditioning Type		03												TOTAL VALUE DEFERRED - PARCEL	
Central		4.00												0	
Commercial Heat & Air		2												TOTAL TAXABLE VALUE - PARCEL	
Packaged Unit		0.00												1,294,883	
Structural Frame		02												TOTAL PRESENT USE VALUE - LAND	
Wood Frame		0.00												0	
Ceiling & Insulation		07												TOTAL VALUE DEFERRED - PARCEL	
Not Suspended - Ceiling and Wall Insulated		0.00												0	
Floor Number		1												TOTAL TAXABLE VALUE - PARCEL	
Floor		0.00												1,294,883	
Unit Count		2												TOTAL PRESENT USE VALUE - LAND	
Units		0.00												0	
Bedrooms/Bathrooms/Half-Bathrooms		4/2/0												TOTAL VALUE DEFERRED - PARCEL	
Bedrooms		13.000												0	
BAS - 4 FUS - 0 LL - 0														TOTAL TAXABLE VALUE - PARCEL	
Bathrooms														1,294,883	
BAS - 2 FUS - 0 LL - 0														TOTAL PRESENT USE VALUE - LAND	
Half-Bathrooms														0	
BAS - 0 FUS - 0 LL - 0														TOTAL VALUE DEFERRED - PARCEL	
Office														0	
BAS - 0 FUS - 0 LL - 0														TOTAL TAXABLE VALUE - PARCEL	
TOTAL POINT VALUE														99.000	



PRIOR				PERMIT			
BOOK	PAGE	MO	YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977		U	I	0

HEATED AREA 1,614

NOTES
12/7/17/BB COM UPFIT COMP F-18

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,614	100	91998		TOTAL OB/XF VALUE													
FOP	156	035	3135															
STP	40	020	456															
SUBAREA TOTALS	1,810		95,589															

BLDG DIMENSIONS |BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

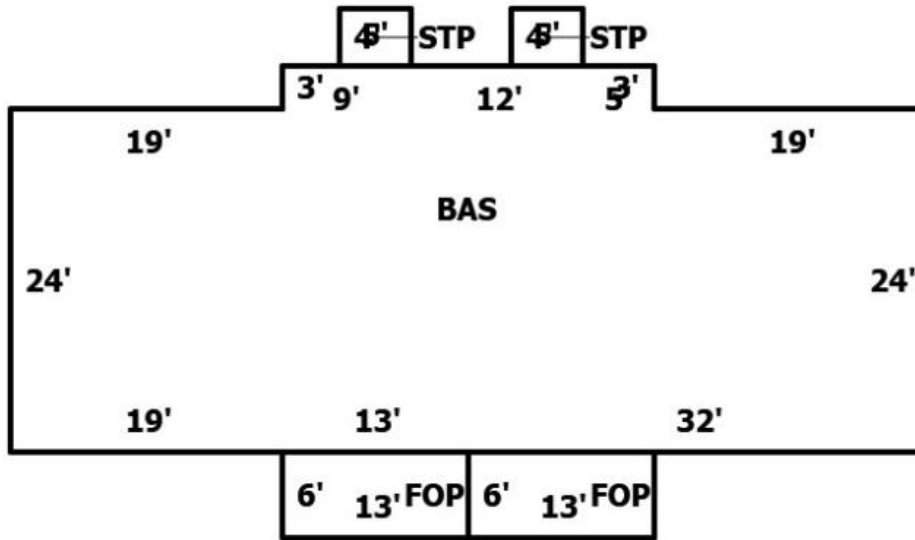
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 7 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENDENCE TO	OVERRIDE			
Foundation	4								0.33000					
Spread Footing	6.00	62	01	1,677	102	58.14	97501	1978	1978	% GOOD	67.0			
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD				32,997
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD				0
Exterior Walls	10									MARKET LAND VALUE - CARD				0
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD				32,997
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD				32,997
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL				1,294,883
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND				0
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL				0
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL				1,294,883
Plywood Panel	0.00									PRIOR				
Interior Wall Construction	5									PERMIT				
Drywall/Sheetrock	18.00									BUILDING VALUE				1,013,960
Interior Floor Cover	14									OBXF VALUE				14,180
Carpet	6.00									LAND VALUE				433,860
Heating Fuel	04									PRESENT USE VALUE				0
Electric	1.00									DEFERRED VALUE				0
Heating Type	10									TOTAL VALUE				1,462,000
Heat Pump	4.00									ROUT: WTRSHD:				
Air Conditioning Type	03									SALES DATA				
Central	4.00									OFF. RECORD				
Commercial Heat & Air	1									BOOK				
None	0.00									PAGE				
Structural Frame	02									DATE				
Wood Frame	0.00									MO				
Ceiling & Insulation	07									YR				
Not Suspended - Ceiling and Wall	0.00									DEED				
Insulated										TYPE				
Floor Number	1									O/U				
Floor	0.00									V/I				
Unit Count	2									INDICATE				
Units	0.00									SALES PRICE				
Bedrooms/Bathrooms/Half-Bathrooms														
4/2/0	13.000													
Bedrooms														
BAS - 4 FUS - 0 LL - 0														
Bathrooms														
BAS - 2 FUS - 0 LL - 0														
Half-Bathrooms														
BAS - 0 FUS - 0 LL - 0														
Office														
BAS - 0 FUS - 0 LL - 0	0													
TOTAL POINT VALUE	101.000													
BUILDING ADJUSTMENTS														
Quality	3	C	1.00											
Shape/Design	2	SLIGHTLY IRREGULAR	1.02											
Size	Size	Size	0.99											
TOTAL ADJUSTMENT FACTOR	1.010													
TOTAL QUALITY INDEX	102													



PRIOR		PERMIT	
BUILDING VALUE	1,013,960	CODE	DATE
OBXF VALUE	14,180		
LAND VALUE	433,860		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	1,462,000		
HEATED AREA 1,614			
NOTES			
12/7/17/BB COM UPFIT COMP F-18			
SALES DATA			
OFF. RECORD	DATE	DEED	INDICATE
BOOK	PAGE	MO	YR
TYPE	O/U	V/I	SALES PRICE
04881	0225	12	2016
ND	C	I	0
04881	0220	12	2016
SW	E	I	802,500
01292	0488	12	1992
WD	U	I	0
00825	0388	1	1977
U	I	I	0

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,614	100	93838		TOTAL OB/XF VALUE													
FOP	156	035	3198															
STP	40	020	465															
SUBAREA TOTALS	1,810		97,501															

BLDG DIMENSIONS BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

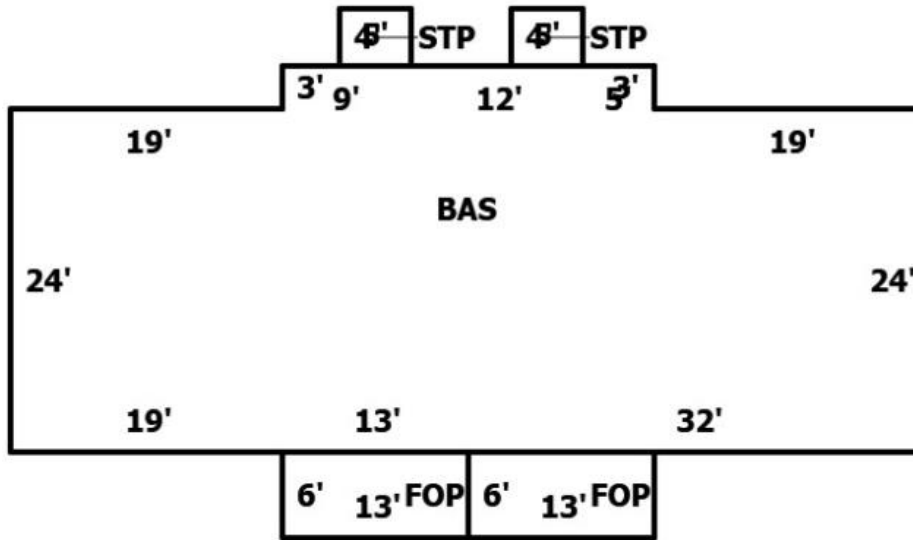
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 8 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENDENCE TO	OVERRIDE			
Foundation	4								0.33000					
Spread Footing	6.00	62	01	1,677	102	58.14	97501	1978	1978	% GOOD	67.0			
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD				32,997
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD				0
Exterior Walls	10									MARKET LAND VALUE - CARD				0
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD				32,997
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD				32,997
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL				1,294,883
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND				0
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL				0
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL				1,294,883
Plywood Panel	0.00									PRIOR				
Interior Wall Construction	5									PERMIT				
Drywall/Sheetrock	18.00									BUILDING VALUE				1,013,960
Interior Floor Cover	14									OBXF VALUE				14,180
Carpet	6.00									LAND VALUE				433,860
Heating Fuel	04									PRESENT USE VALUE				0
Electric	1.00									DEFERRED VALUE				0
Heating Type	10									TOTAL VALUE				1,462,000
Heat Pump	4.00									ROUT: WTRSHD:				
Air Conditioning Type	03									SALES DATA				
Central	4.00									OFF. RECORD				
Commercial Heat & Air	1									BOOK				
None	0.00									PAGE				
Structural Frame	02									DATE				
Wood Frame	0.00									MO				
Ceiling & Insulation	07									YR				
Not Suspended - Ceiling and Wall	0.00									DEED				
Insulated										TYPE				
Floor Number	1									O/U				
Floor	0.00									V/I				
Unit Count	2									INDICATE				
Units	0.00									SALES PRICE				
Bedrooms/Bathrooms/Half-Bathrooms														
4/2/0	13.000													
Bedrooms														
BAS - 4 FUS - 0 LL - 0														
Bathrooms														
BAS - 2 FUS - 0 LL - 0														
Half-Bathrooms														
BAS - 0 FUS - 0 LL - 0														
Office														
BAS - 0 FUS - 0 LL - 0	0													
TOTAL POINT VALUE	101.000													



BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR	1.010		
TOTAL QUALITY INDEX	102		

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,614	100	93838
FOP	156	035	3198
STP	40	020	465
SUBAREA TOTALS	1,810		97,501

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE														

BLDG DIMENSIONS BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

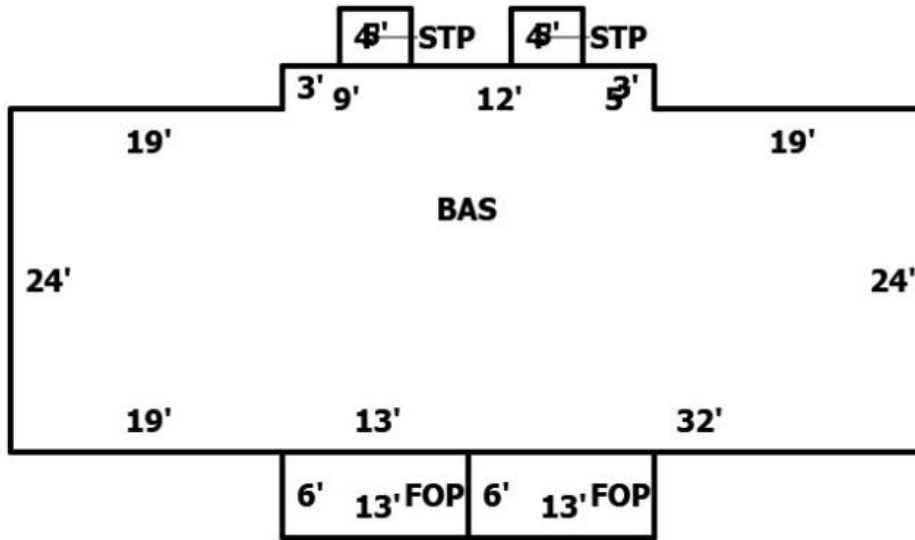
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 9 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENCE TO	OVERRIDE			
Foundation	4								0.33000					
Spread Footing	6.00	62	01	1,677	100	57.00	95589	1978	1978	% GOOD	67.0			
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD				32,997
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD				0
Exterior Walls	10									MARKET LAND VALUE - CARD				0
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD				32,997
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD				32,997
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL				1,294,883
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND				0
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL				0
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL				1,294,883
Plywood Panel	0.00									PRIOR				
Interior Wall Construction	5									PERMIT				
Drywall/Sheetrock	18.00									BUILDING VALUE				1,013,960
Interior Floor Cover	02									OBXF VALUE				14,180
Minimum, Plywood, Linoleum	0.00									LAND VALUE				433,860
Interior Floor Cover	14									PRESENT USE VALUE				0
Carpet	4.00									DEFERRED VALUE				0
Heating Fuel	04									TOTAL VALUE				1,462,000
Electric	1.00									ROUT: WTRSHD:				
Heating Type	10									SALES DATA				
Heat Pump	4.00									OFF. RECORD				
Air Conditioning Type	03									BOOK				
Central	4.00									PAGE				
Commercial Heat & Air	1									DATE				
None	0.00									MO				
Structural Frame	02									YR				
Wood Frame	0.00									DEED				
Ceiling & Insulation	07									TYPE				
Not Suspended - Ceiling and Wall Insulated	0.00									O/U				
Floor Number	1									V/I				
Floor	0.00									INDICATE				
Unit Count	2									SALES PRICE				
Units	0.00									04881				0225
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0									12				2016
Bedrooms										ND				C
BAS - 4 FUS - 0 LL - 0										E				I
Bathrooms										SW				E
BAS - 2 FUS - 0 LL - 0										WD				U
Half-Bathrooms										U				I
BAS - 0 FUS - 0 LL - 0										01292				0488
Office										1				1977
BAS - 0 FUS - 0 LL - 0	0									00825				0388
TOTAL POINT VALUE	99.000													



BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR	1.010		
TOTAL QUALITY INDEX	100		

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,614	100	91998
FOP	156	035	3135
STP	40	020	456
SUBAREA TOTALS	1,810		95,589

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE														

BLDG DIMENSIONS |BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

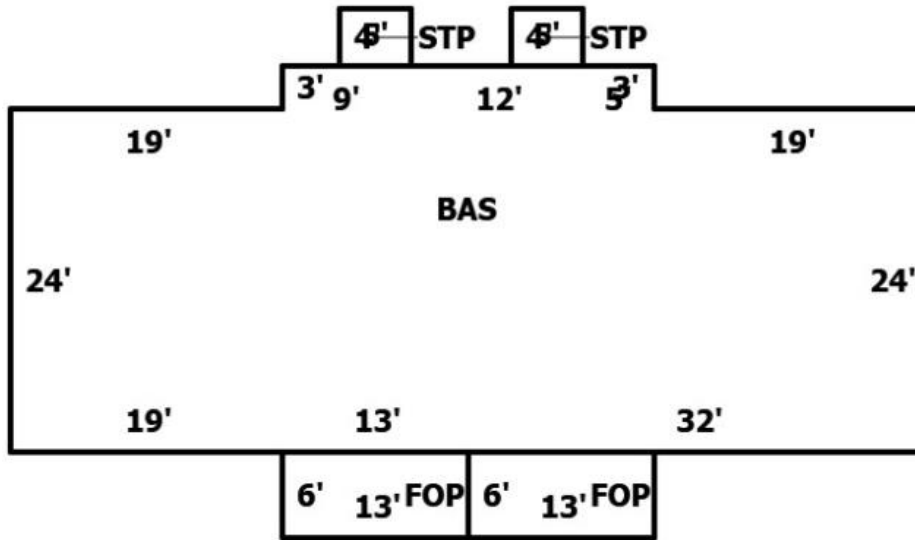
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 10 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM							
Foundation		4													
Spread Footing	62	01	1,677	100	57.00	95589	1978	1978	% GOOD		0.33000				
Sub Floor System		2									67.0				
Slab on Grade		8.00													
Exterior Walls		10													
Aluminum/Vinyl Siding		30.00													
Roofing Structure		03													
Gable		8.00													
Roofing Cover		03													
Asphalt or Composition Shingle		3.00													
Interior Wall Construction		4													
Plywood Panel		0.00													
Interior Wall Construction		5													
Drywall/Sheetrock		18.00													
Interior Floor Cover		02													
Minimum, Plywood, Linoleum		0.00													
Interior Floor Cover		14													
Carpet		4.00													
Heating Fuel		04													
Electric		1.00													
Heating Type		10													
Heat Pump		4.00													
Air Conditioning Type		03													
Central		4.00													
Commercial Heat & Air		1													
None		0.00													
Structural Frame		02													
Wood Frame		0.00													
Ceiling & Insulation		07													
Not Suspended - Ceiling and Wall Insulated		0.00													
Floor Number		1													
Floor		0.00													
Unit Count		2													
Units		0.00													
Bedrooms/Bathrooms/Half-Bathrooms		4/2/0													
Bedrooms		13.000													
BAS - 4 FUS - 0 LL - 0															
Bathrooms															
BAS - 2 FUS - 0 LL - 0															
Half-Bathrooms															
BAS - 0 FUS - 0 LL - 0															
Office															
BAS - 0 FUS - 0 LL - 0		0													
TOTAL POINT VALUE														99.000	



PRIOR				PERMIT			
BOOK	PAGE	MO	YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977		U	I	0

HEATED AREA 1,614

NOTES
12/7/17/BB COM UPFIT COMP F-18

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,614	100	91998															
FOP	156	035	3135															
STP	40	020	456															
SUBAREA TOTALS	1,810		95,589															

BLDG DIMENSIONS |BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

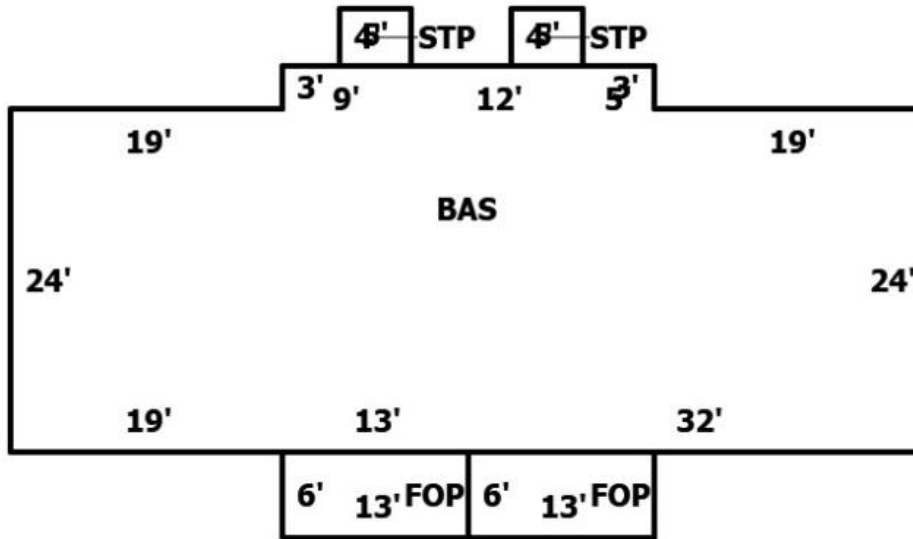
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 11 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE					
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		0.33000	CREDENCE TO			VERRIDE	
Foundation	4										CREDESCENCE TO			VERRIDE	
Spread Footing	6.00	62	01	1,677	102	58.14	97501	1978	1978	% GOOD	67.0	DEPR. BUILDING VALUE - CARD			32,997
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. OB/XF VALUE - CARD					
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								MARKET LAND VALUE - CARD			0		
Exterior Walls	10									TOTAL MARKET VALUE - CARD			32,997		
Aluminum/Vinyl Siding	32.00									TOTAL APPRAISED VALUE - CARD			32,997		
Exterior Walls	21									TOTAL APPRAISED VALUE - PARCEL			1,294,883		
Face Brick	0.00									TOTAL PRESENT USE VALUE - LAND			0		
Roofing Structure	03									TOTAL VALUE DEFERRED - PARCEL			0		
Gable	8.00									TOTAL TAXABLE VALUE - PARCEL			1,294,883		
Roofing Cover	03									PRIOR					
Asphalt or Composition Shingle	3.00									PERMIT					
Interior Wall Construction	4									BUILDING VALUE			1,013,960		
Plywood Panel	18.00									OBXF VALUE			14,180		
Interior Wall Construction	5									LAND VALUE			433,860		
Drywall/Sheetrock	0.00									PRESENT USE VALUE			0		
Interior Floor Cover	02									DEFERRED VALUE			0		
Minimum, Plywood, Linoleum	0.00									TOTAL VALUE			1,462,000		
Interior Floor Cover	14									ROUT: WTRSHD:					
Carpet	4.00									SALES DATA					
Heating Fuel	04									OFF. RECORD					
Electric	1.00									BOOK					
Heating Type	10									DATE					
Heat Pump	4.00									MO					
Air Conditioning Type	03									YR					
Central	4.00									DEED					
Commercial Heat & Air	2									TYPE					
Packaged Unit	0.00									O/U					
Structural Frame	02									V/I					
Wood Frame	0.00									INDICATE					
Ceiling & Insulation	07									SALES PRICE					
Not Suspended - Ceiling and Wall	0.00									04881			0225		
Insulated	1									12			2016		
Floor Number	0.00									ND			C		
Floor	2									SW			E		
Unit Count	0.00									WD			U		
Units	0.00									U			I		
Bedrooms/Bathrooms/Half-Bathrooms	13.000									00825			0388		
Bedrooms										1			1977		
BAS - 4 FUS - 0 LL - 0										HEATED AREA 1,614					
Bathrooms										NOTES					
BAS - 2 FUS - 0 LL - 0										12/7/17/BB COM UPFIT COMP F-18					
Half-Bathrooms															
BAS - 0 FUS - 0 LL - 0															
Office															
BAS - 0 FUS - 0 LL - 0	0														
TOTAL POINT VALUE	101.000														



SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,614	100	93838		TOTAL OB/XF VALUE														
FOP	156	035	3198																
STP	40	020	465																
SUBAREA TOTALS	1,810		97,501																

BLDG DIMENSIONS | BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	VERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

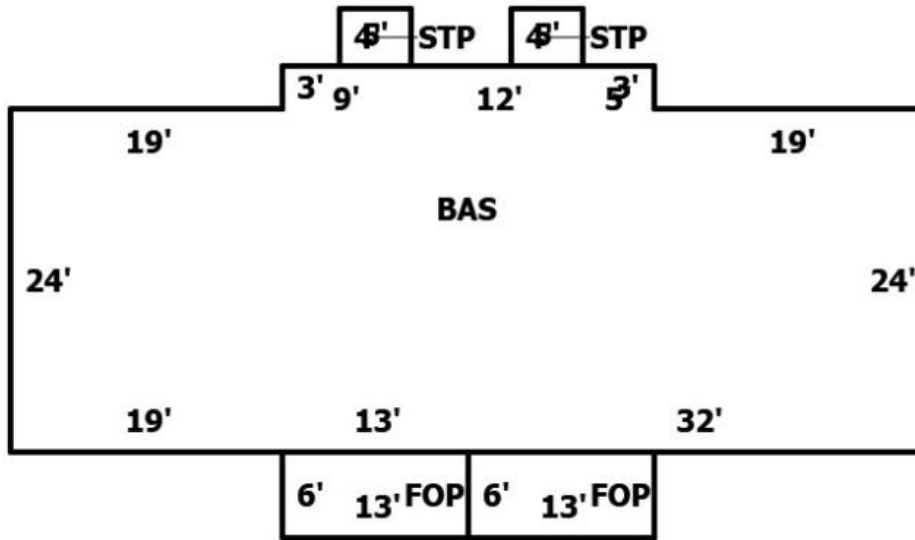
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 13 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE									
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRECENCE TO	OVERRIDE								
Foundation	4								0.33000										
Spread Footing	6.00	62	01	1,677	102	58.14	97501	1978	1978	% GOOD	67.0								
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD 32,997									
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD									
Exterior Walls	10									MARKET LAND VALUE - CARD 0									
Aluminum/Vinyl Siding	32.00									TOTAL MARKET VALUE - CARD 32,997									
Exterior Walls	21									TOTAL APPRAISED VALUE - CARD 32,997									
Face Brick	0.00									TOTAL APPRAISED VALUE - PARCEL 1,294,883									
Roofing Structure	03									TOTAL PRESENT USE VALUE - LAND 0									
Gable	8.00									TOTAL VALUE DEFERRED - PARCEL 0									
Roofing Cover	03									TOTAL TAXABLE VALUE - PARCEL 1,294,883									
Asphalt or Composition Shingle	3.00									PRIOR PERMIT									
Interior Wall Construction	4									BUILDING VALUE 1,013,960 CODE DATE NO.									
Plywood Panel	0.00									OBXF VALUE 14,180									
Interior Wall Construction	5									LAND VALUE 433,860									
Drywall/Sheetrock	18.00									PRESENT USE VALUE 0									
Interior Floor Cover	02									DEFERRED VALUE 0 ROUT: WTRSHD:									
Minimum, Plywood, Linoleum	0.00									TOTAL VALUE 1,462,000									
Interior Floor Cover	14									SALES DATA									
Carpet	4.00									OFF. RECORD DATE DEED INDICATE									
Heating Fuel	04									BOOK PAGE MO YR TYPE O/U V/I SALES PRICE									
Electric	1.00									04881 0225 12 2016 ND C I 0									
Heating Type	10									04881 0220 12 2016 SW E I 802,500									
Heat Pump	4.00									01292 0488 12 1992 WD U I 0									
Air Conditioning Type	03									00825 0388 1 1977 U I 0									
Central	4.00									HEATED AREA 1,614									
Commercial Heat & Air	1									NOTES									
None	0.00									12/7/17/BB COM UPFIT COMP F-18									
Structural Frame	02																		
Wood Frame	0.00																		
Ceiling & Insulation	07																		
Not Suspended - Ceiling and Wall	0.00																		
Insulated																			
Floor Number	1																		
Floor	0.00																		
Unit Count	2																		
Units	0.00																		
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0																		
Bedrooms																			
BAS - 4 FUS - 0 LL - 0																			
Bathrooms																			
BAS - 2 FUS - 0 LL - 0																			
Half-Bathrooms																			
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	101,000																		
BUILDING ADJUSTMENTS																			
Quality	3	C		1.00															
Shape/Design	2	SLIGHTLY IRREGULAR		1.02															
Size	Size	Size		0.99															
TOTAL ADJUSTMENT FACTOR	1.010																		
TOTAL QUALITY INDEX	102																		
SUBAREA																			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,614	100	93838	TOTAL OB/XF VALUE															
FOP	156	035	3198																
STP	40	020	465																
SUBAREA TOTALS	1,810		97,501																



PRIOR		PERMIT					
BUILDING VALUE	1,013,960	CODE	DATE NO.				
OBXF VALUE	14,180						
LAND VALUE	433,860						
PRESENT USE VALUE	0						
DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL VALUE	1,462,000						
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977	U	I	I	0
HEATED AREA 1,614							
NOTES							
12/7/17/BB COM UPFIT COMP F-18							

BLDG DIMENSIONS BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810																		
LAND INFORMATION																		
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
TOTAL MARKET LAND DATA																		
TOTAL PRESENT USE DATA																		
01-0-09-010-																		

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

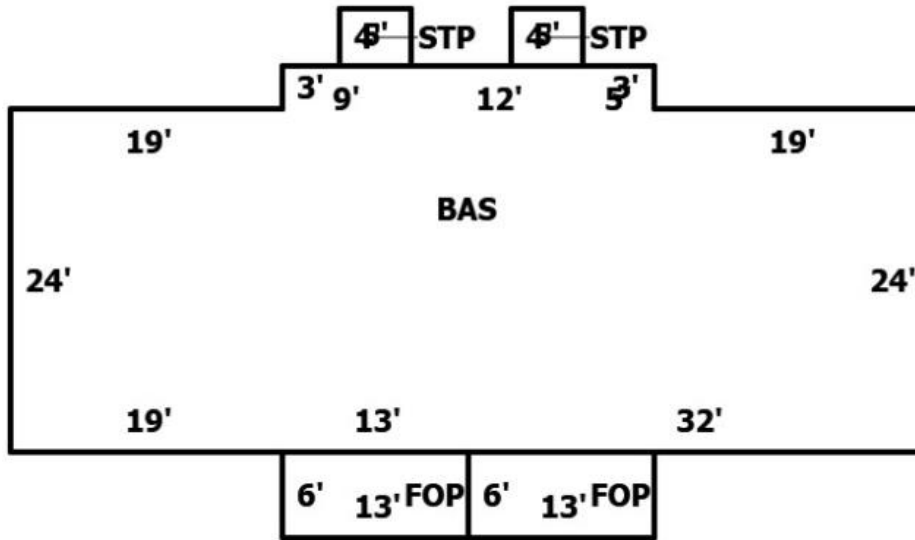
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 14 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENCE TO	OVERRIDE		
Foundation	4								0.33000				
Spread Footing	6.00	62	01	1,677	100	57.00	95589	1978	1978	% GOOD	67.0		
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD		32,997	
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD		0	
Exterior Walls	10									MARKET LAND VALUE - CARD		0	
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD		32,997	
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD		32,997	
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL		1,294,883	
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND		0	
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL		0	
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL		1,294,883	
Plywood Panel	0.00									PRIOR			
Interior Wall Construction	5									PERMIT			
Drywall/Sheetrock	18.00									BUILDING VALUE		1,013,960	
Interior Floor Cover	02									OBXF VALUE		14,180	
Minimum, Plywood, Linoleum	0.00									LAND VALUE		433,860	
Interior Floor Cover	14									PRESENT USE VALUE		0	
Carpet	4.00									DEFERRED VALUE		0	
Heating Fuel	04									TOTAL VALUE		1,462,000	
Electric	1.00									ROUT: WTRSHD:			
Heating Type	10									SALES DATA			
Heat Pump	4.00									OFF. RECORD			
Air Conditioning Type	03									BOOK			
Central	4.00									PAGE			
Commercial Heat & Air	1									DATE			
None	0.00									MO			
Structural Frame	02									YR			
Wood Frame	0.00									DEED			
Ceiling & Insulation	07									TYPE			
Not Suspended - Ceiling and Wall	0.00									O/U			
Insulated										V/I			
Floor Number	1									INDICATE			
Floor	0.00									SALES PRICE			
Unit Count	2									04881		0225	
Units	0.00									12		2016	
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0									ND		C	
Bedrooms										E		I	
BAS - 4 FUS - 0 LL - 0										SW		E	
Bathrooms										WD		U	
BAS - 2 FUS - 0 LL - 0										U		I	
Half-Bathrooms										01292		0488	
BAS - 0 FUS - 0 LL - 0										12		1992	
Office										1		1977	
BAS - 0 FUS - 0 LL - 0	0									U		I	
TOTAL POINT VALUE	99.000									00825		0388	



CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS		100				91998								TOTAL OB/XF VALUE
FOP		035				3135								
STP		020				456								
SUBAREA TOTALS		1,810				95,589								

BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR	1.010		
TOTAL QUALITY INDEX	100		

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,614	100	91998
FOP	156	035	3135
STP	40	020	456
SUBAREA TOTALS		1,810	95,589

BLDG DIMENSIONS |BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

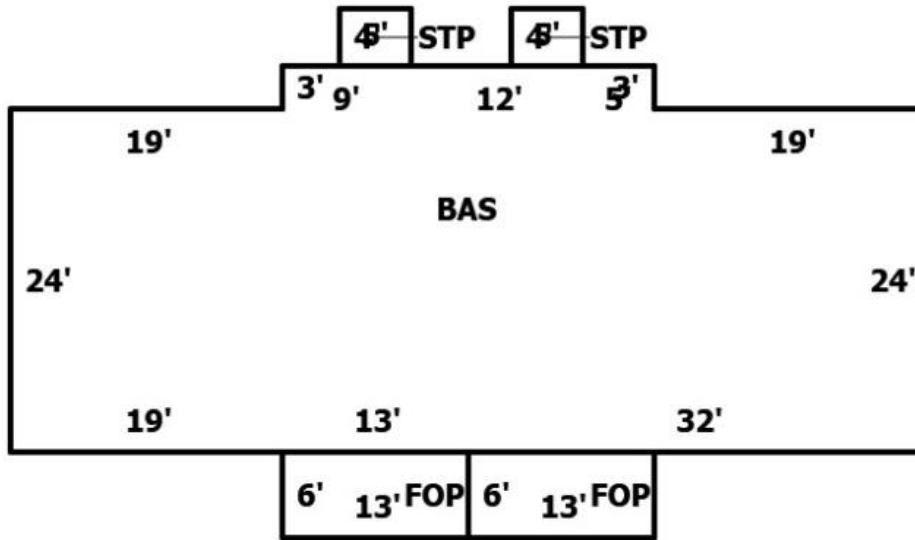
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 15 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE									
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENDENCE TO	OVERRIDE								
Foundation	4								0.33000										
Spread Footing	6.00	62	01	1,677	100	57.00	95589	1978	1978	% GOOD	67.0								
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD 32,997									
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD									
Exterior Walls	10									MARKET LAND VALUE - CARD 0									
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD 32,997									
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD 32,997									
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL 1,294,883									
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND 0									
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL 0									
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL 1,294,883									
Plywood Panel	0.00									PRIOR PERMIT									
Interior Wall Construction	5									BUILDING VALUE 1,013,960									
Drywall/Sheetrock	18.00									OBXF VALUE 14,180									
Interior Floor Cover	02									LAND VALUE 433,860									
Minimum, Plywood, Linoleum	0.00									PRESENT USE VALUE 0									
Interior Floor Cover	14									DEFERRED VALUE 0 ROUT: WTRSHD:									
Carpet	4.00									TOTAL VALUE 1,462,000									
Heating Fuel	04									SALES DATA									
Electric	1.00									OFF. RECORD BOOK PAGE MO YR DEED TYPE O/U V/I INDICATE SALES PRICE									
Heating Type	10									04881 0225 12 2016 ND C I 0									
Heat Pump	4.00									04881 0220 12 2016 SW E I 802,500									
Air Conditioning Type	03									01292 0488 12 1992 WD U I 0									
Central	4.00									00825 0388 1 1977 U I 0									
Commercial Heat & Air	1									HEATED AREA 1,614									
None	0.00									NOTES									
Structural Frame	02									12/7/17/BB COM UPFIT COMP F-18									
Wood Frame	0.00																		
Ceiling & Insulation	07																		
Not Suspended - Ceiling and Wall Insulated	0.00																		
Floor Number	1																		
Floor	0.00																		
Unit Count	2																		
Units	0.00																		
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0																		
Bedrooms																			
BAS - 4 FUS - 0 LL - 0																			
Bathrooms																			
BAS - 2 FUS - 0 LL - 0																			
Half-Bathrooms																			
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	99.000																		
BUILDING ADJUSTMENTS																			
Quality	3	C	1.00																
Shape/Design	2	SLIGHTLY IRREGULAR	1.02																
Size	Size	Size	0.99																
TOTAL ADJUSTMENT FACTOR	1.010																		
TOTAL QUALITY INDEX	100																		
SUBAREA																			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,614	100	91998		TOTAL OB/XF VALUE														
FOP	156	035	3135																
STP	40	020	456																
SUBAREA TOTALS	1,810		95,589																
BLDG DIMENSIONS BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810																			
LAND INFORMATION																			
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES		
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			



PRIOR		PERMIT				
CODE	DATE	NO.				
BUILDING VALUE	1,013,960					
OBXF VALUE	14,180					
LAND VALUE	433,860					
PRESENT USE VALUE	0					
DEFERRED VALUE	0					
TOTAL VALUE	1,462,000					
SALES DATA						
OFF. RECORD BOOK	DATE MO	DATE YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE
04881	0225	12 2016	ND	C	I	0
04881	0220	12 2016	SW	E	I	802,500
01292	0488	12 1992	WD	U	I	0
00825	0388	1 1977		U	I	0

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

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SPLIT FROM ID

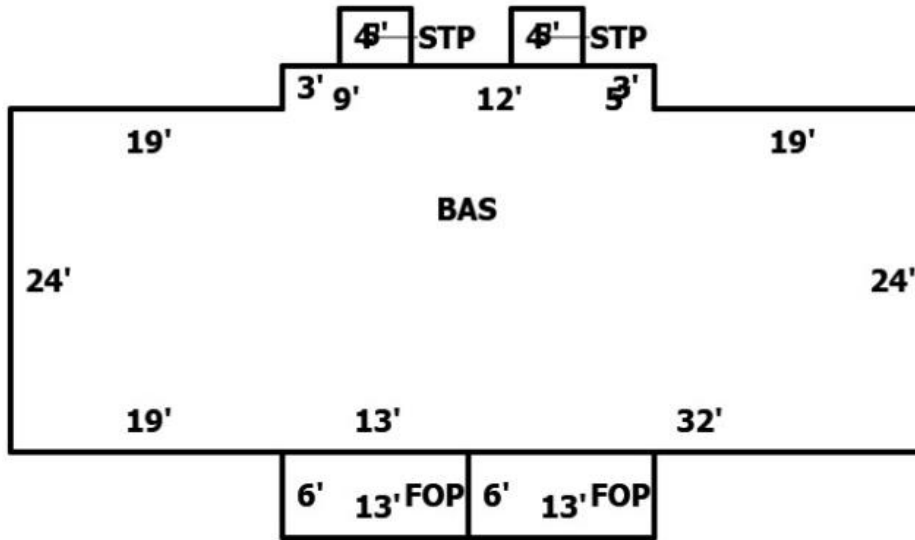
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 17 of 25
10.050 AC
TW-01 CI-52 FR-30

EX- SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENCE TO	OVERRIDE			
Foundation	4								0.33000					
Spread Footing	6.00	62	01	1,677	100	57.00	95589	1978	1978	% GOOD	67.0			
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD				32,997
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD				0
Exterior Walls	10									MARKET LAND VALUE - CARD				0
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD				32,997
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD				32,997
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL				1,294,883
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND				0
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL				0
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL				1,294,883
Plywood Panel	0.00									PRIOR				
Interior Wall Construction	5									PERMIT				
Drywall/Sheetrock	18.00									BUILDING VALUE				1,013,960
Interior Floor Cover	02									OBXF VALUE				14,180
Minimum, Plywood, Linoleum	0.00									LAND VALUE				433,860
Interior Floor Cover	14									PRESENT USE VALUE				0
Carpet	4.00									DEFERRED VALUE				0
Heating Fuel	04									TOTAL VALUE				1,462,000
Electric	1.00									ROUT: WTRSHD:				
Heating Type	10									SALES DATA				
Heat Pump	4.00									OFF. RECORD				
Air Conditioning Type	03									BOOK				
Central	4.00									PAGE				
Commercial Heat & Air	1									DATE				
None	0.00									MO				
Structural Frame	02									YR				
Wood Frame	0.00									DEED				
Ceiling & Insulation	07									TYPE				
Not Suspended - Ceiling and Wall Insulated	0.00									O/U				
Floor Number	1									V/I				
Floor	0.00									INDICATE				
Unit Count	2									SALES PRICE				
Units	0.00									04881				0225
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0									12				2016
Bedrooms										ND				C
BAS - 4 FUS - 0 LL - 0										E				I
Bathrooms										SW				E
BAS - 2 FUS - 0 LL - 0										WD				U
Half-Bathrooms										U				I
BAS - 0 FUS - 0 LL - 0										01292				0488
Office										1				1977
BAS - 0 FUS - 0 LL - 0	0									00825				0388
TOTAL POINT VALUE	99.000													



BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.99
TOTAL ADJUSTMENT FACTOR	1.010		
TOTAL QUALITY INDEX	100		

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,614	100	91998
FOP	156	035	3135
STP	40	020	456
SUBAREA TOTALS	1,810		95,589

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE														

BLDG DIMENSIONS |BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

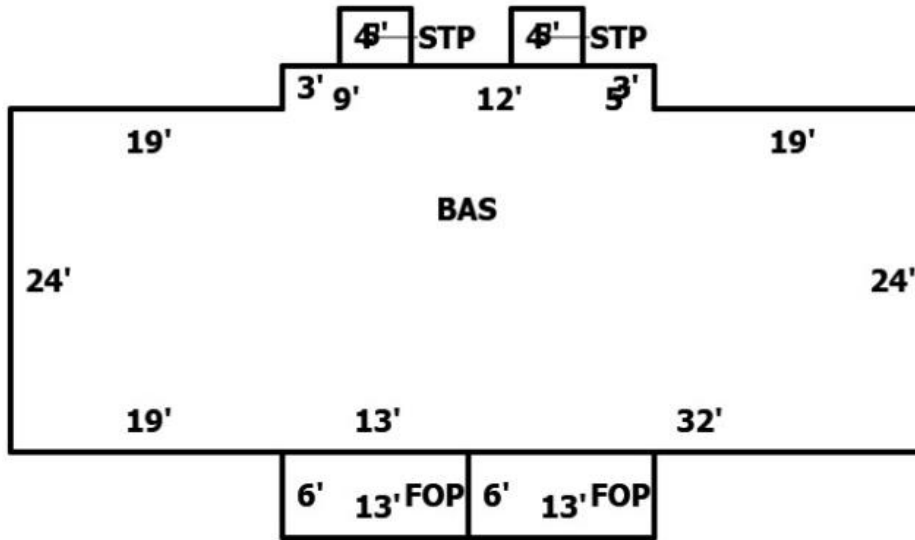
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 18 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE									
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENCE TO	OVERRIDE								
Foundation	4								0.33000										
Spread Footing	6.00	62	01	1,677	102	58.14	97501	1978	1978	% GOOD	67.0								
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD				32,997					
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD				0					
Exterior Walls	10									MARKET LAND VALUE - CARD				0					
Aluminum/Vinyl Siding	32.00									TOTAL MARKET VALUE - CARD				32,997					
Exterior Walls	21									TOTAL APPRAISED VALUE - CARD				32,997					
Face Brick	0.00									TOTAL APPRAISED VALUE - PARCEL				1,294,883					
Roofing Structure	03									TOTAL PRESENT USE VALUE - LAND				0					
Gable	8.00									TOTAL VALUE DEFERRED - PARCEL				0					
Roofing Cover	03									TOTAL TAXABLE VALUE - PARCEL				1,294,883					
Asphalt or Composition Shingle	3.00									PRIOR									
Interior Wall Construction	4									PERMIT									
Plywood Panel	0.00									BUILDING VALUE				1,013,960					
Interior Wall Construction	5									OBXF VALUE				14,180					
Drywall/Sheetrock	18.00									LAND VALUE				433,860					
Interior Floor Cover	02									PRESENT USE VALUE				0					
Minimum, Plywood, Linoleum	0.00									DEFERRED VALUE				0					
Interior Floor Cover	14									TOTAL VALUE				1,462,000					
Carpet	4.00									ROUT: WTRSHD:									
Heating Fuel	04									SALES DATA									
Electric	1.00									OFF. RECORD									
Heating Type	10									BOOK									
Heat Pump	4.00									PAGE									
Air Conditioning Type	03									DATE									
Central	4.00									MO									
Commercial Heat & Air	1									YR									
None	0.00									DEED									
Structural Frame	02									TYPE									
Wood Frame	0.00									O/U									
Ceiling & Insulation	07									V/I									
Not Suspended - Ceiling and Wall	0.00									INDICATE									
Insulated										SALES PRICE									
Floor Number	1									04881				0225					
Floor	0.00									12				2016					
Unit Count	2									ND				C					
Units	0.00									SW				E					
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0									WD				U					
Bedrooms										U				I					
BAS - 4 FUS - 0 LL - 0										00825				0388					
Bathrooms										1				1977					
BAS - 2 FUS - 0 LL - 0										HEATED AREA 1,614									
Half-Bathrooms										NOTES									
BAS - 0 FUS - 0 LL - 0										12/7/17/BB COM UPFIT COMP F-18									
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE	101,000																		
BUILDING ADJUSTMENTS																			
Quality	3	C		1.00															
Shape/Design	2	SLIGHTLY IRREGULAR		1.02															
Size	Size	Size		0.99															
TOTAL ADJUSTMENT FACTOR													1.010						
TOTAL QUALITY INDEX													102						
SUBAREA																			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,614	100	93838	TOTAL OB/XF VALUE															
FOP	156	035	3198																
STP	40	020	465																
SUBAREA TOTALS	1,810		97,501																



OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977	U	I	I	0

BLDG DIMENSIONS																		
BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810																		
LAND INFORMATION																		
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES	
TOTAL MARKET LAND DATA																		
TOTAL PRESENT USE DATA																		
01-0-09-010-																		

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

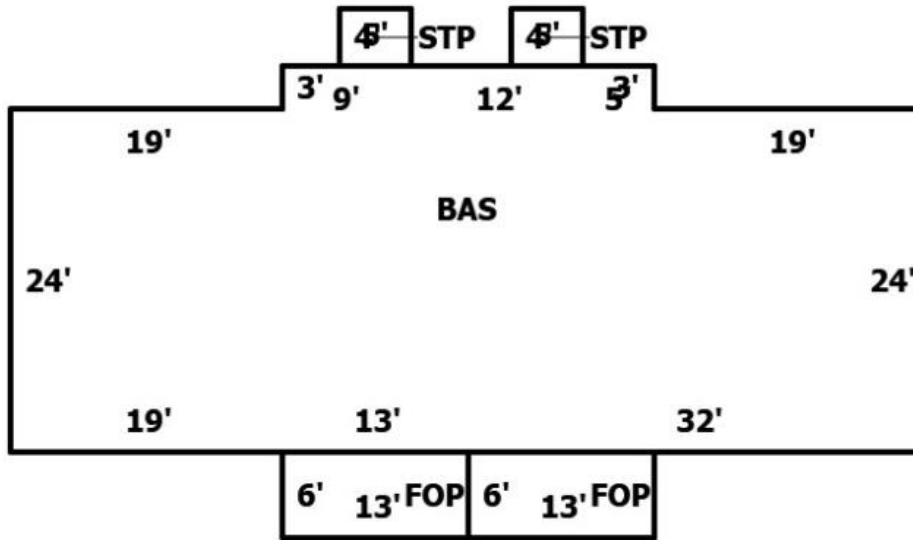
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 19 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL				MARKET VALUE					DEPRECIATION			CORRELATION OF VALUE							
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	CREDENCE TO					VERRIDE					
Foundation	4								0.33000										
Spread Footing	6.00	62	01	1,677	102	58.14	97501	1978	1978	% GOOD	67.0								
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX																	
Slab on Grade	8.00	STYLE: 1 - 1.0 Story																	
Exterior Walls	10																		
Aluminum/Vinyl Siding	32.00																		
Exterior Walls	21																		
Face Brick	0.00																		
Roofing Structure	03																		
Gable	8.00																		
Roofing Cover	03																		
Asphalt or Composition Shingle	3.00																		
Interior Wall Construction	4																		
Plywood Panel	0.00																		
Interior Wall Construction	5																		
Drywall/Sheetrock	18.00																		
Interior Floor Cover	02																		
Minimum, Plywood, Linoleum	0.00																		
Interior Floor Cover	14																		
Carpet	4.00																		
Heating Fuel	04																		
Electric	1.00																		
Heating Type	10																		
Heat Pump	4.00																		
Air Conditioning Type	03																		
Central	4.00																		
Commercial Heat & Air	1																		
None	0.00																		
Structural Frame	02																		
Wood Frame	0.00																		
Ceiling & Insulation	07																		
Not Suspended - Ceiling and Wall	0.00																		
Insulated																			
Floor Number	1																		
Floor	0.00																		
Unit Count	2																		
Units	0.00																		
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0																		
Bedrooms																			
BAS - 4 FUS - 0 LL - 0																			
Bathrooms																			
BAS - 2 FUS - 0 LL - 0																			
Half-Bathrooms																			
BAS - 0 FUS - 0 LL - 0																			
Office																			
BAS - 0 FUS - 0 LL - 0	0																		
TOTAL POINT VALUE												101,000							
BUILDING ADJUSTMENTS																			
Quality	3	C	1.00																
Shape/Design	2	SLIGHTLY IRREGULAR	1.02																
Size	Size	Size	0.99																
TOTAL ADJUSTMENT FACTOR	1.010																		
TOTAL QUALITY INDEX	102																		
SUBAREA																			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
BAS	1,614	100	93838	TOTAL OB/XF VALUE															
FOP	156	035	3198																
STP	40	020	465																
SUBAREA TOTALS	1,810		97,501																



PRIOR				PERMIT					
BUILDING VALUE	OBXF VALUE	LAND VALUE	PRESENT USE VALUE	DEFERRED VALUE	TOTAL VALUE	CODE	DATE	NO.	
1,013,960	14,180	433,860	0	0	1,462,000				
ROUT: WTRSHD:									
SALES DATA									
OFF. RECORD	DATE	DEED	INDICATE						
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE		
04881	0225	12	2016	ND	C	I	0		
04881	0220	12	2016	SW	E	I	802,500		
01292	0488	12	1992	WD	U	I	0		
00825	0388	1	1977		U	I	0		
HEATED AREA 1,614									
NOTES									
12/7/17/BB COM UPFIT COMP F-18									

BLDG DIMENSIONS BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810																		
LAND INFORMATION																		
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	VERRIDE VALUE	LAND NOTES	
TOTAL MARKET LAND DATA																		
TOTAL PRESENT USE DATA																		
01-0-09-010-																		

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

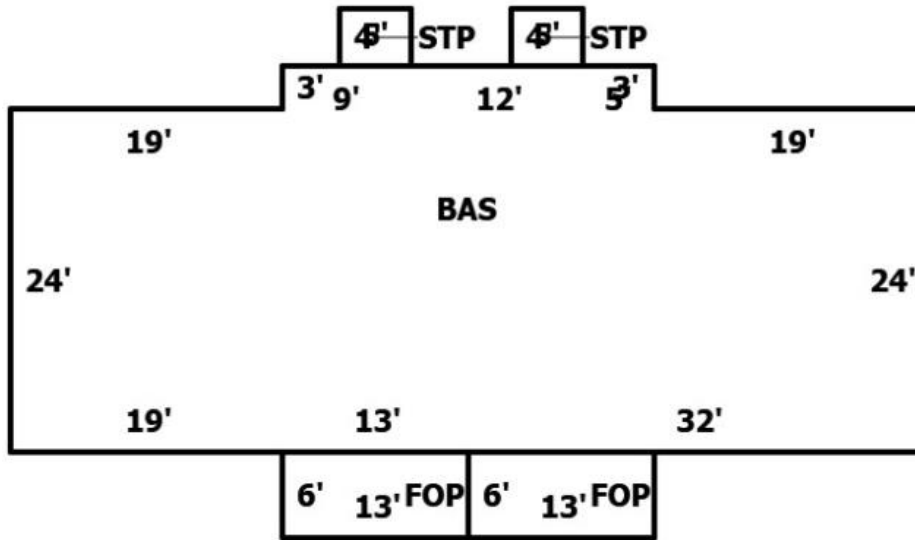
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 20 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		0.33000	CREDENCE TO			OVERRIDE	
Foundation		4									CREDESCENCE TO				
Spread Footing	62	01	1,677	100	57.00	95589	1978	1978	% GOOD	67.0					
Sub Floor System		2									TYPE: DUPLEX/TRIPLEX			DEPR. BUILDING VALUE - CARD	
Slab on Grade		8.00									STYLE: 1 - 1.0 Story			32,997	
Exterior Walls		10									Single Family Residential			DEPR. OB/XF VALUE - CARD	
Aluminum/Vinyl Siding		30.00												0	
Roofing Structure		03												MARKET LAND VALUE - CARD	
Gable		8.00												32,997	
Roofing Cover		03												TOTAL MARKET VALUE - CARD	
Asphalt or Composition Shingle		3.00												32,997	
Interior Wall Construction		4												TOTAL APPRAISED VALUE - CARD	
Plywood Panel		0.00												1,294,883	
Interior Wall Construction		5												TOTAL APPRAISED VALUE - PARCEL	
Drywall/Sheetrock		18.00												0	
Interior Floor Cover		02												TOTAL PRESENT USE VALUE - LAND	
Minimum, Plywood, Linoleum		0.00												0	
Interior Floor Cover		14												TOTAL VALUE DEFERRED - PARCEL	
Carpet		4.00												0	
Heating Fuel		04												TOTAL TAXABLE VALUE - PARCEL	
Electric		1.00												1,294,883	
Heating Type		10												TOTAL PRESENT USE VALUE - LAND	
Heat Pump		4.00												0	
Air Conditioning Type		03												TOTAL VALUE DEFERRED - PARCEL	
Central		4.00												0	
Commercial Heat & Air		1												TOTAL TAXABLE VALUE - PARCEL	
None		0.00												1,294,883	
Structural Frame		02												TOTAL PRESENT USE VALUE - LAND	
Wood Frame		0.00												0	
Ceiling & Insulation		07												TOTAL VALUE DEFERRED - PARCEL	
Not Suspended - Ceiling and Wall Insulated		0.00												0	
Floor Number		1												TOTAL TAXABLE VALUE - PARCEL	
Floor		0.00												1,294,883	
Unit Count		2												TOTAL PRESENT USE VALUE - LAND	
Units		0.00												0	
Bedrooms/Bathrooms/Half-Bathrooms		4/2/0												TOTAL VALUE DEFERRED - PARCEL	
Bedrooms		13.000												0	
BAS - 4 FUS - 0 LL - 0														TOTAL TAXABLE VALUE - PARCEL	
Bathrooms														1,294,883	
BAS - 2 FUS - 0 LL - 0														TOTAL PRESENT USE VALUE - LAND	
Half-Bathrooms														0	
BAS - 0 FUS - 0 LL - 0														TOTAL VALUE DEFERRED - PARCEL	
Office														0	
BAS - 0 FUS - 0 LL - 0														TOTAL TAXABLE VALUE - PARCEL	
TOTAL POINT VALUE														1,294,883	



PRIOR				PERMIT			
BOOK	PAGE	MO	YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE
BUILDING VALUE	1,013,960	CODE	DATE	NO.			
OBXF VALUE	14,180						
LAND VALUE	433,860						
PRESENT USE VALUE	0						
DEFERRED VALUE	0	ROUT: WTRSHD:					
TOTAL VALUE	1,462,000						
SALES DATA							
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977		U	I	0
HEATED AREA 1,614							
NOTES							
12/7/17/BB COM UPFIT COMP F-18							

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,614	100	91998		TOTAL OB/XF VALUE													
FOP	156	035	3135															
STP	40	020	456															
SUBAREA TOTALS	1,810		95,589															

BLDG DIMENSIONS |BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

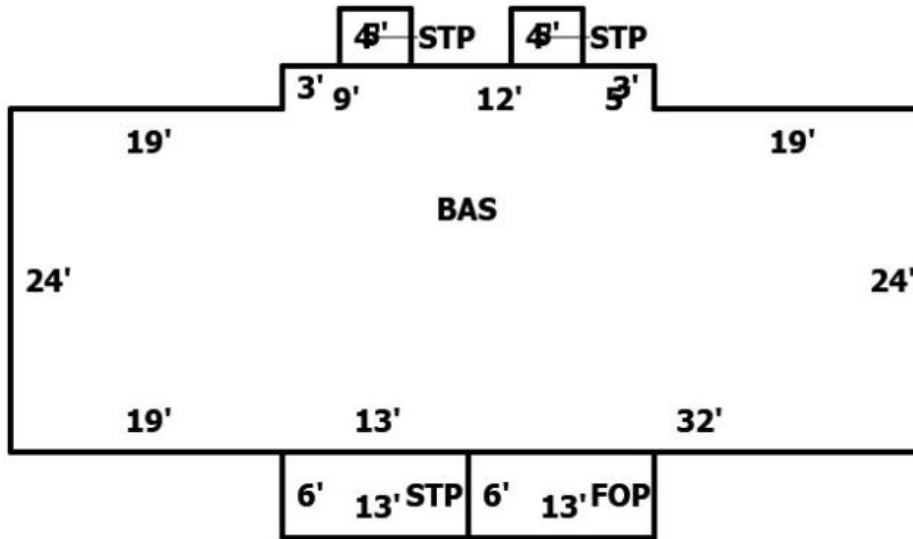
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 21 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRENCE TO	OVERRIDE			
Foundation	4								0.33000					
Spread Footing	6.00	62	01	1,665	100	57.00	94905	1978	1978	% GOOD	67.0			
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD				32,997
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD				0
Exterior Walls	10									MARKET LAND VALUE - CARD				0
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD				32,997
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD				32,997
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL				1,294,883
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND				0
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL				0
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL				1,294,883
Plywood Panel	0.00									PRIOR				
Interior Wall Construction	5									PERMIT				
Drywall/Sheetrock	18.00									BUILDING VALUE				1,013,960
Interior Floor Cover	02									OBXF VALUE				14,180
Minimum, Plywood, Linoleum	0.00									LAND VALUE				433,860
Interior Floor Cover	14									PRESENT USE VALUE				0
Carpet	4.00									DEFERRED VALUE				0
Heating Fuel	04									TOTAL VALUE				1,462,000
Electric	1.00									ROUT: WTRSHD:				
Heating Type	10									SALES DATA				
Heat Pump	4.00									OFF. RECORD				
Air Conditioning Type	03									BOOK				
Central	4.00									PAGE				
Commercial Heat & Air	1									DATE				
None	0.00									MO				
Structural Frame	02									YR				
Wood Frame	0.00									DEED				
Ceiling & Insulation	07									TYPE				
Not Suspended - Ceiling and Wall Insulated	0.00									O/U				
Floor Number	1									V/I				
Floor	0.00									INDICATE				
Unit Count	2									SALES PRICE				
Units	0.00									04881				0225
Bedrooms/Bathrooms/Half-Bathrooms	4/2/0									12				2016
Bedrooms										ND				C
BAS - 4 FUS - 0 LL - 0										SW				E
Bathrooms										WD				U
BAS - 2 FUS - 0 LL - 0										U				I
Half-Bathrooms										01292				0488
BAS - 0 FUS - 0 LL - 0										00825				0388
Office										1				1977
BAS - 0 FUS - 0 LL - 0	0									HEATED AREA 1,614				
TOTAL POINT VALUE	99.000									NOTES				
BUILDING ADJUSTMENTS														
Quality	3	C	1.00											
Shape/Design	2	SLIGHTLY IRREGULAR	1.02											
Size	Size	Size	0.99											
TOTAL ADJUSTMENT FACTOR	1.010													
TOTAL QUALITY INDEX	100													



CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS		100			91998									TOTAL OB/XF VALUE
FOP		1539												
STP		1368												
SUBAREA TOTALS		1,810			94,905									

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
BAS	1,614	100	91998
FOP	78	035	1539
STP	118	020	1368
SUBAREA TOTALS		1,810	94,905

BLDG DIMENSIONS	BAS=W19N3W5W12W9S3W19S24E19E13E32N24Area:1614;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;STP=S6E13N6W13Area:78;FOP=S6E13N6W13Area:78;TotalArea:1810													
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HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

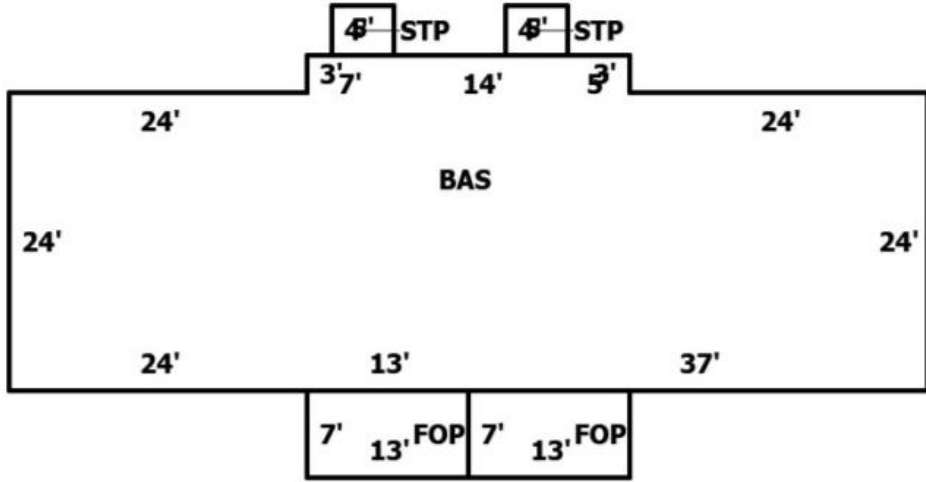
BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 22 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL

Foundation	4
Spread Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	10
Aluminum/Vinyl Siding	30.00
Roofing Structure	03
Gable	8.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	4
Plywood Panel	0.00
Interior Wall Construction	5
Drywall/Sheetrock	18.00
Interior Floor Cover	02
Minimum, Plywood, Linoleum	0.00
Interior Floor Cover	14
Carpet	4.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Commercial Heat & Air	1
None	0.00
Structural Frame	02
Wood Frame	0.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	0.00
Floor Number	1
Floor	0.00
Unit Count	2
Units	0.00
Bedrooms/Bathrooms/Half-Bathrooms	6/2/0
Bedrooms	19.000
BAS - 6 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	105.000



BUILDING ADJUSTMENTS

Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.98
TOTAL ADJUSTMENT FACTOR	1.000		
TOTAL QUALITY INDEX	105		

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,854	100	110962
FOP	182	035	3830
STP	40	020	479
SUBAREA TOTALS	2,076		115,271

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
62	01	1,926	105	59.85	115271	1978	1978

DEPRECIATION

NORM	% GOOD
0.33000	67.0

TYPE: DUPLEX/TRIPLEX
STYLE: 1 - 1.0 Story
Single Family Residential

CORRELATION OF VALUE

CREDENCE TO	OVERWRITE
DEPR. BUILDING VALUE - CARD	32,997
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	32,997
TOTAL APPRAISED VALUE - CARD	32,997
TOTAL APPRAISED VALUE - PARCEL	1,294,883
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	1,294,883

PRIOR		PERMIT	
BUILDING VALUE	CODE	DATE	NO.
1,013,960			
OBXF VALUE 14,180			
LAND VALUE 433,860			
PRESENT USE VALUE 0			
DEFERRED VALUE 0			
TOTAL VALUE 1,462,000			

SALES DATA

OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	O/U	V/I	SALES PRICE
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977		U	I	0

HEATED AREA 1,854

NOTES

12/7/17/BB COM UPFIT COMP F-18

TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,854	100	110962		TOTAL OB/XF VALUE													
FOP	182	035	3830															
STP	40	020	479															
SUBAREA TOTALS	2,076		115,271															

BLDG DIMENSIONS |BAS=W24N3W5W14W7S3W24S24E24E13E37N24Area:1854;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S7E13N7W13Area:91;FOP=S7E13N7W13Area:91;TotalArea:2076

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	VERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

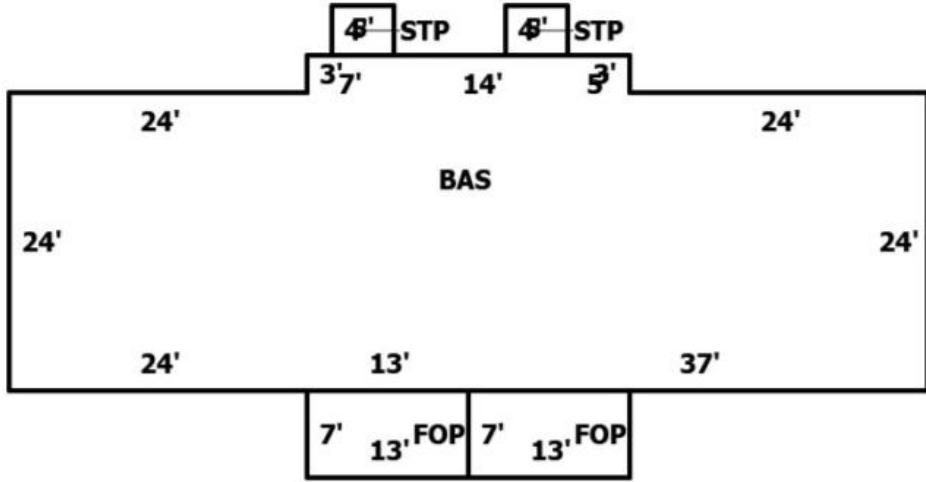
BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 23 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL

Foundation	4
Spread Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	10
Aluminum/Vinyl Siding	30.00
Roofing Structure	03
Gable	8.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	4
Plywood Panel	0.00
Interior Wall Construction	5
Drywall/Sheetrock	18.00
Interior Floor Cover	02
Minimum, Plywood, Linoleum	0.00
Interior Floor Cover	14
Carpet	4.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Commercial Heat & Air	1
None	0.00
Structural Frame	02
Wood Frame	0.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	0.00
Floor Number	1
Floor	0.00
Unit Count	2
Units	0.00
Bedrooms/Bathrooms/Half-Bathrooms	6/2/0
Bedrooms	19.000
BAS - 6 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	105.000



BUILDING ADJUSTMENTS

Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.98
TOTAL ADJUSTMENT FACTOR	1.000		
TOTAL QUALITY INDEX	105		

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,854	100	110962
FOP	182	035	3830
STP	40	020	479
SUBAREA TOTALS	2,076		115,271

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
62	01	1,926	105	59.85	115271	1978	1978

DEPRECIATION

NORM	0.33000
% GOOD	67.0

TYPE: DUPLEX/TRIPLEX
STYLE: 1 - 1.0 Story
Single Family Residential

CORRELATION OF VALUE

CREDENCE TO	OVERWRITE
DEPR. BUILDING VALUE - CARD	32,997
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	32,997
TOTAL APPRAISED VALUE - CARD	32,997
TOTAL APPRAISED VALUE - PARCEL	1,294,883
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	1,294,883

PRIOR		PERMIT	
BUILDING VALUE	1,013,960	CODE	DATE
OBXF VALUE	14,180		
LAND VALUE	433,860		
PRESENT USE VALUE	0		
DEFERRED VALUE	0		
TOTAL VALUE	1,462,000		

SALES DATA							
OFF. RECORD	BOOK	PAGE	DATE	DEED	O/U	V/I	INDICATE
			MO	TYPE			SALES PRICE
	04881	0225	12	2016	ND	C	I
	04881	0220	12	2016	SW	E	I
	01292	0488	12	1992	WD	U	I
	00825	0388	1	1977		U	I

HEATED AREA 1,854
NOTES
12/7/17/BB COM UPFIT COMP F-18

CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
	TOTAL OB/XF VALUE													

BLDG DIMENSIONS | BAS=W24N3W5W14W7S3W24S24E24E13E37N24Area:1854;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S7E13N7W13Area:91;FOP=S7E13N7W13Area:91;TotalArea:2076

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

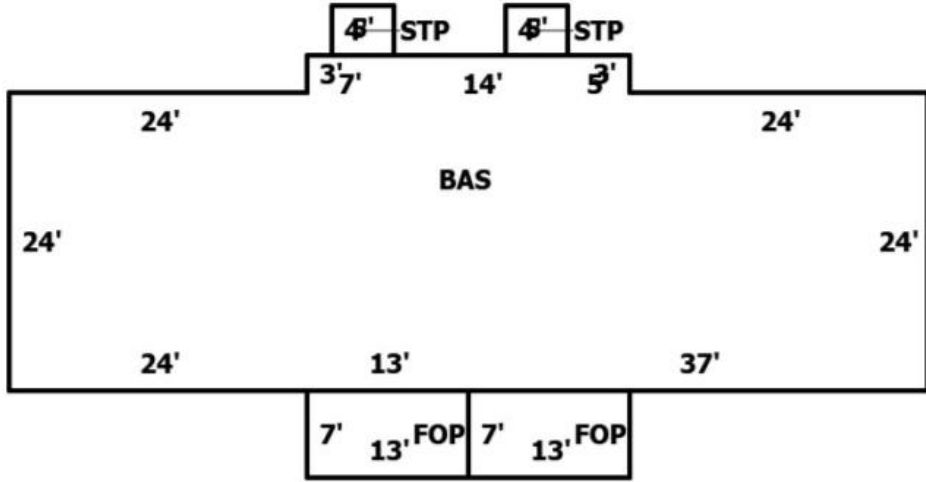
BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 24 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL

Foundation	4
Spread Footing	6.00
Sub Floor System	2
Slab on Grade	8.00
Exterior Walls	10
Aluminum/Vinyl Siding	30.00
Roofing Structure	03
Gable	8.00
Roofing Cover	03
Asphalt or Composition Shingle	3.00
Interior Wall Construction	4
Plywood Panel	0.00
Interior Wall Construction	5
Drywall/Sheetrock	18.00
Interior Floor Cover	02
Minimum, Plywood, Linoleum	0.00
Interior Floor Cover	14
Carpet	4.00
Heating Fuel	04
Electric	1.00
Heating Type	10
Heat Pump	4.00
Air Conditioning Type	03
Central	4.00
Commercial Heat & Air	1
None	0.00
Structural Frame	02
Wood Frame	0.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	0.00
Floor Number	1
Floor	0.00
Unit Count	2
Units	0.00
Bedrooms/Bathrooms/Half-Bathrooms	6/2/0
Bedrooms	19.000
BAS - 6 FUS - 0 LL - 0	
Bathrooms	
BAS - 2 FUS - 0 LL - 0	
Half-Bathrooms	
BAS - 0 FUS - 0 LL - 0	
Office	
BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	105.000



BUILDING ADJUSTMENTS

Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.98
TOTAL ADJUSTMENT FACTOR	1.000		
TOTAL QUALITY INDEX	105		

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	1,854	100	110962
FOP	182	035	3830
STP	40	020	479
SUBAREA TOTALS	2,076		115,271

BLDG DIMENSIONS |BAS=W24N3W5W14W7S3W24S24E24E13E37N24Area:1854;STP=N4W5S4E5Area:20;STP=N4W5S4E5Area:20;FOP=S7E13N7W13Area:91;FOP=S7E13N7W13Area:91;TotalArea:2076

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	

01-0-09-010-

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD
62	01	1,926	105	59.85	115271	1978	1978	67.0

DEPRECIATION

NORM	0.33000
	67.0

CORRELATION OF VALUE

CREDENCE TO	OVERRIDE
DEPR. BUILDING VALUE - CARD	32,997
DEPR. OB/XF VALUE - CARD	
MARKET LAND VALUE - CARD	0
TOTAL MARKET VALUE - CARD	32,997
TOTAL APPRAISED VALUE - CARD	32,997
TOTAL APPRAISED VALUE - PARCEL	1,294,883
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL	1,294,883

PRIOR

BUILDING VALUE	OBXF VALUE	LAND VALUE	PRESENT USE VALUE	DEFERRED VALUE	TOTAL VALUE
1,013,960	14,180	433,860	0	0	1,462,000

PERMIT

CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	DATE YR	DEED TYPE	O/U	V/I	INDICATE SALES PRICE
04881	0225	12	2016	ND	C	I	0
04881	0220	12	2016	SW	E	I	802,500
01292	0488	12	1992	WD	U	I	0
00825	0388	1	1977		U	I	0

HEATED AREA 1,854

NOTES

12/7/17/BB COM UPFIT COMP F-18

HEDGES NC LIMITED PARTNERSHIP

N RYALS ST
2000197311

PLAT: 13/93 UNIQ ID 372648
ID NO: 153910-46-5253

Parcel ID: 01-0-09-010-

SPLIT FROM ID

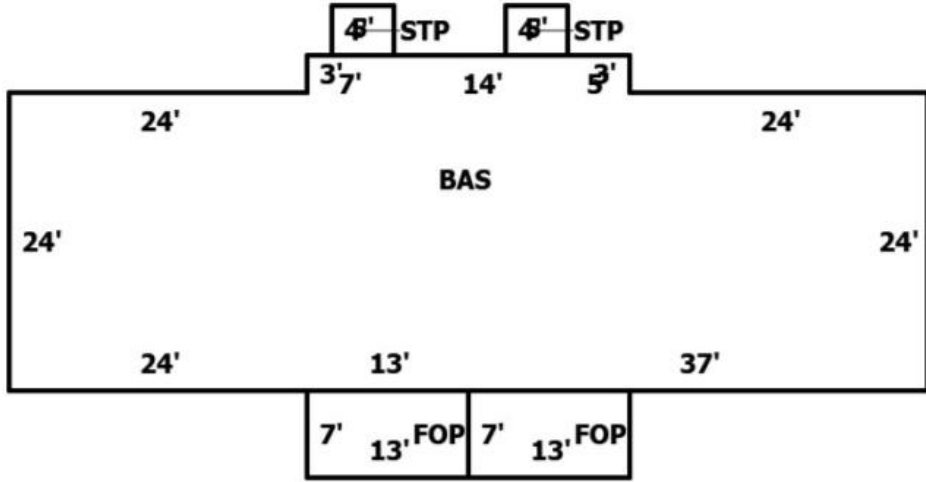
Reval Year: 2011 Tax Year: 2018
Appraised By 32 on 09/14/2009 00116 BENSON CITY

BENSON TAX (100), COUNTY TAX (100)
PART OF BLOCK 5 TART 13/93

CARD NO. 25 of 25
10.050 AC
TW-01 CI-52 FR-30

SRC= Inspection
AT- LAST ACTION 20171208

CONSTRUCTION DETAIL		MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM		CRECENCE TO	OVERRIDE			
Foundation	4								0.33000					
Spread Footing	6.00	62	01	1,926	105	59.85	115271	1978	1978	% GOOD	67.0			
Sub Floor System	2	TYPE: DUPLEX/TRIPLEX				Single Family Residential				DEPR. BUILDING VALUE - CARD				33,012
Slab on Grade	8.00	STYLE: 1 - 1.0 Story								DEPR. OB/XF VALUE - CARD				0
Exterior Walls	10									MARKET LAND VALUE - CARD				0
Aluminum/Vinyl Siding	30.00									TOTAL MARKET VALUE - CARD				33,012
Roofing Structure	03									TOTAL APPRAISED VALUE - CARD				33,012
Gable	8.00									TOTAL APPRAISED VALUE - PARCEL				1,294,883
Roofing Cover	03									TOTAL PRESENT USE VALUE - LAND				0
Asphalt or Composition Shingle	3.00									TOTAL VALUE DEFERRED - PARCEL				0
Interior Wall Construction	4									TOTAL TAXABLE VALUE - PARCEL				1,294,883
Plywood Panel	0.00									PRIOR				
Interior Wall Construction	5									PERMIT				
Drywall/Sheetrock	18.00									BUILDING VALUE				1,013,960
Interior Floor Cover	02									OBXF VALUE				14,180
Minimum, Plywood, Linoleum	0.00									LAND VALUE				433,860
Interior Floor Cover	14									PRESENT USE VALUE				0
Carpet	4.00									DEFERRED VALUE				0
Heating Fuel	04									TOTAL VALUE				1,462,000
Electric	1.00									ROUT: WTRSHD:				
Heating Type	10									SALES DATA				
Heat Pump	4.00									OFF. RECORD				
Air Conditioning Type	03									BOOK				
Central	4.00									PAGE				
Commercial Heat & Air	1									DATE				
None	0.00									MO				
Structural Frame	02									YR				
Wood Frame	0.00									DEED				
Ceiling & Insulation	07									TYPE				
Not Suspended - Ceiling and Wall	0.00									O/U				
Insulated										V/I				
Floor Number	1									INDICATE				
Floor	0.00									SALES PRICE				
Unit Count	2									04881				0225
Units	0.00									12				2016
Bedrooms/Bathrooms/Half-Bathrooms	6/2/0									ND				C
Bedrooms	19.000									E				I
BAS - 6 FUS - 0 LL - 0										SW				E
Bathrooms										WD				U
BAS - 2 FUS - 0 LL - 0										U				I
Half-Bathrooms										01292				0488
BAS - 0 FUS - 0 LL - 0										1				1977
Office										00825				0388
BAS - 0 FUS - 0 LL - 0	0													
TOTAL POINT VALUE	105.000													



BUILDING ADJUSTMENTS			
Quality	3	C	1.00
Shape/Design	2	SLIGHTLY IRREGULAR	1.02
Size	Size	Size	0.98
TOTAL ADJUSTMENT FACTOR	1.000		
TOTAL QUALITY INDEX	105		

SUBAREA			
TYPE	GS AREA	PCT	RPL CS
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CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
TOTAL OB/XF VALUE														

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LAND INFORMATION																	
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TOTAL MARKET LAND DATA																	
TOTAL PRESENT USE DATA																	