WARRIOR AFFORDABLE RENTALS ENTERPRISE LLC — **Parcel ID: 6694-02-67-6411-**

5725 ELA RD — PLAT: 00000/00000 UNIQ ID 13878 — SPLIT FROM ID

543046 — TERESAS TREASURE — ID NO:

COUNTY TAX (100), RESIDENTIAL FEE (1) — CARD NO. 1 of 1

Reval Year: 2021 Tax Year: 2027 — 20-OB-645-C-ELA — 2.7770 AC — SRC= Pictometry Review

Appraised By 05 on 02/17/2021 23300 WHITTIER/OCONA ESTATES AREA — TW-20 CI- FR-TK — **EX-** AT- LAST ACTION 20240731

CONSTRUCTION DETAIL	
Foundation	4
Spread Footing	5.00
Sub Floor System	2
Slab on Grade-Residential/Commercial	5.00
Exterior Walls	09
Wood on Sheathing	19.00
Roofing Structure	07
Wood Truss	8.00
Roofing Cover	03
Asphalt/Composition Shingle	3.00
Interior Wall Construction	3
Plaster	14.00
Interior Floor Cover	14
Carpet	8.00
Heating Fuel	01
None	0.00
Heating Type	01
None	0.00
Air Conditioning Type	01
None	0.00
Structural Frame	02
Wood Frame	6.00
Ceiling & Insulation	07
Not Suspended - Ceiling and Wall Insulated	7.00
Half-Bathrooms BAS - 0 FUS - 0 LL - 0	_
Office BAS - 0 FUS - 0 LL - 0	0
TOTAL POINT VALUE	75.000

BUILDING ADJUSTMENTS			
Quality	2	Below Average	0.90
Shape/Design	5	Irregular	1.15
Size	Size	Size	1.09
TOTAL ADJUSTMENT FACTOR			1.130
TOTAL QUALITY INDEX			85

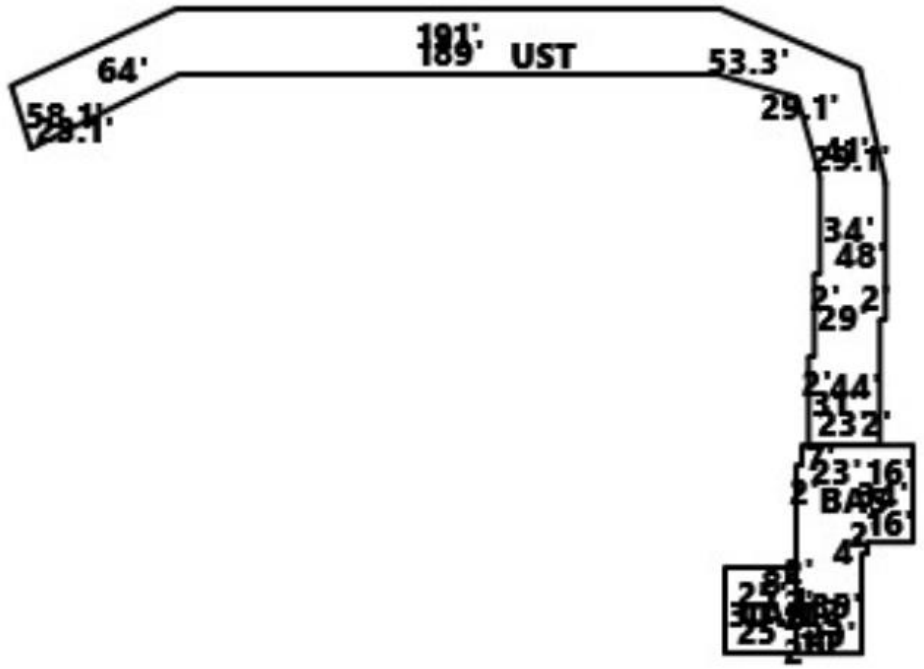
MARKET VALUE								
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	
38	07	7,267	85	28.48	206964	1957	1957	

DEPRECIATION	
PD	0.20000
% GOOD	20.0

Commercial

TYPE: Roadside/Flea Market

STYLE: 1 - 1.0 STORY



CORRELATION OF VALUE	
CREDENCE TO	MARKET
DEPR. BUILDING VALUE - CARD	41,390
DEPR. OB/XF VALUE - CARD	490
MARKET LAND VALUE - CARD	34,710
TOTAL MARKET VALUE - CARD	76,590
TOTAL APPRAISED VALUE - CARD	76,590
TOTAL APPRAISED VALUE - PARCEL	76,590
TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	0
TOTAL TAXABLE VALUE - PARCEL $	76,590

PRIOR APPRAISAL	
BUILDING VALUE	41,390
OBXF VALUE	490
LAND VALUE	34,710
PRESENT USE VALUE	0
DEFERRED VALUE	0
TOTAL VALUE	76,590

PERMIT		
CODE	DATE	NO.

ROUT: WTRSHD:

SALES DATA

OFF. RECORD BOOK	PAGE	DATE MO	YR	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
0274	0217	6	2003		Q	V	54,000
0531	0805	6	2024	WD	L	I	280,000
0527	0412	1	2024	WD	E	I	0

BUILDING AREA 2,261

NOTES

BUSINESS WARRIOR MOTEL MOTEL WAS CONDEMNED BY NC STATE HEALTH

SUBAREA TYPE	GS AREA	PCT	RPL CS
BAS	2,261	100	64393
CAN	774	030	6607
UST	9,547	050	135964
SUBAREA TOTALS	12,582		206,964

CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
09	E	ASP PAVING	1.000	0	0	6,500	1.50	25.00	_		1970	1970	S5		20	488
TOTAL OB/XF VALUE																488

BLDG DIMENSIONS BAS=E16S34W16S4W2S35W23N10E2N12W2N44E2N7E23Area:2261;CAN=W25N30E25S8E2S12W2S10Area:774;UST=E191SE@23.2-53.31SE@77.32-41S48W2S44W2W23N31E2N29E2N34NW@74.05-29.12NW@15.95-29.12W189SW@26.57-58.14NW@72.35-23.09NE@24.96-63.98Area:9547.5;TotalArea:12582.5

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
COMMERCIAL	0700		0	0	1.0000	0	0.2500	+00 +00 +00 +00 -75 CLOSED	RP	50,000.00	2.777	AC	0.250	12,500.00	34713		
TOTAL MARKET LAND DATA											2.777				34713		
TOTAL PRESENT USE DATA																	