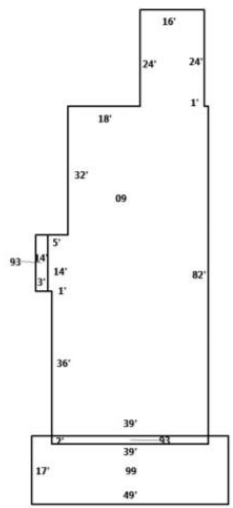


02/04/2022 02:53 OWNERSHIP 68988101	PROPERTY DESCRIPTION	TAX DESCRIPTION	MAP NUMBER	CARD#
E&D W RE 735 MADISON BLVD LLC 720 W 20TH ST PITTSBURG, KS 66762-2844 DEED: 1108 418 1/18/2022 \$2,650,000	WENDYS PLATBOOK/PAGE/DATE: 1 473A NB: 10000 ROXBORO NBHD 735 N MADISON BLVD ROXBORO	ROXBORO ROXBORO	6 42 RECORD NUMBER: 15520 ROUTE: RC 142 032 LISTER: CAY 2/28/2020 REVIEWER: CAY 2/28/2020	1 / 1



TOPO	STREET	UTILITIES	NOTES				LT	
LEVEL	PAVED	ALL PUBLIC	32 LIGHT FIX/OUT&IN F16 WENDYS RENOS/SIGN COMP F14				1.0000	
#	LAND CLASS	SIZE	BASERATE	* ACF	* ADJ	= ADJ RATE	* UNITS	= LNDVALUE
1	72WFF COMM2	170.000	1500	1.24	1.00	1860	170.000	316200
ACREAGE FACTOR:		0	FRONTAGE FACTOR:		1	LAND VALUE		316200
#	OTHER FEATURES	SIZE	BASERATE	COND	ADJ RATE	UNITS	VALUE	
1	12 C ASPH PAV	2,507 * 10	1.64	0.00	1.64	25070	41115	
2	83 B LIGHTING	12 * 1	1500.00	0.00	1500.00	12	18000	
OTHER FEATURES VALUE:							59115	
FOUNDATION	XTR_FINISH	ROOF TYPE	ROOF MTRL	SIZE/QTY				
CONCSLAB	BRICK METL/GLS C. BLOCK	FLAT	BUILT UP	1.0000 STHT 0 BDRM				
WALL FINISH	FLOORS	HEAT&AIR	HEAT FUEL	BLDING #				
DRY WALL	TILE	HT PUMP	ELECTRIC	1				

IMPROVEMENT TYPE:	Commercial	GRADE: B+10	AYB: 2013	EYB: 2015	CONDITION: G	DEPR TABLE: 05	SQ FT TABLE:
DIMENSIONS:	09=N36W1N14E5N32E18N24E16S24E1S82W39Area:3468;99=S17E49N17W49Area:833;93=S2E39N2W39Area:78;93=W3N14E3S14Area:42;TotalArea:4421						

STRUCTURE	SKETCH-SF	* SHT	= AREA	RATE	* GRDE	+ HEAT	+ EXWL	* WLHT	= ADJRATE	* AREA	= RPCN	* DEPF	* CNDF	= STR-VALUE
09 09 FASTFOOD	3468	1.00	3468	196.55	B 1.10			1.00	216.21	3468	749816	0.91		682333
15 FIXTURES	0		0						0.00	0	0	0.91		0
99 99 TERRACE	833	1.00	833	17.84	1.10			1.00	19.62	833	16343	0.91		14872
93 93 OVERHANG	42	1.00	42	20.85	1.10			1.00	22.94	42	963	0.91		876
93 93 OVERHANG	78	1.00	78	20.59	1.10			1.00	22.65	78	1767	0.91		1608

3468 HSF	4421 TSF	RPCN- 221.71/HSF	768889	VALU- 201.76/HSF	699689
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STRUCTURE VALUE				699689
CARD 1 VALUE				1075004

VALUATION	THIS CARD	+ OTHER CARD	= VALUE	PREV-VAL	P-N%	OTHER CARDS VALUE
LAND	316200		316200	316200	1.00	TOTAL VALUE 1075004
OTHER FEAT	59115		59115	59115	1.00	
STRUCTURE	699689		699689	472098	0.67	
TOTAL	1075004		1075004	847413	1.27	

(820837) Group:0	TAX YEAR: 2021	APPRAISED VALUE	1075004
Person County, NC	REVAL YEAR: 2021	TAXABLE VALUE	1075004
	DEFERRED VALUE	0	