

Wilderness NC, Lumber, Dry Kilning and Exports

+/- 42 acres with over 220,000 sq ft of industrial-use buildings, and warehousing. Additionally there is an adjoining +/- 32 acres of unimproved wooded land available to the south. Both +/- 42 and +/- 32 acres are zoned Heavy Industrial (HI) except for a portion between rail and E. US Hwy. 64 which is zoned Limited Industrial (LI) .

Property Location: 313 New Cut Rd., Lexington, NC & 7578 East US Highway 64, Lexington, NC



Legal Description: Parcel #0502800000019A, PIN ID #6763-02-79-2100, DB 1668 PG 1171 L19A & 20

BlueRidgeLandandAuction.com



**Blue Ridge Land
& Auction Co., Inc**

Matt Gallimore, Broker/Auctioneer

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Offering Memorandum

FOR – Wilderness NC, Lumber, Dry Kilning and Exports

ADDRESS - 313 New Cut Rd, & 7578 East Us Hwy 64, Lexington NC 27292

Located adjacent to the subject property is NUCOR. NUCOR is North America's largest steel and steel products company. NUCOR IS NOT FOR SALE.

COUNTY – Davidson County, North Carolina

LEGAL - Parcel # 0502800000019A, PIN ID # 6763-02-79-2100, DB 1668 PG 1171 L19A & 20

OFFERING - +/- 42 acre property that features over 220,000 square feet of industrial-use buildings, and warehousing. The seller will provide a survey prior to closing that separate +/- 42 acres from parent tract. A 30' access Right of Way will be reserved for the +/- 32 acre remainder. Refer to maps in Offering Memorandum.

OPTIONAL - Additional +/- 32 acres, unimproved wooded land available. Unimproved wooded land adjoins +/- 42 acres to the south and is zoned Heavy Industrial (HI). This +/- 32 acres can be purchased with the +/- 42 acres.

ELECTRIC – 3 panels with a total of 6,600 amperes installed and in use, with 3 Megawatt available per Duke Energy 12 Kilovolt circuit. Note *1 Megawatt is enough electricity for 750 homes.

PUBLIC WATER – 12" main comes off East US Highway 64. There is a 400,000-gallon holding tank that supplies the sprinkler system. Sprinkler systems are in all buildings, warehouses, and kilns.

FUEL TANK – 20,000-gallon diesel tank located beside water tank is used for equipment and water pump fuel supply.

NATURAL GAS – Provided by City of Lexington. The gas line runs parallel to the rail then south to Building # 4 Boiler Room.

SEWER – Private Sewer Treatment facility on site. Public Sewer available. The sewer runs along the Eastern border from East US Highway 64, due west behind Warehouses (Building # 5 and # 6) along wood line to New Cut Road.

HEAT – Building # 1 has heat pumps in office and conference areas, 2 gas heat units in production and warehousing. Building # 2, # 3, and # 4 are heated by steam heat. The steam heat is produced by excess and dried /processed sawdust which is loaded into boiler room in

building # 4 then distributed to the three buildings. Cyclone system pulls dust from buildings, baghouses then filter to Cilo for storage. Dust is collected and sent to 24' x 8' foot drum for processing prior to boiler input. Boiler rooms uses processed dust for majority of heat with natural gas as supplemental heat as needed.

RAILROAD – Owned by Norfolk Southern Railway and CSX Transportation. This facility has a Rail Spur off the Railroad that extends nearly 700' from top entrance off New Cut Road running parallel to Railroad. The Rail Spur is a key component for shipping and receiving.

NUCOR – Located adjacent to the subject property is NUCOR. NUCOR is North America's largest steel and steel products company. NUCOR IS NOT FOR SALE.

SUPPORT – Adequate parking, large lumber yard, mechanical shed, scales, rail spur, and road system

BUILDINGS - Building #'s are indexed on site improvements and aerial map in this memorandum.

HISTORY - This facility has been used over the past 20 years as a lumber processing plant.

HIGHEST AND BEST USE - Warehousing, development, manufacturing, assembly, or other industrial uses. The property is located, zoned, has public utilities, and access favorable for multiple uses which may include new business and / or service development.

ZONING - Limited Industrial (LI) and Heavy Industrial (HI). The section located between the Rail and East US Highway 64 is zoned Limited Industrial (LI). The portion where buildings are located is zoned Heavy Industrial (HI). The optional wooded +/- 32 acres behind the +/- 42 acres is also zoned Heavy Industrial (HI). Zoning is noted on Tax Card. Zoning Description and Table of Permitted Uses included in this document. For complete Davidson County NC Zoning Ordinance go to:

<https://www.co.davidson.nc.us/DocumentCenter/View/3619/Davidson-County-Zoning>

PROOF OF FUNDS - If the purchaser does not require financing, verification of funds to close from a bonified financial institution shall be provided along with the bid.

FINANCING – Purchase contract will not be subject to financing unless loan approval and verification of funds to close are provided along with bid. Both items to be from a bonified financial institution.

SELLER LEASEBACK – Seller would like to leaseback property from purchaser for a period of 6-12 months. The seller will pay utilities, and hazard insurance during leaseback. The purpose of the 6-month leaseback is for Seller to remove or sell all equipment and inventory from property.

INFORMATION PROVIDED – Broker with cooperation from Seller has made best efforts to provide accurate information that is believed to be accurate but not guaranteed. Information contained in this report was obtained by public record, mapping systems, and site visits. Interested bidders should complete their own due diligence to their own satisfaction.

Environmental Disclosure – There is an approximate 1 acre section located in the southeast portion considered to be an inactive hazardous site according to the North Carolina Department of Environmental Quality. Go to deq.nc.gov to see the hazardous site map and the priority table which has this ranked as 475 in the state of North Carolina.

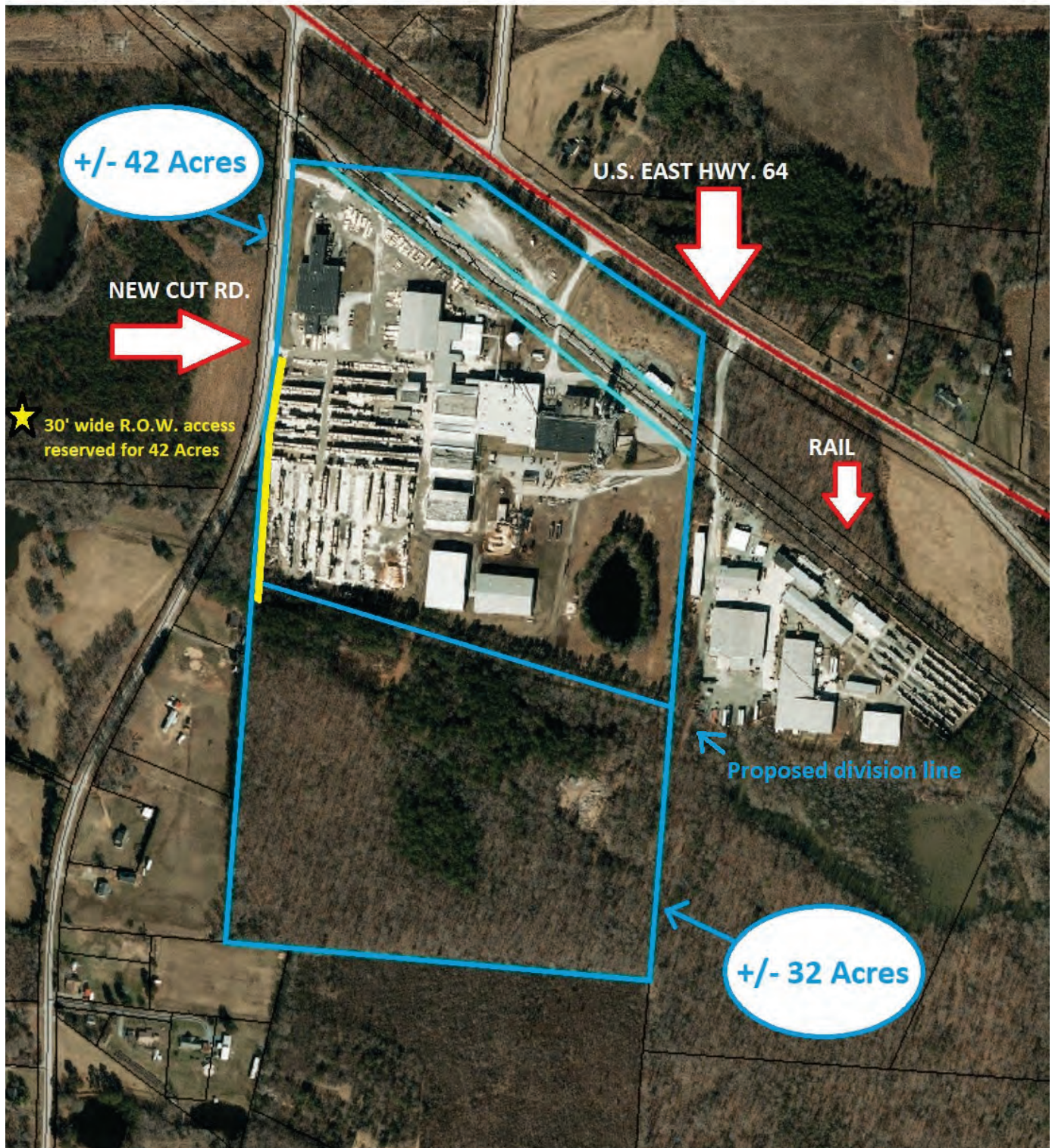
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Aerial G.I.S Map - Davidson County, NC

313 New Cut Rd. & 7578 U.S. East Hwy. 64
Lexington NC

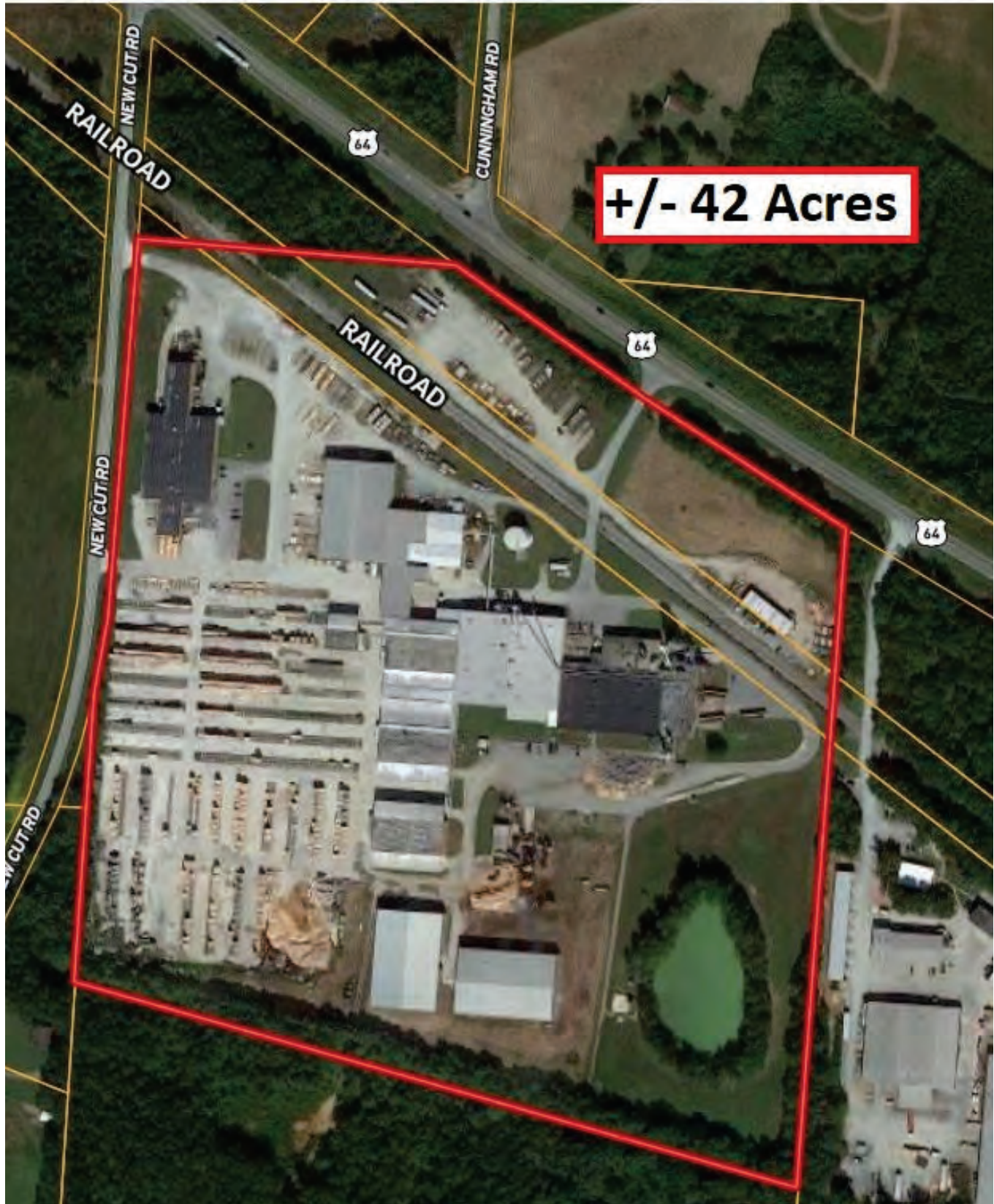
+/- 42 Acres and improvements, +/- 32 Acres optional

Parcel # 0502800000019A, PIN ID # 6763-02-79-2100



Aerial Map - Davidson County NC

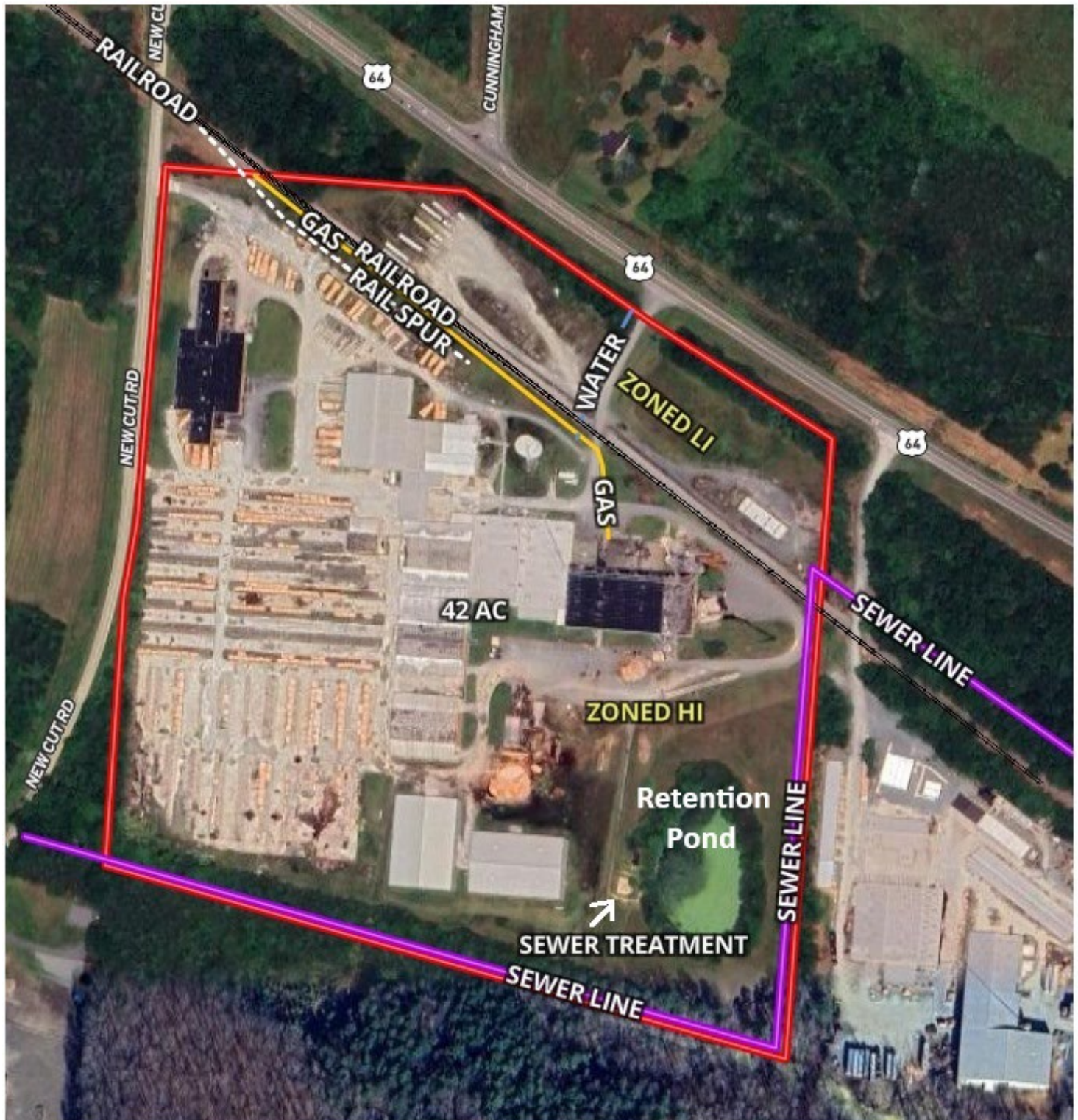
313 New Cut Rd. & 7578 East U.S. Hwy. 64
Lexington NC

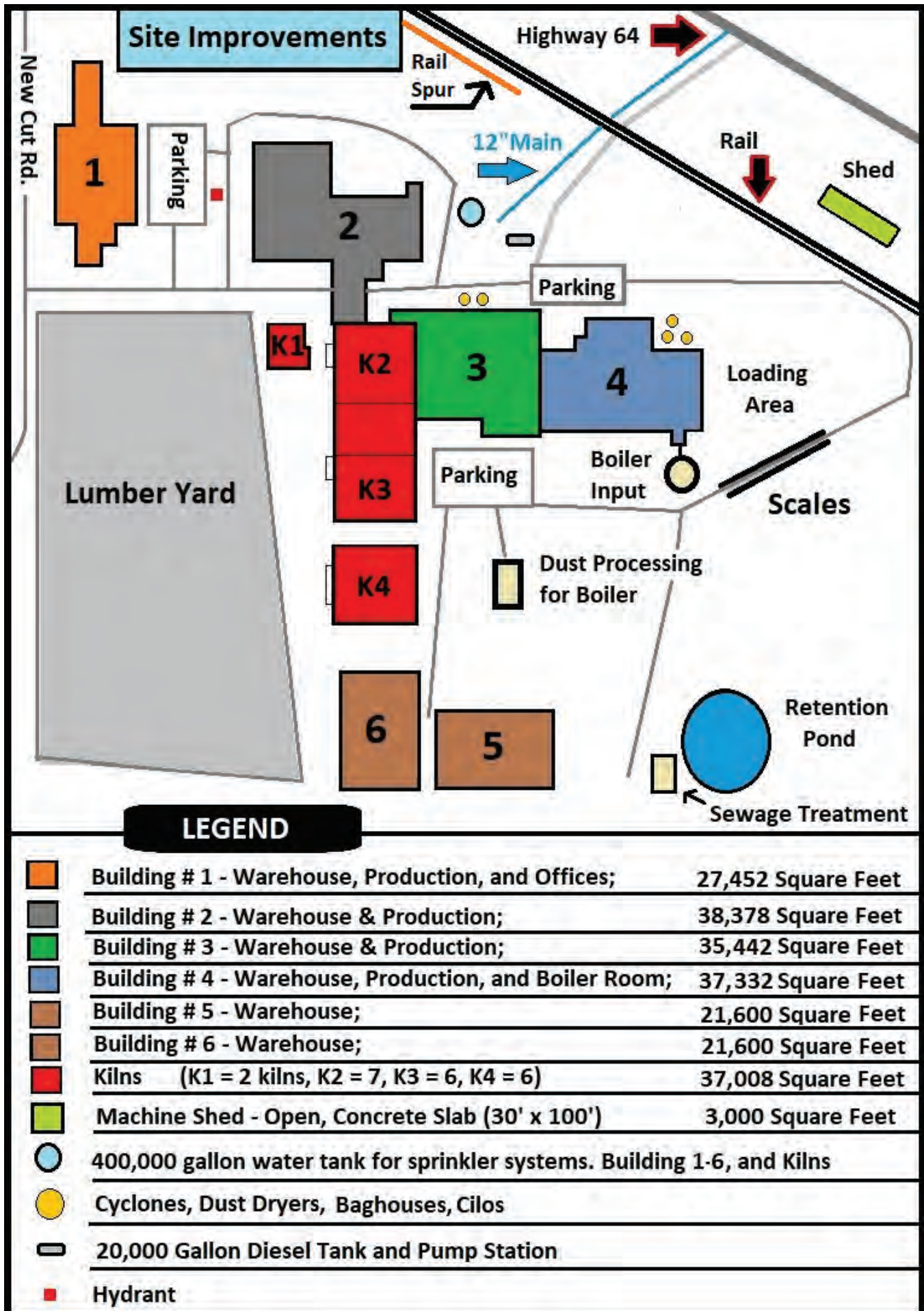


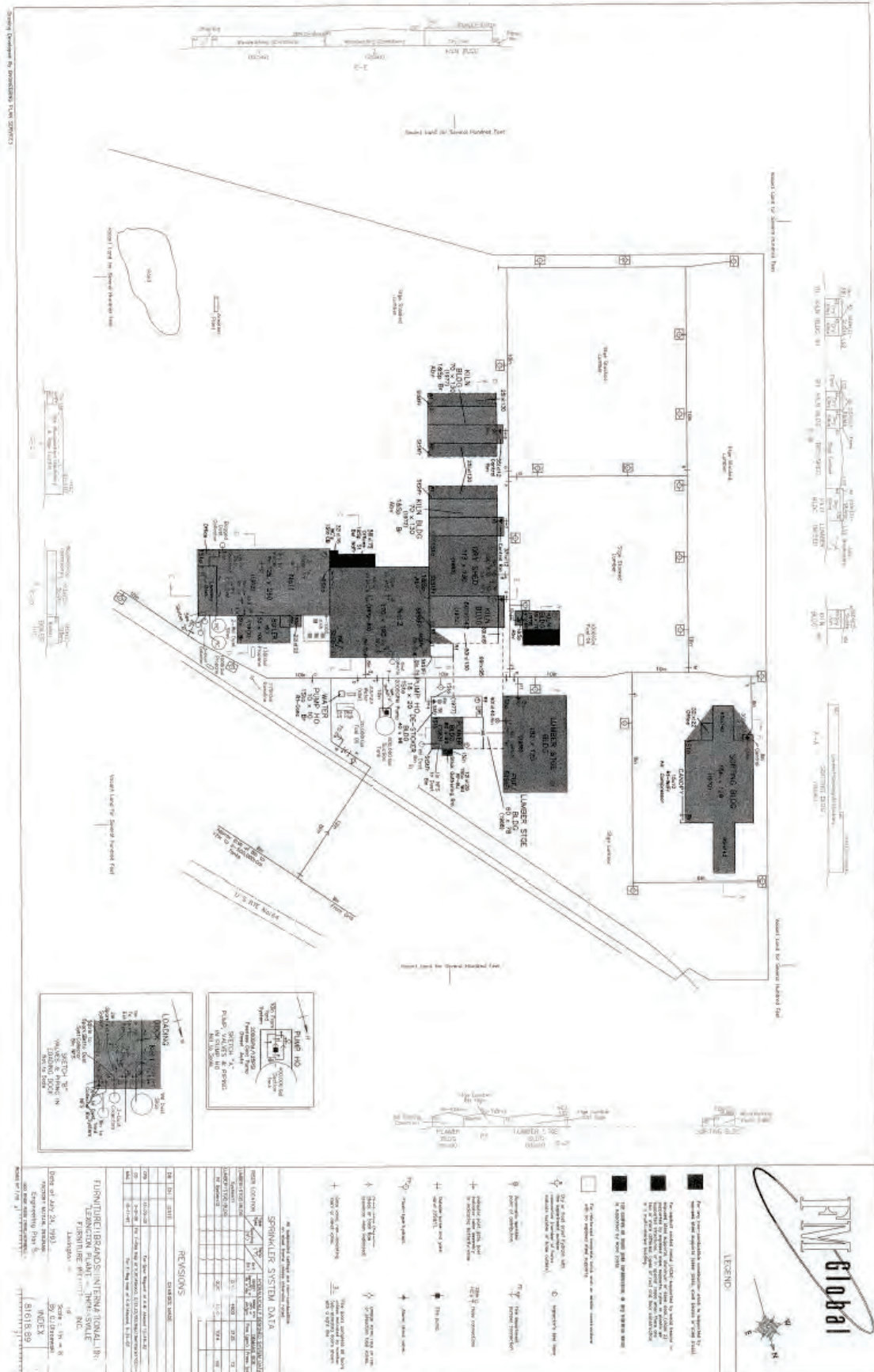
Aerial Map Zoning, Utilities, and Rail Spur

Rail Spur off Norfolk and Souther, and CSX Rail for Shipping and Recieving
Zoned Limited Industrial Above Rail and Heavy Industrial Below Rail

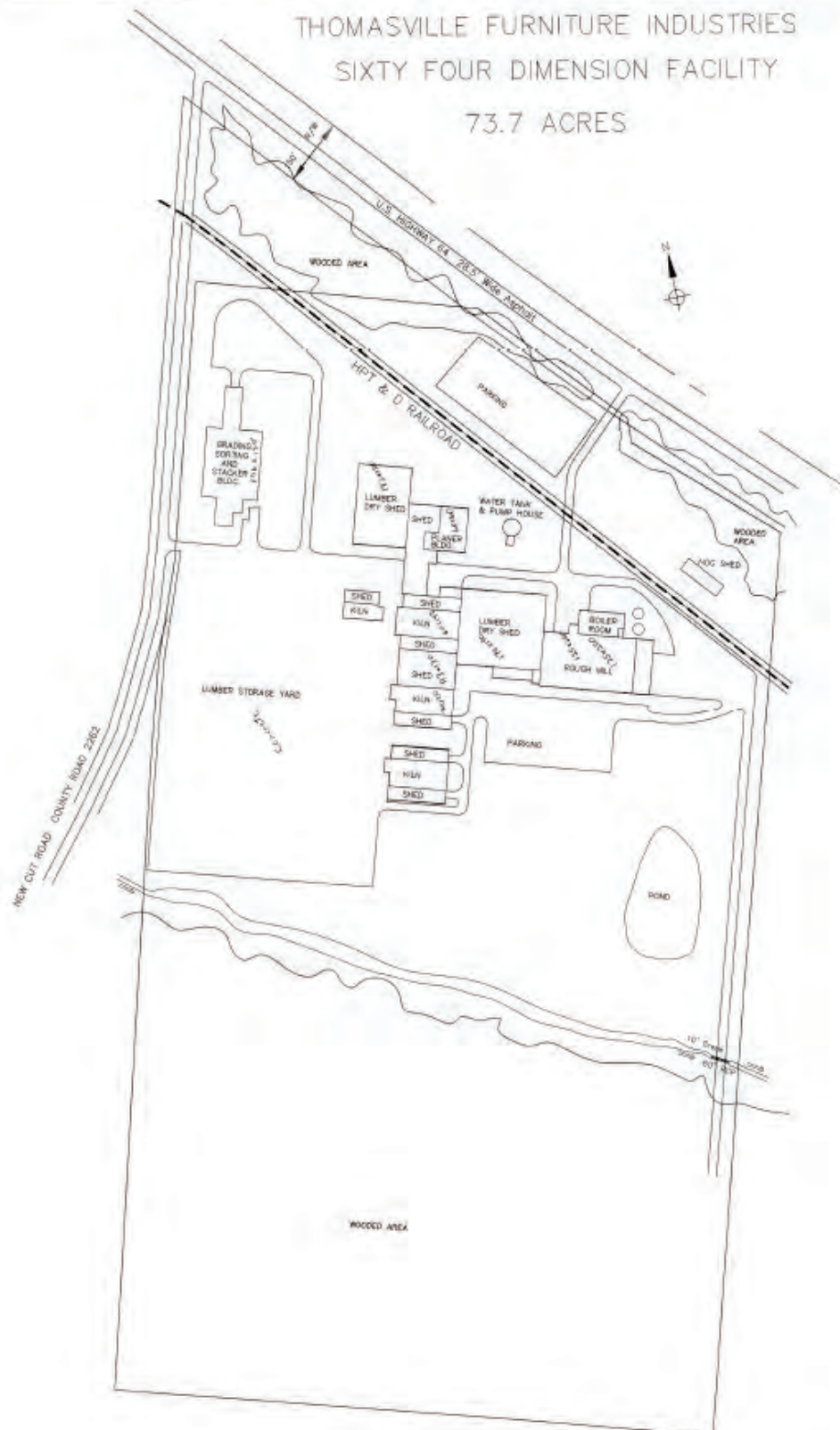
Water - 12" Main into property then branches to buildings and water tank;
Gas Line to Boiler Room; Sewer Line



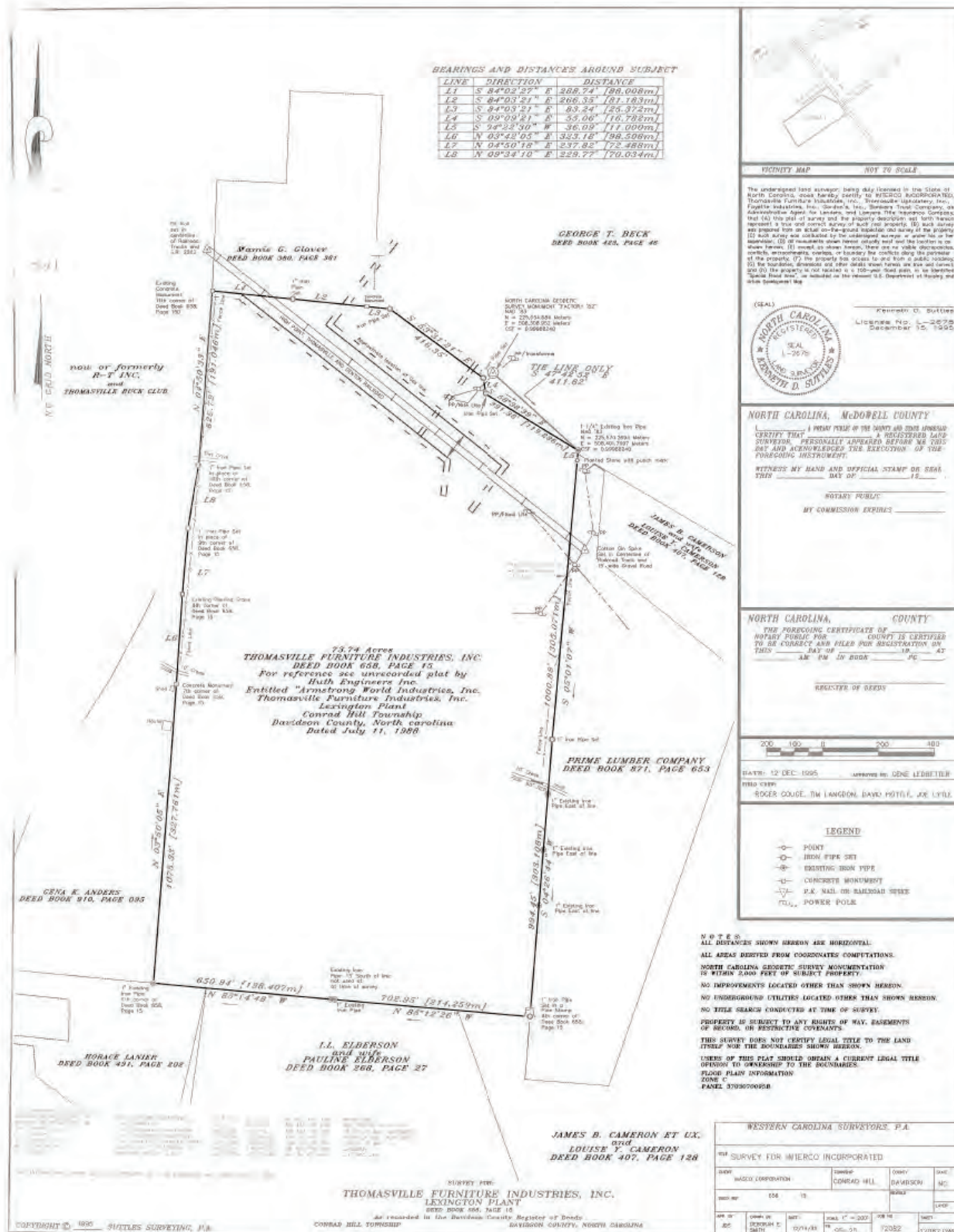


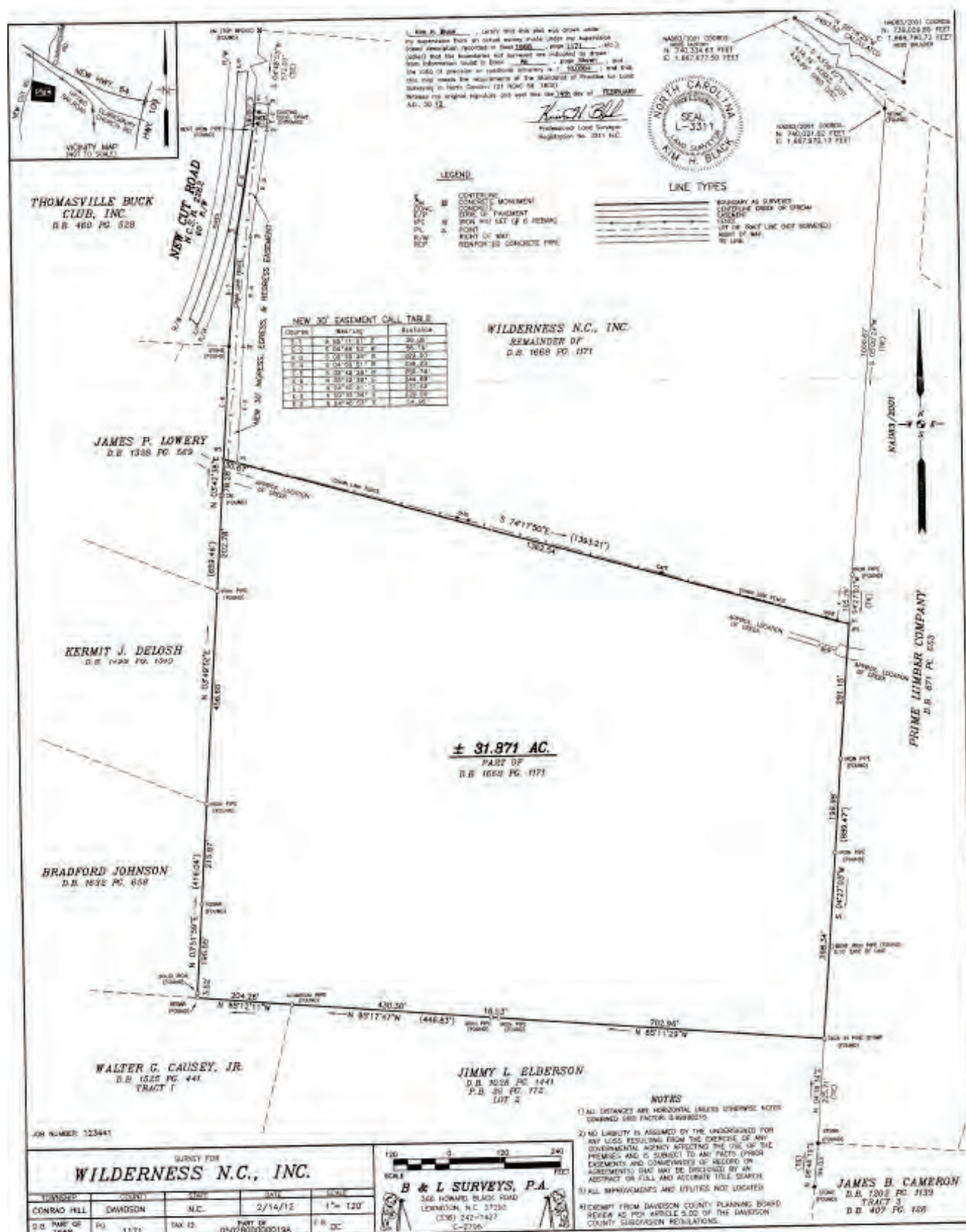


Building Layout



Survey - Entire Tract

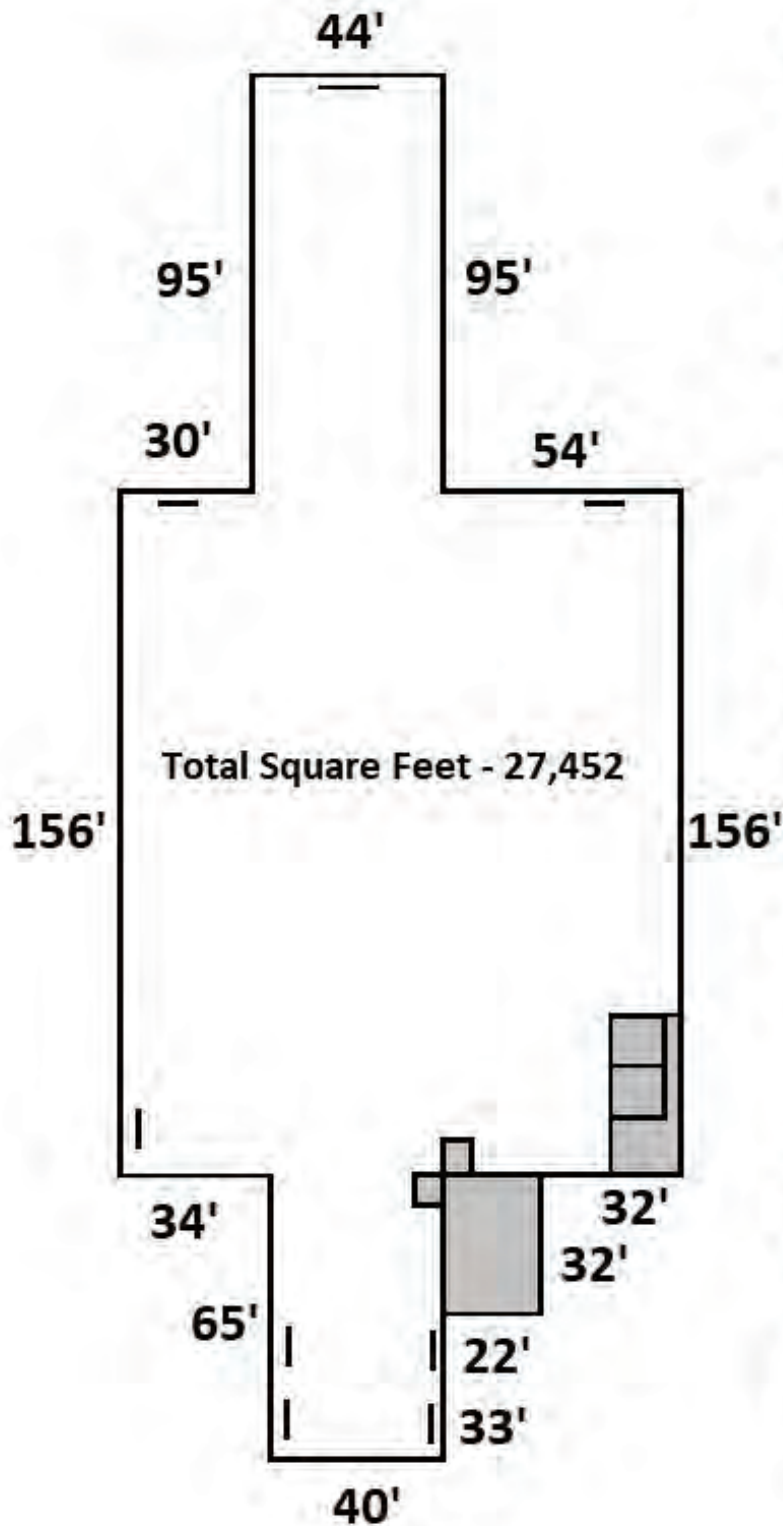




*** Building # 1**

**As shown on site map*

General Floorplan



One level commercial building

Total Square Feet - 27,452

Year Built - 1970.

Exterior - Brick

Roof - Tar, Gravel and Rubber

Foundation - Concrete Slab

Public Water

Private Sewer Facility

Public Sewer available soon

Warehouse and Production

25,652 Square Feet

Concrete Floors, Block Walls

Ceiling height - 22'

Gas Heat

8 Rollup Doors

Sprinkler System

Block Walls, Interior

3 Offices, 6 bathrooms,

Conference Room, & Breakroom

1,800 Square Feet. Heat Pump,

Tile Floors.

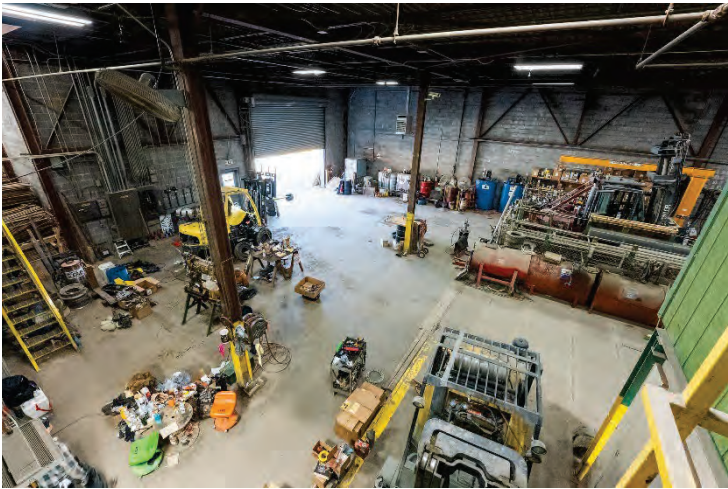
Electric Service - 600 Amp

Building # 1

Offices, Grading, Sorting, and Stacker
27,452 Square Feet



Building #1 Photo's



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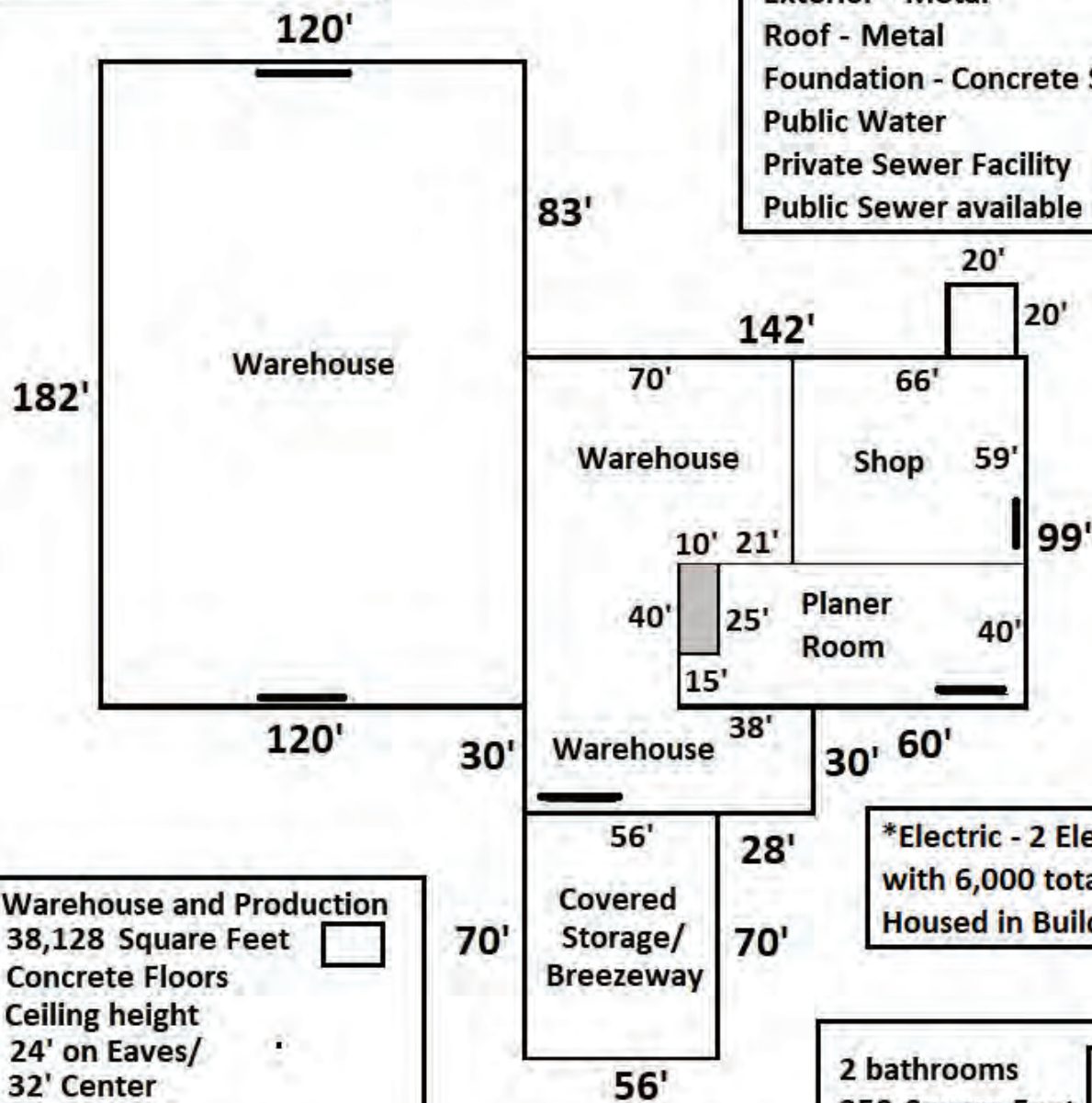
* Building # 2

*As shown on site map

General Floorplan

Steel Beam Construction
w/ Sprinkler System

One level commercial building
Total Square Feet - 38,378
Year Built - 1972, 77, & 88
Exterior - Metal
Roof - Metal
Foundation - Concrete Slab
Public Water
Private Sewer Facility
Public Sewer available



Warehouse and Production
38,128 Square Feet 
Concrete Floors
Ceiling height
24' on Eaves/
32' Center
Steam Heat
5 Rollup Doors 
Block Walls, Interior

*Electric - 2 Electric Panels
with 6,000 total amps.
Housed in Building # 4

2 bathrooms
250 Square Feet 

Building # 2
Lumber Dry Shed & Planer Bldng.
38,378 Square Feet



Building #2 Photo's



[illegible]

[illegible]

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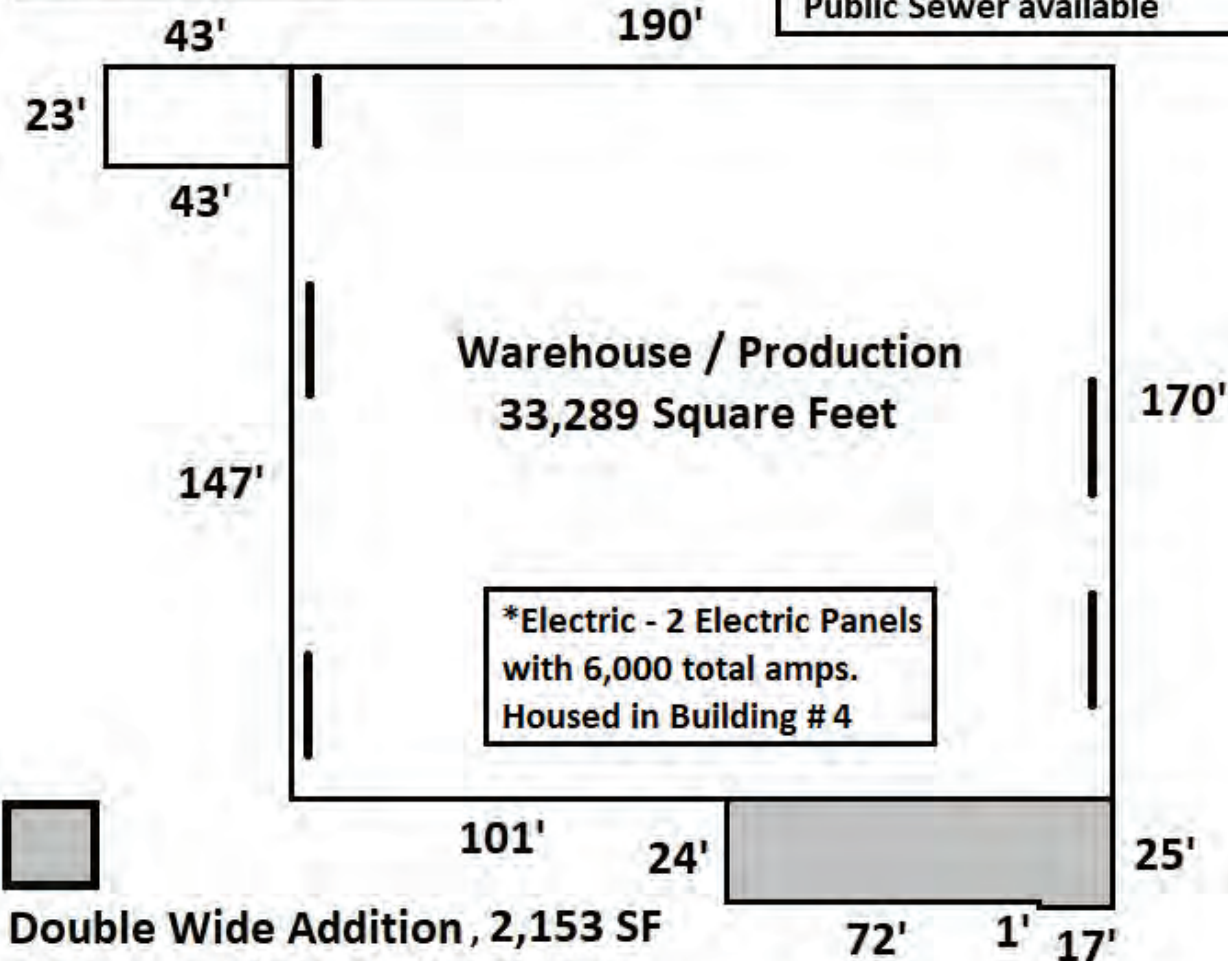
* Building # 3

General Floorplan

**As shown on site map*

Warehouse and Production
33,289 Square Feet 
Concrete Floors
Ceiling height 28'
Steam Heat
5 Rollup Doors —
Steel Beam Construction
w/ Sprinkler System

One level commercial building
Total Square Feet - **35,442**
Year Built - 1972, 1983 DW
Exterior - Metal & Brick
Roof - Metal
Foundation - Concrete Slab
Public Water
Private Sewer Facility
Public Sewer available

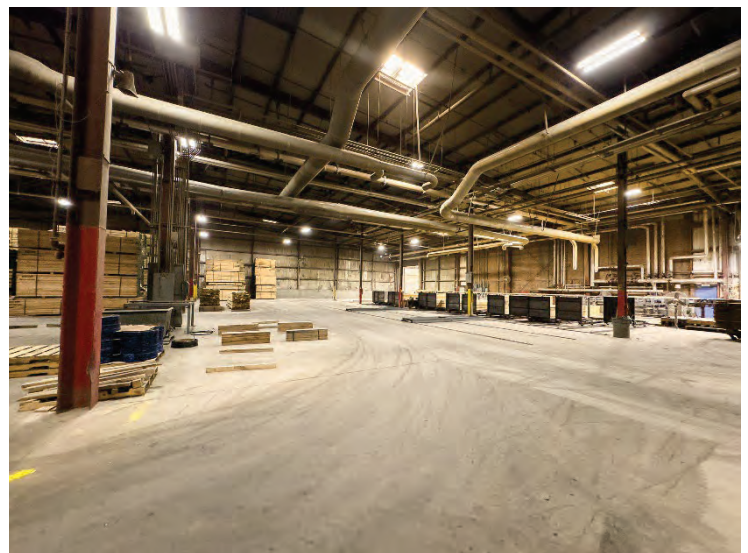
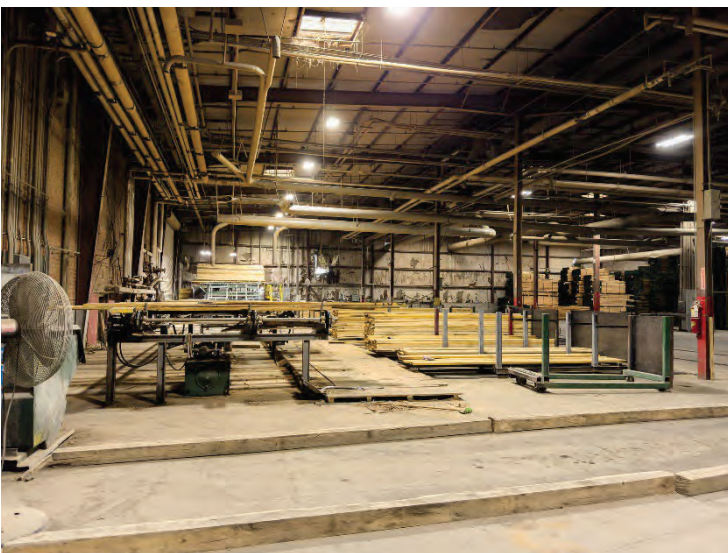
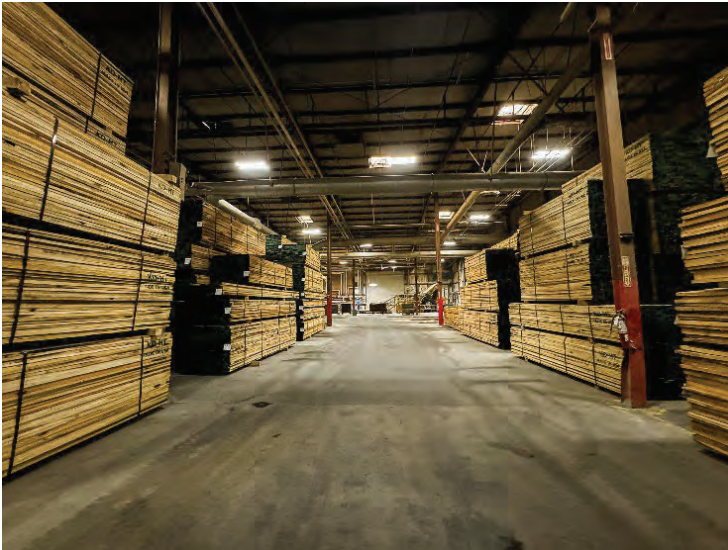


 Double Wide Addition, 2,153 SF
8 Baths, Offices, Living Quarters

Building # 3
Lumber Dry Shed
35,442 Square Feet



Building #3 Photo's



Parcel ID: 05-028-0-000-0019-A															SPLIT FROM ID														
PLAT: / UNIQ ID 235945 ID NO: 6763-02-79--2100																													
CARD NO. 3 of 13 73.7400 AC TW-05 CI- FR-															SRC=														
EX- AT- LAST ACTION 20220831																													
CONSTRUCTION DETAIL										MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE									
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000					30.0														
3										18.69					614770					1972									
6.00										89																			
2																													
8.00																													
20																													
23																													
0.00																													
09																													
16.00																													
12																													
6.00																													
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0.00																													
03																													
8.00																													
12																													
0.00																													
1																													
0.00																													
80.000																													
BUILDING ADJUSTMENTS																													
Non-Std	Wall	25	Non-Std	Wall	Height	1.23																							
Quality	2	Below	Average	0.90																									
Shape/Design	2	Rectangle	1.00																										
Size	Size	1.00																											
TOTAL ADJUSTMENT FACTOR															1.110														
TOTAL QUALITY INDEX															89														
SUBAREA															RPL CS														
TYPE	GS AREA	PCT																											
BAS	32.300	100	603687												42														
UST	989	060	11083												TOTAL OB/XF VALUE														
SUBAREA TOTALS															33,289					614,770									
TOTAL DIMENSIONS															BAS=W190S170E190N170Aarea:32300;UST=W43S23E43N23Aarea:989;TotalArea:33289														
LAND INFORMATION																													
HIGHEST AND BEST USE	LOCAL ZONING	USE CODE	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ RF AC	ADJ / NOTES LC TO OT	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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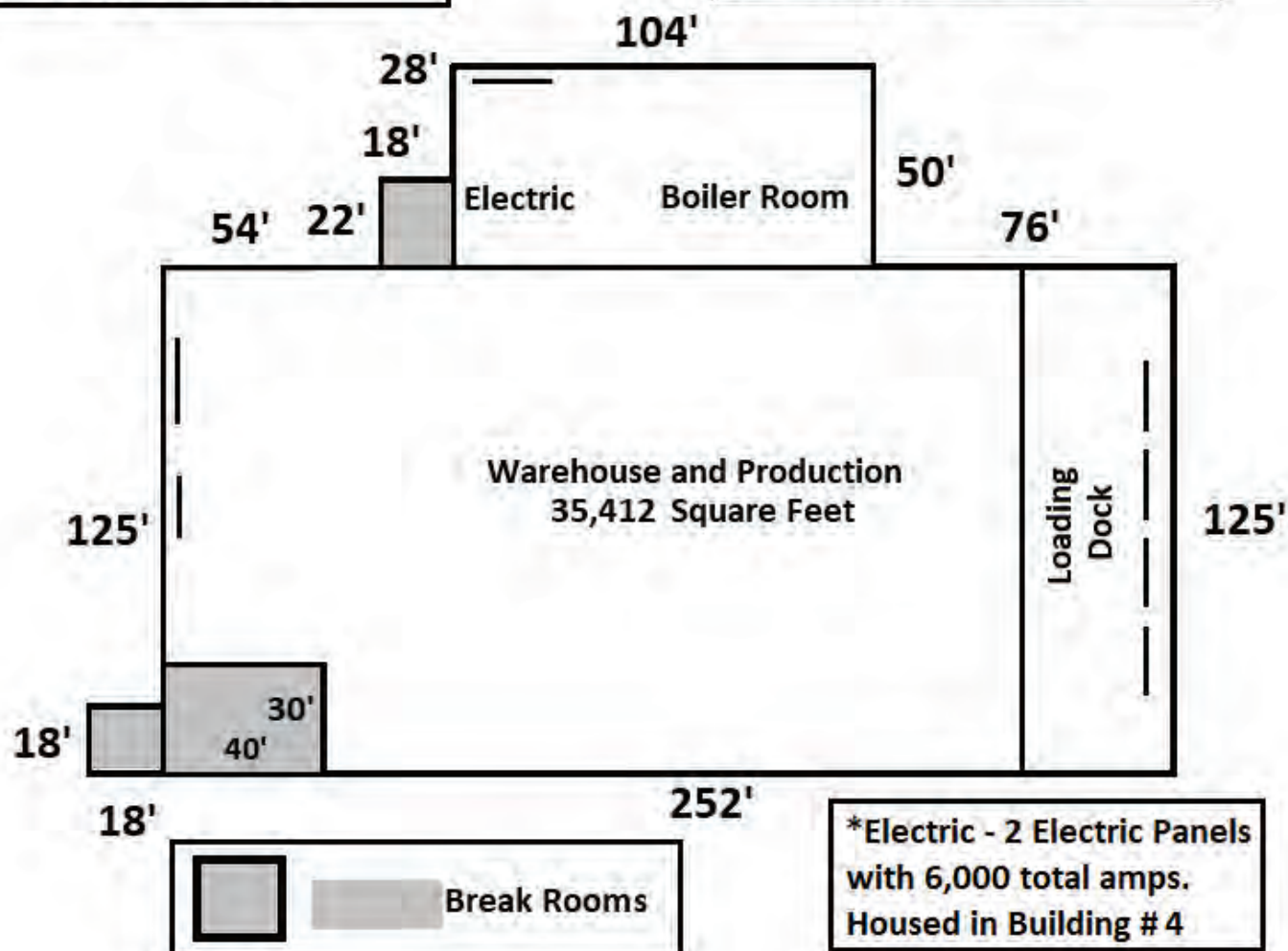
* Building # 4

General Floorplan

*As shown on site map

Warehouse and Production
35,412 Square Feet 
Concrete Floors
Ceiling height 12'
Steam Heat
5 Rollup Doors —
Steel Beam Construction
w/ Sprinkler System
Block Walls, Interior

One level commercial building
Total Square Feet - 37,332
Year Built - 1972
Exterior - Metal & Brick
Roof - Tar, Gravel, & Rubber
Foundation - Concrete Slab
Public Water
Private Sewer Facility
Public Sewer available



Building # 4
Rough Mill, Boiler, Loading
37,322 Square Feet



Building #4 Photo's



WILDERNESS NC INC

US 64
9082243

COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100
CARD NO. 4 of 13
73,7400 AC
TW-05 CI- FR-

Parcel ID: 05-028-0-000-0019-A

SPLIT FROM ID

EX- AT- LAST ACTION 20220831
SRC=

CONSTRUCTION DETAIL										MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD		CREDECE TO	DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD	TOTAL APPRAISED VALUE - CARD	TOTAL APPRAISED VALUE - PARCEL	TOTAL PRESENT USE VALUE - LAND	TOTAL VALUE DEFERRED - PARCEL	TOTAL TAXABLE VALUE - PARCEL	\$	
3	06	32,651	90	18.90	617104	1972	1972		0.70000												
Foundation	Continuous Footing	6.00							30.0												
2	Sub Floor System																				
Slab on Grade-Residential/Commercial		8.00																			
20	Exterior Walls																				
09	Jumbo/Commercial Brick Roofing Structure	35.00																			
16.00	Rigid Frame w/Bar Joist																				
04	Roofing Cover																				
5.00	Built Up Tar and Gravel/Rubber																				
1	Interior Wall Construction																				
2.00	Masonry or Minimum																				
03	Interior Floor Cover																				
2.00	Concrete Finished																				
02	Heating Fuel																				
0.00	Oil, Wood or Coal																				
07	Heating Type																				
7.00	Steam																				
01	Air Conditioning Type																				
0.00	None																				
1	Commercial Heat & Air																				
0.00	None																				
04	Structural Frame																				
13.00	Masonry																				
12	Ceiling & Insulation																				
0.00	No Ceiling - No Insulation																				
1	Average Rooms Per Floor																				
0.00	Average Rooms Per Floor																				
4.00	Plumbing Fixtures																				
TOTAL POINT VALUE		95.000																			
BUILDING ADJUSTMENTS																					
Non-Std Wall Height	17	Non-Std Wall Height	1.04																		
Quality	2	Average	0.90																		
Shape/Design	2	Rectangle	1.00																		
Size	Size	Size	1.01																		
TOTAL ADJUSTMENT FACTOR		0.950																			
TOTAL QUALITY INDEX		90																			
SUBAREA																					
TYPE	GS AREA	PCT	RPLCS																		
BAS	27,284	100	515668																		
CAN	324	030	1833																		
CLP	3,600	070	47628																		
GOF	1,100	250	51975																		
SUBAREA TOTALS		32,308																			
BLDG DIMENSIONS				BAS=W125S212E15S15E20N15E90N164E22N22W22N26Aarea:27284;GOF=S40E35N25W20N15W15Aarea:1100;CLP=E90N40W90S40Aarea:3600;CAN=S18W18N18E18Aarea:32308																	
LAND INFORMATION																					
HIGHEST AND BEST USE	USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND	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					
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					

125'

26'

22'

22'

164'

18'

18'

CAN

212'

15'

15'

40'

35'

90'

25'

15'

90'

CLP

BAS

2019 APPEAL

NEW BLDG FOR 2017

NEW BLDG ADDED FOR '15

BLDG #4

DRY SHED ROUGH MILL

2000 GAL FUEL TANK

SALES DATA

OFF. RECORD

BOOK

PAGE

DATE

MO

YR

DEED TYPE

Q/U

V/I

INDICATE SALES PRICE

01668

1171

12

2005

WD*

U

I

1,250,000

NOTES

BUILDING AREA 28,384

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	WAREHOUSE/INDUSTRIAL	DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD	TOTAL APPRAISED VALUE - CARD	TOTAL APPRAISED VALUE - PARCEL	TOTAL PRESENT USE VALUE - LAND	TOTAL VALUE DEFERRED - PARCEL	TOTAL TAXABLE VALUE - PARCEL	\$	
3	06	32,651	90	18.90	617104	1972	1972		0.70000												
Foundation	Continuous Footing	6.00							30.0												
2	Sub Floor System																				
Slab on Grade-Residential/Commercial		8.00																			
20	Exterior Walls																				
09	Jumbo/Commercial Brick Roofing Structure	35.00																			
16.00	Rigid Frame w/Bar Joist																				
04	Roofing Cover																				
5.00	Built Up Tar and Gravel/Rubber																				
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2.00	Masonry or Minimum																				
03	Interior Floor Cover																				
2.00	Concrete Finished																				
02	Heating Fuel																				
0.00	Oil, Wood or Coal																				
07	Heating Type																				
7.00	Steam																				
01	Air Conditioning Type																				
0.00	None																				
1	Commercial Heat & Air																				
0.00	None																				
04	Structural Frame																				
13.00	Masonry																				
12	Ceiling & Insulation																				
0.00	No Ceiling - No Insulation																				
1	Average Rooms Per Floor																				
0.00	Average Rooms Per Floor																				
4.00	Plumbing Fixtures																				
TOTAL POINT VALUE		95.000																			
BUILDING ADJUSTMENTS																					
Non-Std Wall Height	17	Non-Std Wall Height	1.04																		
Quality	2	Average	0.90																		
Shape/Design	2	Rectangle	1.00																		
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CLP	3,600	070	47628																		
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BLDG DIMENSIONS				BAS=W125S212E15S15E20N15E90N164E22N22W22N26Aarea:27284;GOF=S40E35N25W20N15W15Aarea:1100;CLP=E90N40W90S40Aarea:3600;CAN=S18W18N18E18Aarea:32308																	
LAND INFORMATION																					
HIGHEST AND BEST USE	USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND	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					
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					

125'

26'

22'

22'

164'

18'

18'

CAN

212'

15'

15'

40'

35'

90'

25'

15'

90'

CLP

BAS

2019 APPEAL

NEW BLDG FOR 2017

NEW BLDG ADDED FOR '15

BLDG #4

DRY SHED ROUGH MILL

2000 GAL FUEL TANK

SALES DATA

OFF. RECORD

BOOK

PAGE

DATE

MO

YR

DEED TYPE

Q/U

V/I

INDICATE SALES PRICE

01668

1171

12

2005

WD*

U

I

1,250,000

NOTES

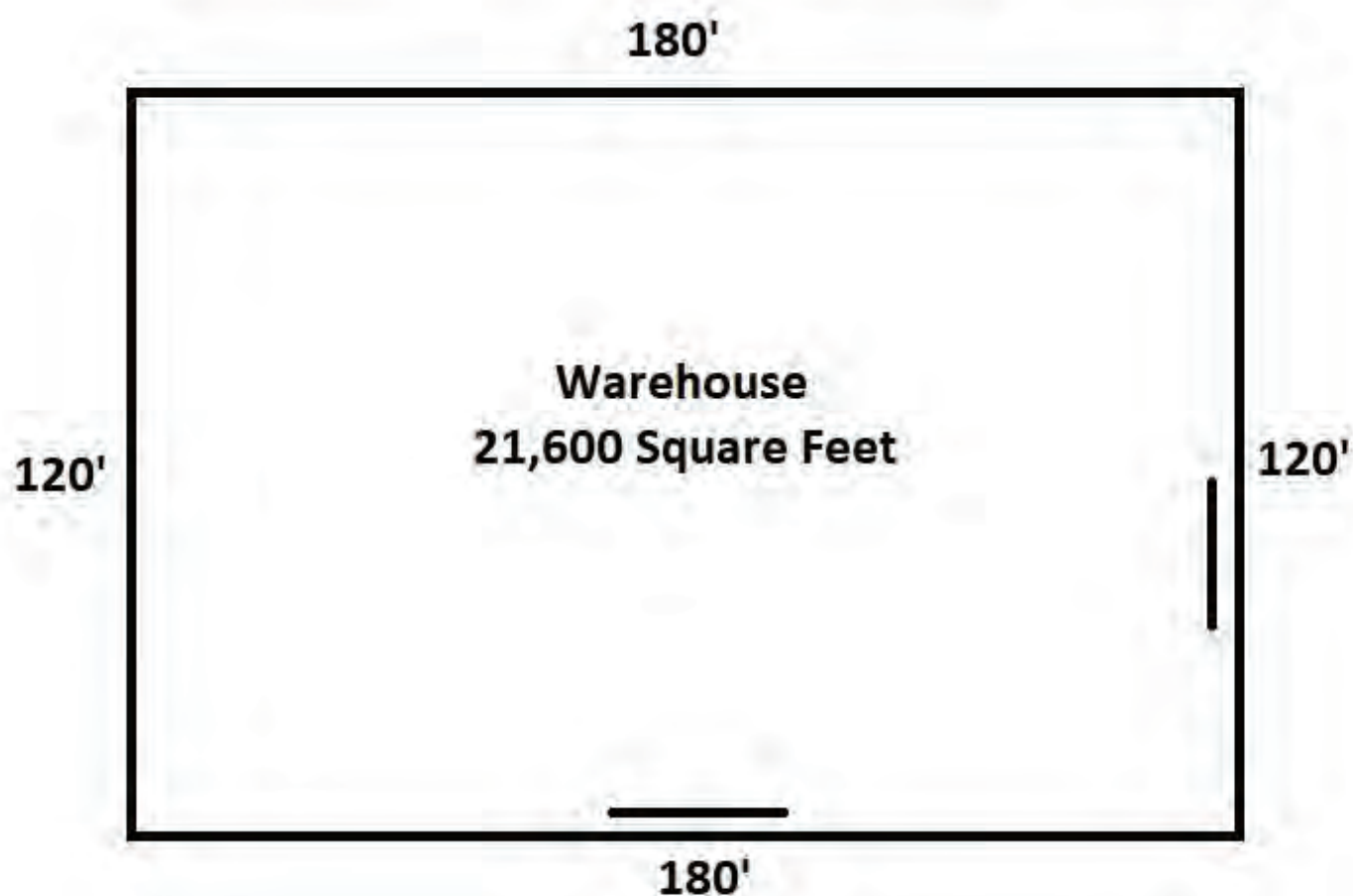
BUILDING AREA 28,384

*** Building # 5**
Warehouse

General Floorplan

**As shown on site map*

One level Warehouse	Ceiling height 28' Eave /
Total Square Feet - 21,600	32' Center
Year Built - 2016	2 Rollup Doors —
Exterior - Metal	Steel Beam Construction
Roof - Metal	Gas Heat (2 Units)
Foundation - Concrete Slab	Sprinkler System



WILDERNESS NC INC
9082243

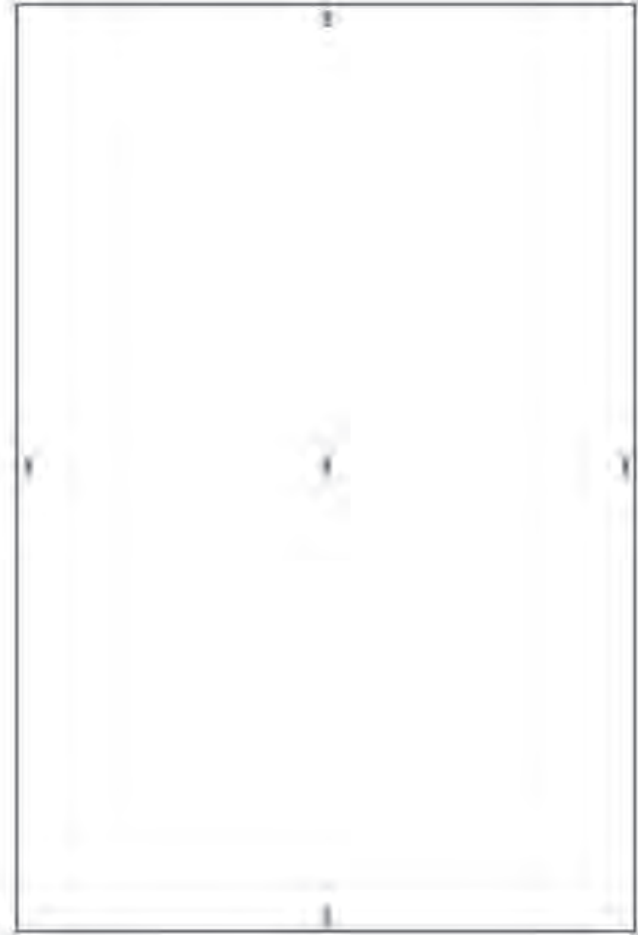
Parcel ID: 05-028-0-000-0019-A
SPLIT FROM ID

PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100
#13
CARD NO. 13 of 13
73,7400 AC
TW-05 CI- FR-

COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Reval Year: 2021 Tax Year: 2024
Appraised By 12 on 01/01/2021 050005 CONRAD HILL

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM			CREDENCE TO			MARKET
Foundation	3											0.06000			
Continuous Footing	6.00	06	21,600	106	30.74	663984	2016					94.0			
Sub Floor System	2														
Slab on Grade-	8.00														
Residential/Commercial	24														
Exterior Walls	20.00														
Modular Metal	09														
Roofing Structure	16.00														
Rigid Frame w/Bar Joist	12														
Roofing Cover	6.00														
Metal	1														
Interior Wall Construction	2.00														
Masonry or Minimum	03														
Interior Floor Cover	2.00														
Concrete Finished	03														
Heating Fuel	1.00														
Gas	03														
Heating Type	3.00														
Forced Air - Not Ducted	01														
Air Conditioning Type	0.00														
None	1														
Commercial Heat & Air	0.00														
None	03														
Structural Frame	8.00														
Pre Fabricated	11														
Ceiling & Insulation	3.00														
No Ceiling - Roof and Wall															
Insulated															

TYPE: METAL/WAREHOUSE FRAME
STYLE: 1 - 1.0 Story



BUILDING ADJUSTMENTS				TOTAL POINT VALUE			
Non-Std Wall Height	32	Non-Std Wall Height	1.38				
Quality	3	Average	1.00				
Shape/Design	2	Rectangle	1.00				
Size	Size	Size	1.02				
TOTAL ADJUSTMENT FACTOR			1.410				
TOTAL QUALITY INDEX			106				

SUBAREA		CODE		DESCRIPTION		COUNT		UNITS		UNIT PRICE		ORIG % COND		BLDG #		OVR		% COND		OB/XF DEPR. VALUE	
TYPE	GS AREA	PCT	RPL CS																		
BAS	21,600	100	663984																		
TOTALS	21,600		663,984																		

BAS=W180N120E180S120Area:21600;TotalArea:21600

BLDG DIMENSIONS

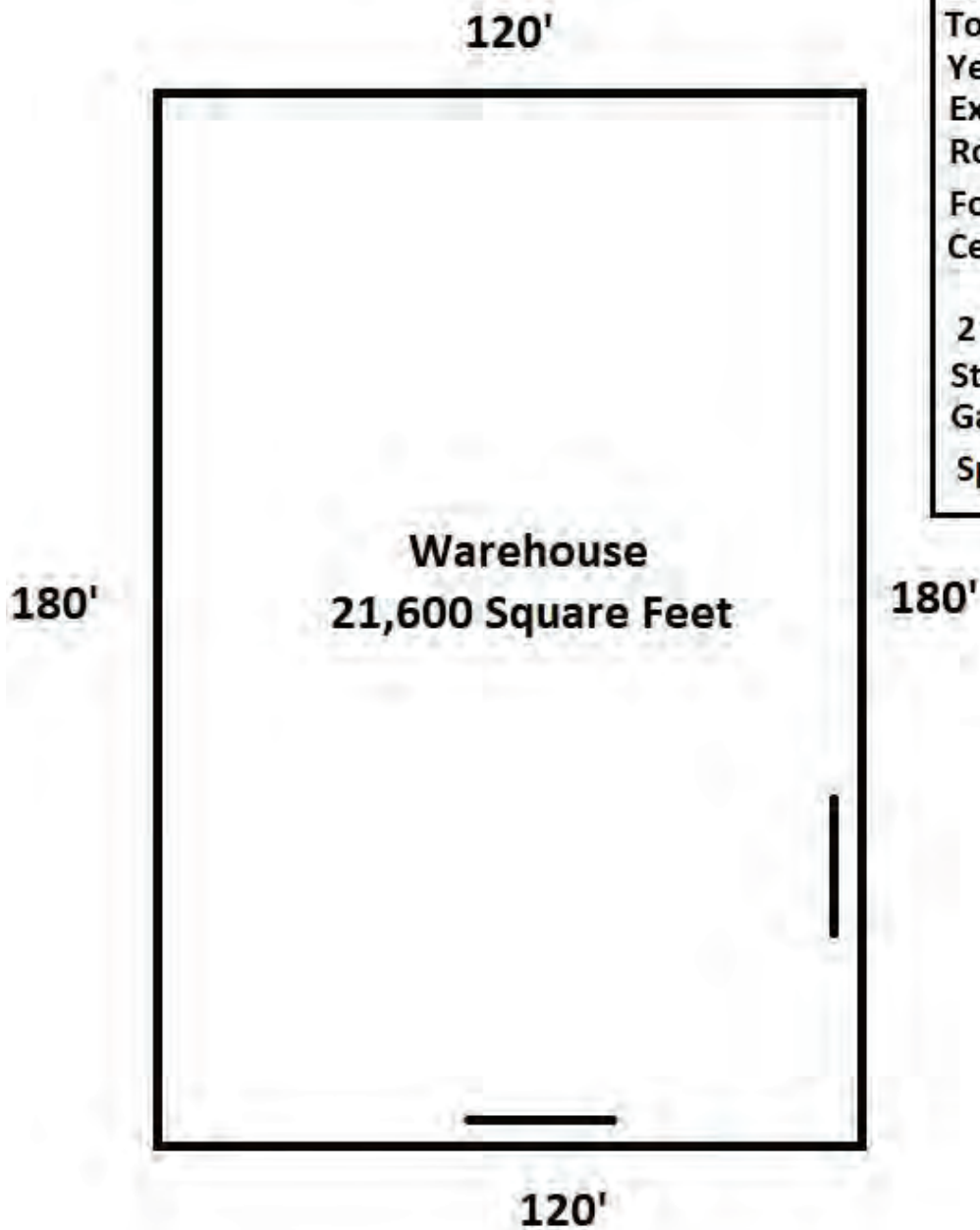
LAND INFORMATION		USE		LOCAL ZONING		FRONTAGE		DEPTH		DEPTH / SIZE		COND FACT		OTHER ADJ/NOTES RF AC LC TO OT		ROAD TYPE		LAND UNIT PRICE		TOTAL LAND UNITS		UNIT TYPE		TOTAL ADJUST		ADJUSTED UNIT PRICE		LAND VALUE		OVERRIDE VALUE		LAND NOTES	
HIGHEST AND BEST USE																																	
TOTAL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

05-028-0-000-0019-A (9301123) Group:0 10/15/2023 7:37:39 PM.

*** Building # 6**
Warehouse

General Floorplan

**As shown on site map*



One level Warehouse
Total Square Feet - 21,600
Year Built - 2014
Exterior - Metal
Roof - Metal
Foundation - Concrete Slab
Ceiling height 28' Eave /
32' Center
2 Rollup Doors —
Steel Beam Construction
Gas Heat (2 Units)
Sprinkler System

WILDERNESS NC INC

E US HWY 64
9082243

County Wide (100), Silver Valley (100)
L19A&20 BK1668-1171 US HWY 64

Reval Year: 2021 Tax Year: 2024
Appraised By: 08 on 01/01/2021 050005 CONRAD HILL

PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100
#12
CARD NO. 12 of 13
73,7400 AC
TW-05 CI- FR-

Parcel ID: 05-028-0-000-0019-A
SPLIT FROM ID

EX- AT- LAST ACTION 20220831
SRC=

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0-10000	90.0	CREDENCE TO			
Foundation	3	USE 49	MOD 06	21,600	110	689040	2014	31.90	2014	0.10000		DEPR. BUILDING VALUE - CARD			
Continuous Footing	6.00											DEPR. OB/XF VALUE - CARD			
Sub Floor System	2											MARKET LAND VALUE - CARD			
Slab on Grade-	8.00											TOTAL MARKET VALUE - CARD			
Residential/Commercial	24											TOTAL APPRAISED VALUE - CARD			
Exterior Walls	20.00											TOTAL APPRAISED VALUE - PARCEL			
Modular Metal	16.00											TOTAL PRESENT USE VALUE - LAND			
Rigid Frame w/Bar Joist	12											TOTAL VALUE DEFERRED - PARCEL			
Roofing Cover	6.00											TOTAL TAXABLE VALUE - PARCEL \$			
Interior Wall Construction	2											PRIOR APPRAISAL	CODE	DATE	PERMIT NO.
Wall Board or Wood Wall	5.00											BUILDING VALUE	1,945,240		
Interior Floor Cover	03											OBXF VALUE	728,150		
Concrete Finished	2.00											LAND VALUE	1,326,000		
Heating Fuel	03											PRESENT USE VALUE	0		
Gas	1.00											DEFERRED VALUE	0		
Heating Type	03											TOTAL VALUE	3,999,390		
Forced Air - Not Ducted	3.00											ROUT: WTRSHD:			
Air Conditioning Type	01											SALES DATA			
None	0.00											OFF. RECORD	DATE	DEED	INDICATE
Structural Frame	03											BOOK PAGE	MO YR	TYPE	Q/U V/I
Pre Fabricated	8.00											01668 1171	12 2005	WD*	U I
Ceiling & Insulation	11											NOTES			
No Ceiling - Roof and Wall	3.00											BUILDING AREA 21,600			
Insulated												2019 APPEAL			
TOTAL POINT VALUE	78.000											NEW BLDG FOR 2017			
BUILDING ADJUSTMENTS												NEW BLDG ADDED FOR '15			
Non-Std Wall	32	Wall Height	1.38												
Quality	3	Average	1.00												
Shape/Design	2	Rectangle	1.00												
Size	Size	Size	1.02												
TOTAL ADJUSTMENT FACTOR			1.410												
TOTAL QUALITY INDEX			110												

SUBAREA			CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA	PCT																	RPL CS
BAS	21,600	100	689040	49	OH DOOR CON PAVING	2,000	22	24	528	21.00	100.00	12	0.00	2014	2014	S3		79	17520
SUBAREA	21,600		689,040	10		0	0	800	3.00	100.00	12	0.00	2014	2014	S5		65	1560	
TOTALS																		19080	
BLDG DIMENSIONS																			
LAND INFORMATION																			
HIGHEST AND BEST USE			LOCAL USE	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	
TOTAL MARKET LAND DATA																			
TOTAL PRESENT USE DATA																			
																		10/15/2023 7:37:39 PM.	

Building # 5 & # 6

Warehouses

21,600 Square Feet each



Building #5 & 6 Photo's

Building #5 Exterior



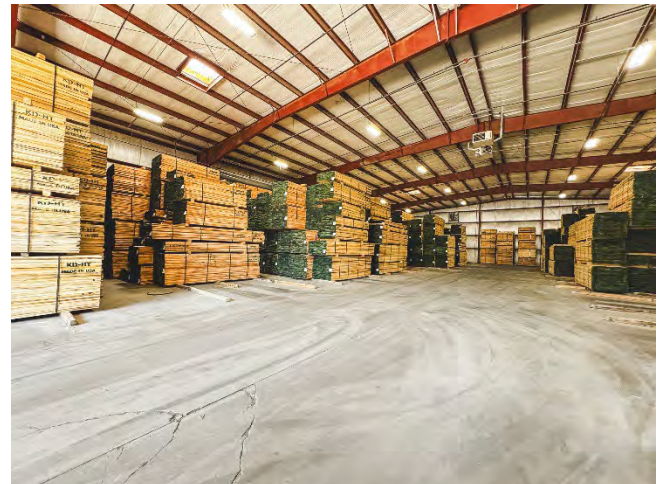
Building #5 Interior



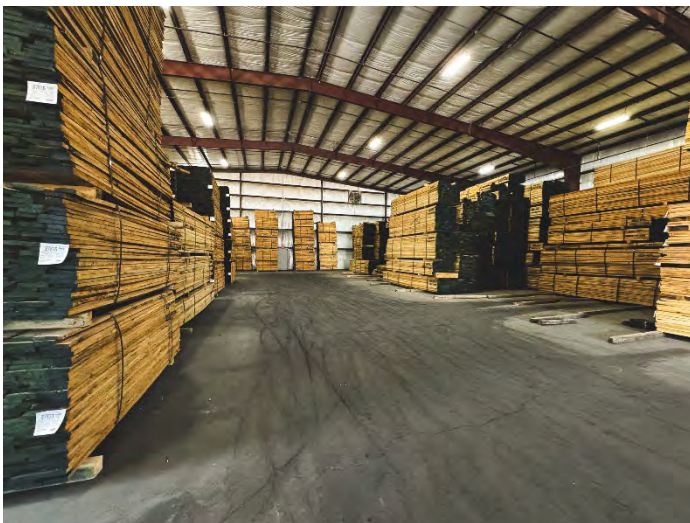
Building #6 Exterior



Building #6 Interior



Building #6 Interior



WILDERNESS NC INC

US 64 9082243 COUNTY WIDE (100), SILVER VALLEY (100) L19A&20 BK1668-1171 US HWY 64

Parcel ID: 05-028-0-000-0019-A
PLAT: / UNIQ ID 235945 ID NO: 6763-02-79-2100
CARD NO. 10 of 13
73,7400 AC
TW-05 CI- FR- EX- AT- LAST ACTION 20220831
SRC=

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM			CREDENCE TO			MARKET
Foundation	3	02	02	2,153	59	38.94	83838	1983				0.70000			
Continuous Footing	8.00											30.0			
Sub Floor System	2														
Slab on Grade-	7.00														
Residential/Commercial															
Exterior Walls	02														
Corrugated Metal	9.00														
Roofing Structure	03														
Gable	9.00														
Roofing Cover	03														
Asphalt or Composition Shingle	5.00														
Interior Wall Construction	4														
Plywood Panel	24.00														
Interior Floor Cover	08														
Sheet Vinyl	8.00														
Interior Floor Cover	14														
Carpet	0.00														
Heating Fuel	04														
Electric	1.00														
Heating Type	04														
Forced Air - Ducted	5.00														
Air Conditioning Type	03														
Central	5.00														
Commercial Heat & Air	1														
None	0.00														
Structural Frame	03														
Pre Fabricated	0.00														
Bedrooms/Bathrooms/Half-Bathrooms															
2/2/0	0.000														
Bedrooms															
BAS - 2 FUS - 0 LL - 0															
Bathrooms															
BAS - 2 FUS - 0 LL - 0															
TOTAL POINT VALUE	81.000														

BUILDING ADJUSTMENTS				TOTAL ADJUSTMENT FACTOR				TOTAL QUALITY INDEX			
Quality	Below Average	2	0.90	Shape/Design	Size	2	0.95	Size	0.85	0.730	59
TOTAL ADJUSTMENT FACTOR											
TOTAL QUALITY INDEX											

SALES DATA				NOTES			
OFF. RECORD	DATE	DEED	TYPE	Q/U	V/I	INDICATE	
BOOK	PAGE	MO	YR	WD*	U	I	SALES PRICE
01668	1171	12	2005				1,250,000
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #10							
OFFICE & RESTROOMS (MH)							

PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	1,945,240	CODE	DATE	NO.			
OBXF VALUE	728,150						
LAND VALUE	1,326,000						
PRESIDENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	3,999,390						

ROUT: WTRSHD: 0

HEATED AREA 2,153

2019 APPEAL

NEW BLDG FOR 2017

NEW BLDG ADDED FOR '15

BLDG #10

OFFICE & RESTROOMS (MH)

0

0

0

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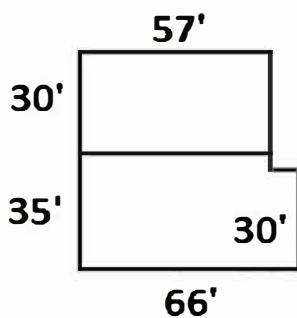
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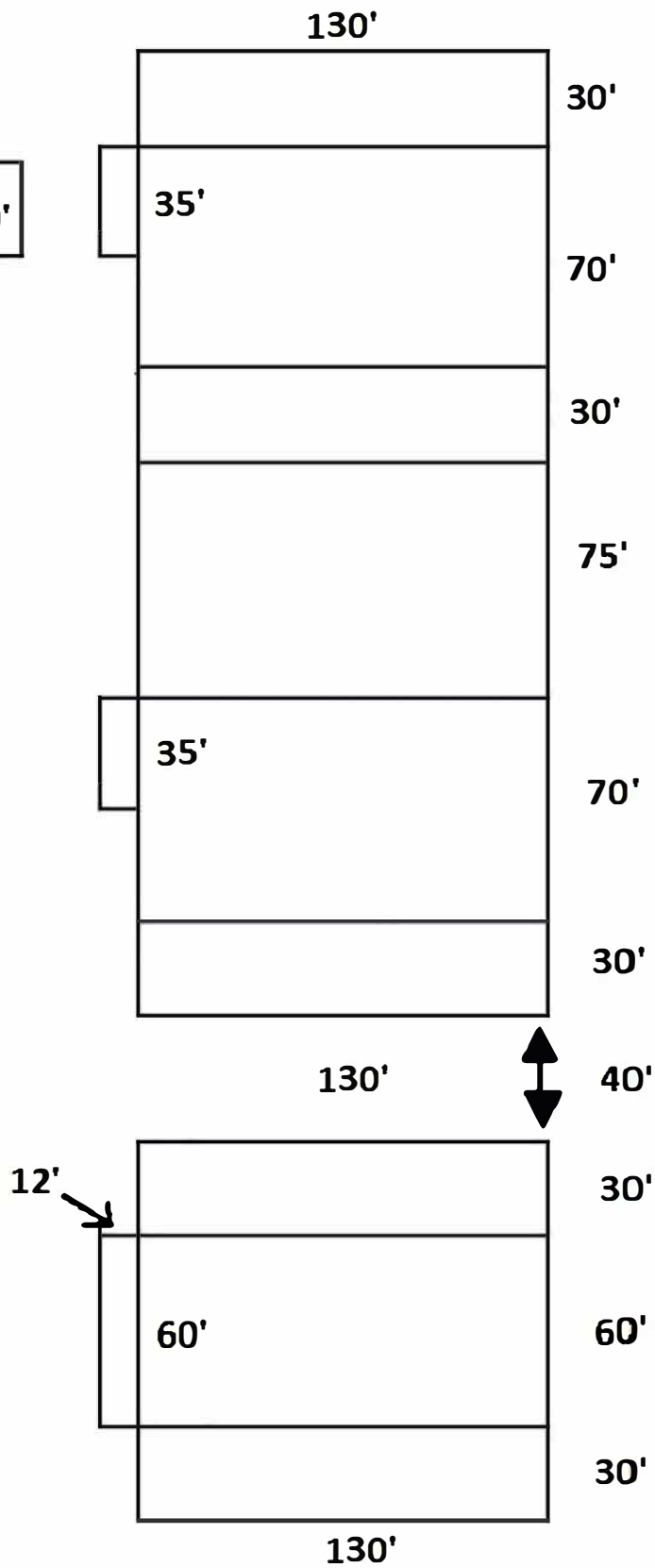
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Kilns Floorplan



Kilns & Lumberyard



Kiln Photo's



Parcel ID: 05-028-0-000-0019-A

SPLIT FROM ID

PLAT: / UNIQ ID 235945

ID NO: 6763-02-79-2100

EX- AT- LAST ACTION 20220831

SRC=

CARD NO. 2 of 13

73.7400 AC

TW-05 CI- FR-

COUNTY WIDE (100), SILVER VALLEY (100)

L19A&20 BK1668-1171 US HWY 64

Reval Year: 2021 Tax Year: 2024

Appraised By 08 on 01/01/2021 05005 CONRAD HILL

US 64

9082243

CONSTRUCTION DETAIL

Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
Continuous Footing	6.00	43	06	11,220	106	22.26	249757	1972	1972				
Sub Floor System	2	TYPE: LUMBER YARD											
Slab on Grade-	8.00	STYLE: 1 - 1.0 Story											
Residential/Commercial	20												
Exterior Walls	35.00												
Jumbo/Commercial Brick	09												
Roofing Structure	16.00												
Rigid Frame w/Bar Joist	04												
Roofing Cover	5.00												
Built Up Tar and Gravel/Rubber	1												
Interior Wall Construction	2.00												
Masonry or Minimum	03												
Interior Floor Cover	2.00												
Concrete Finished	01												
Heating Fuel	0.00												
None	01												
Heating Type	0.00												
None	01												
Air Conditioning Type	0.00												
None	1												
Commercial Heat & Air	0.00												
None	04												
Structural Frame	13.00												
Masonry	12												
Ceiling & Insulation	0.00												
No Ceiling - No Insulation	1												
Average Rooms Per Floor	0.00												
Average Rooms Per Floor	87.000												

TOTAL POINT VALUE

87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design Size	2	Rectangle Size	1.00
Size	1.10	Size	1.10
TOTAL ADJUSTMENT FACTOR	1.220		
TOTAL QUALITY INDEX	106		

DEPRECIATION

DEPR. BUILDING VALUE - CARD	74,930	MARKET					
DEPR. OB/XF VALUE - CARD	22,280						
MARKET LAND VALUE - CARD	0						
TOTAL MARKET VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - PARCEL	3,984,450						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	3,984,450						
PRIOR APPRAISAL	CODE	DATE	NO.				
BUILDING VALUE	1,945,240						
OBXF VALUE	728,150						
LAND VALUE	1,326,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	3,999,390						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000
NOTES							
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #2 KILN							
10,000 GAL FUEL TNK							

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
3	43	06	11,220	106	22.26	249757	1972	1972			

CONSTRUCTION DETAIL

Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
Continuous Footing	6.00	43	06	11,220	106	22.26	249757	1972	1972				
Sub Floor System	2	TYPE: LUMBER YARD											
Slab on Grade-	8.00	STYLE: 1 - 1.0 Story											
Residential/Commercial	20												
Exterior Walls	35.00												
Jumbo/Commercial Brick	09												
Roofing Structure	16.00												
Rigid Frame w/Bar Joist	04												
Roofing Cover	5.00												
Built Up Tar and Gravel/Rubber	1												
Interior Wall Construction	2.00												
Masonry or Minimum	03												
Interior Floor Cover	2.00												
Concrete Finished	01												
Heating Fuel	0.00												
None	01												
Heating Type	0.00												
None	01												
Air Conditioning Type	0.00												
None	1												
Commercial Heat & Air	0.00												
None	04												
Structural Frame	13.00												
Masonry	12												
Ceiling & Insulation	0.00												
No Ceiling - No Insulation	1												
Average Rooms Per Floor	0.00												
Average Rooms Per Floor	87.000												

TOTAL POINT VALUE

87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design Size	2	Rectangle Size	1.00
Size	1.10	Size	1.10
TOTAL ADJUSTMENT FACTOR	1.220		
TOTAL QUALITY INDEX	106		

DEPRECIATION

DEPR. BUILDING VALUE - CARD	74,930	MARKET					
DEPR. OB/XF VALUE - CARD	22,280						
MARKET LAND VALUE - CARD	0						
TOTAL MARKET VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - PARCEL	3,984,450						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	3,984,450						
PRIOR APPRAISAL	CODE	DATE	NO.				
BUILDING VALUE	1,945,240						
OBXF VALUE	728,150						
LAND VALUE	1,326,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	3,999,390						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000
NOTES							
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #2 KILN							
10,000 GAL FUEL TNK							

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
3	43	06	11,220	106	22.26	249757	1972	1972			

CONSTRUCTION DETAIL

Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
Continuous Footing	6.00	43	06	11,220	106	22.26	249757	1972	1972				
Sub Floor System	2	TYPE: LUMBER YARD											
Slab on Grade-	8.00	STYLE: 1 - 1.0 Story											
Residential/Commercial	20												
Exterior Walls	35.00												
Jumbo/Commercial Brick	09												
Roofing Structure	16.00												
Rigid Frame w/Bar Joist	04												
Roofing Cover	5.00												
Built Up Tar and Gravel/Rubber	1												
Interior Wall Construction	2.00												
Masonry or Minimum	03												
Interior Floor Cover	2.00												
Concrete Finished	01												
Heating Fuel	0.00												
None	01												
Heating Type	0.00												
None	01												
Air Conditioning Type	0.00												
None	1												
Commercial Heat & Air	0.00												
None	04												
Structural Frame	13.00												
Masonry	12												
Ceiling & Insulation	0.00												
No Ceiling - No Insulation	1												
Average Rooms Per Floor	0.00												
Average Rooms Per Floor	87.000												

TOTAL POINT VALUE

87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design Size	2	Rectangle Size	1.00
Size	1.10	Size	1.10
TOTAL ADJUSTMENT FACTOR	1.220		
TOTAL QUALITY INDEX	106		

DEPRECIATION

DEPR. BUILDING VALUE - CARD	74,930	MARKET					
DEPR. OB/XF VALUE - CARD	22,280						
MARKET LAND VALUE - CARD	0						
TOTAL MARKET VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - PARCEL	3,984,450						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	3,984,450						
PRIOR APPRAISAL	CODE	DATE	NO.				
BUILDING VALUE	1,945,240						
OBXF VALUE	728,150						
LAND VALUE	1,326,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	3,999,390						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000
NOTES							
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #2 KILN							
10,000 GAL FUEL TNK							

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
3	43	06	11,220	106	22.26	249757	1972	1972			

CONSTRUCTION DETAIL

Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
Continuous Footing	6.00	43	06	11,220	106	22.26	249757	1972	1972				
Sub Floor System	2	TYPE: LUMBER YARD											
Slab on Grade-	8.00	STYLE: 1 - 1.0 Story											
Residential/Commercial	20												
Exterior Walls	35.00												
Jumbo/Commercial Brick	09												
Roofing Structure	16.00												
Rigid Frame w/Bar Joist	04												
Roofing Cover	5.00												
Built Up Tar and Gravel/Rubber	1												
Interior Wall Construction	2.00												
Masonry or Minimum	03												
Interior Floor Cover	2.00												
Concrete Finished	01												
Heating Fuel	0.00												
None	01												
Heating Type	0.00												
None	01												
Air Conditioning Type	0.00												
None	1												
Commercial Heat & Air	0.00												
None	04												
Structural Frame	13.00												
Masonry	12												
Ceiling & Insulation	0.00												
No Ceiling - No Insulation	1												
Average Rooms Per Floor	0.00												
Average Rooms Per Floor	87.000												

TOTAL POINT VALUE

87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design Size	2	Rectangle Size	1.00
Size	1.10	Size	1.10
TOTAL ADJUSTMENT FACTOR	1.220		
TOTAL QUALITY INDEX	106		

DEPRECIATION

DEPR. BUILDING VALUE - CARD	74,930	MARKET					
DEPR. OB/XF VALUE - CARD	22,280						
MARKET LAND VALUE - CARD	0						
TOTAL MARKET VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - PARCEL	3,984,450						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	3,984,450						
PRIOR APPRAISAL	CODE	DATE	NO.				
BUILDING VALUE	1,945,240						
OBXF VALUE	728,150						
LAND VALUE	1,326,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	3,999,390						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000
NOTES							
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #2 KILN							
10,000 GAL FUEL TNK							

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
3	43	06	11,220	106	22.26	249757	1972	1972			

CONSTRUCTION DETAIL

Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
Continuous Footing	6.00	43	06	11,220	106	22.26	249757	1972	1972				
Sub Floor System	2	TYPE: LUMBER YARD											
Slab on Grade-	8.00	STYLE: 1 - 1.0 Story											
Residential/Commercial	20												
Exterior Walls	35.00												
Jumbo/Commercial Brick	09												
Roofing Structure	16.00												
Rigid Frame w/Bar Joist	04												
Roofing Cover	5.00												
Built Up Tar and Gravel/Rubber	1												
Interior Wall Construction	2.00												
Masonry or Minimum	03												
Interior Floor Cover	2.00												
Concrete Finished	01												
Heating Fuel	0.00												
None	01												
Heating Type	0.00												
None	01												
Air Conditioning Type	0.00												
None	1												
Commercial Heat & Air	0.00												
None	04												
Structural Frame	13.00												
Masonry	12												
Ceiling & Insulation	0.00												
No Ceiling - No Insulation	1												
Average Rooms Per Floor	0.00												
Average Rooms Per Floor	87.000												

TOTAL POINT VALUE

87.000

BUILDING ADJUSTMENTS

Non-Std Wall Height	24	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90
Shape/Design Size	2	Rectangle Size	1.00
Size	1.10	Size	1.10
TOTAL ADJUSTMENT FACTOR	1.220		
TOTAL QUALITY INDEX	106		

DEPRECIATION

DEPR. BUILDING VALUE - CARD	74,930	MARKET					
DEPR. OB/XF VALUE - CARD	22,280						
MARKET LAND VALUE - CARD	0						
TOTAL MARKET VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - CARD	97,210						
TOTAL APPRAISED VALUE - PARCEL	3,984,450						
TOTAL PRESENT USE VALUE - LAND	0						
TOTAL VALUE DEFERRED - PARCEL	0						
TOTAL TAXABLE VALUE - PARCEL \$	3,984,450						
PRIOR APPRAISAL	CODE	DATE	NO.				
BUILDING VALUE	1,945,240						
OBXF VALUE	728,150						
LAND VALUE	1,326,000						
PRESENT USE VALUE	0						
DEFERRED VALUE	0						
TOTAL VALUE	3,999,390						
ROUT: WTRSHD:							
SALES DATA							
OFF. RECORD	DATE	DEED	INDICATE				
BOOK	PAGE	MO	YR	TYPE	Q/U	V/I	SALES PRICE
01668	1171	12	2005	WD*	U	I	1,250,000
NOTES							
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #2 KILN							
10,000 GAL FUEL TNK							

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
3	43	06	11,220	106	22.26	249757	1972	1972			

CONSTRUCTION DETAIL

Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	0.70000	30.0
Continuous Footing	6.00	43	06	11,220	106	22.26	249757	1972	1972				
Sub Floor System	2	TYPE: LUMBER YARD											
Slab on Grade-	8.00	STYLE: 1 - 1.0 Story											
Residential/Commercial	20												
Exterior Walls	35.00												
Jumbo/Commercial Brick	09												
Roofing Structure	16.00												
Rigid Frame w/Bar Joist	04												
Roofing Cover	5.00												
Built Up Tar and Gravel/Rubber	1												
Interior Wall Construction	2.00												
Masonry or Minimum	03												
Interior Floor Cover	2.00												

WILDERNESS NC INC

US 64
9082243

County Wide (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Appraised By: 08 on 01/01/2021 050005 CONRAD HILL

Reval Year: 2021 Tax Year: 2024

Appraised By: 08 on 01/01/2021 050005 CONRAD HILL

PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100

#8
CARD NO. 8 of 13
73,7400 AC
TW-05 CI- FR-

Parcel ID: 05-028-0-000-0019-A

SPLIT FROM ID

SRC=
AT- LAST ACTION 20220831

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION			
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	CREDENCE TO	CORRELATION OF VALUE
Foundation	3	USE 43	MOD 06	EFF. AREA 10,900	QUAL 119	BASE RATE 24.99	RCN 272391	EYB 1977	AYB 1977	0.70000	
Continuous Footing	6.00									30.0	
Sub Floor System	2										
Slab on Grade	8.00										
Residential/Commercial	20										
Exterior Walls	35.00										
Jumbo/Commercial Brick	09										
Roofing Structure	16.00										
Rigid Frame w/Bar Joist	04										
Roofing Cover	5.00										
Built Up Tar and Gravel/Rubber	1										
Interior Wall Construction	2.00										
Masonry or Minimum	03										
Interior Floor Cover	2.00										
Concrete Finished	01										
Heating Fuel	01										
None	0.00										
Heating Type	01										
None	0.00										
Air Conditioning Type	01										
None	0.00										
Commercial Heat & Air	1										
None	0.00										
Structural Frame	04										
Masonry	13.00										
Ceiling & Insulation	12										
No Ceiling - No Insulation	0.00										
Average Rooms Per Floor	1										
Average Rooms Per Floor	0.00										
TOTAL POINT VALUE	87,000										

BUILDING ADJUSTMENTS				TOTAL ADJUSTMENT FACTOR				TOTAL QUALITY INDEX			
Non-Std Wall Height	32	Non-Std Wall Height	1.38	Quality	2	Below Average	0.90	Shape/Design Size	2	Rectangle	1.00
Size	Size	Size	Size	Size	Size	Size	Size	Size	Size	Size	Size
1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10
TOTAL ADJUSTMENT FACTOR	1.370	TOTAL ADJUSTMENT FACTOR	1.370	TOTAL ADJUSTMENT FACTOR	1.370	TOTAL ADJUSTMENT FACTOR	1.370	TOTAL ADJUSTMENT FACTOR	1.370	TOTAL ADJUSTMENT FACTOR	1.370
TOTAL QUALITY INDEX	119	TOTAL QUALITY INDEX	119	TOTAL QUALITY INDEX	119	TOTAL QUALITY INDEX	119	TOTAL QUALITY INDEX	119	TOTAL QUALITY INDEX	119

03	Interior Floor Cover																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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OFF. RECORD				DEED				INDICATE			
BOOK	01668	PAGE	1171	MO	12	YR	2005	WD*	U	V/I	I
SALES PRICE	1,250,000	Q/U	U	Q/U	U	Q/U	U	Q/U	U	Q/U	U

SALES DATA				NOTES			
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #8 KILN							

DEPR. OB/XF VALUE - CARD				DEPR. OB/XF VALUE - CARD				DEPR. OB/XF VALUE - CARD			
DEPR. OB/XF VALUE - CARD	81,720	DEPR. OB/XF VALUE - CARD	23,640	DEPR. OB/XF VALUE - CARD	23,640	DEPR. OB/XF VALUE - CARD	23,640	DEPR. OB/XF VALUE - CARD	23,640	DEPR. OB/XF VALUE - CARD	23,640
MARKET LAND VALUE - CARD	0	MARKET LAND VALUE - CARD	0	MARKET LAND VALUE - CARD	0	MARKET LAND VALUE - CARD	0	MARKET LAND VALUE - CARD	0	MARKET LAND VALUE - CARD	0
TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450

TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND			
TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450
TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450

TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD			
TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450

TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND			
TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450
TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450

TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD			
TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450

TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND			
TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450
TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450

TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD			
TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450

TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND			
TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450
TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450

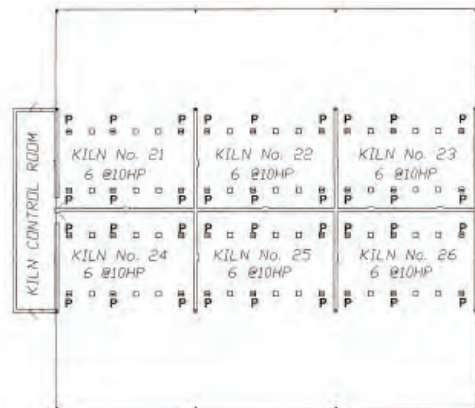
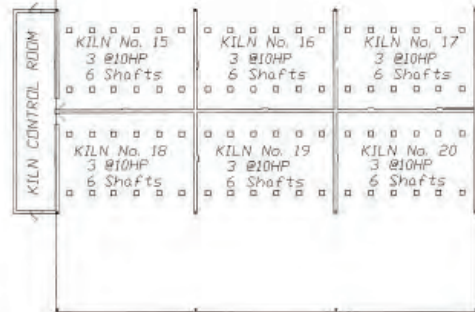
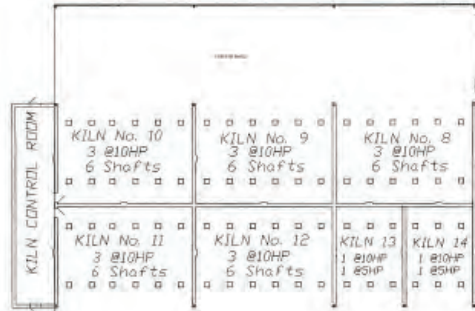
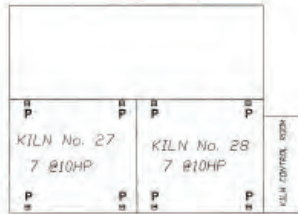
TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD				TOTAL APPRAISED VALUE - CARD			
TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360	TOTAL APPRAISED VALUE - CARD	105,360
TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450	TOTAL APPRAISED VALUE - PARCEL	3,984,450

TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND				TOTAL PRESENT USE VALUE - LAND			
TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0	TOTAL PRESENT USE VALUE - LAND	0
TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450	TOTAL VALUE DEFERRED - PARCEL	3,984,450
TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450	TOTAL TAXABLE VALUE - PARCEL	3,984,450

[illegible]

Kilns

KILN	5 HP	10 HP	# SHAFTS
8	0	3	6
9	0	3	6
10	0	3	6
11	0	3	6
12	0	3	6
13	1	1	0
14	1	1	0
15	0	3	6
16	0	3	6
17	0	3	6
18	0	3	6
19	0	3	6
20	0	3	6
21	0	6	0
22	0	6	0
23	0	6	0
24	0	6	0
25	0	6	0
26	0	6	0



P DENOTES POWERED VENT

60FT 0 60FT

THOMASVILLE	
FURNITURE INDUSTRIES, INC.	
THOMASVILLE, NORTH CAROLINA	
REVISION	
Date	By
Drawn	Checked
By	Drawn
By	Drawn

Additional Photo's

Water and Diesel Tanks



Water Tank



Dust System



Scales



Retention Pond

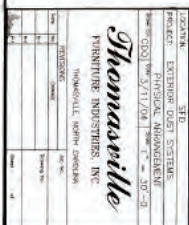


Rail Spur for Shipping and Recieving Railroad Co-owned by; CSX Transportation and Norfolk and Southern Railways



Sewage Treatment & Retention Pond





Parcel ID: 05-028-0-000-0019-A

SPLIT FROM ID

PLAT: / UNIQ ID 235945

ID NO: 6763-02-79-2100

SRC=

AT-

LAST ACTION 20220831

313 NEW CUT RD

CARD NO. 1 of 13

#1

PLAT: / UNIQ ID 235945

ID NO: 6763-02-79-2100

SRC=

AT-

LAST ACTION 20220831

WILDERNESS NC INC

9082243

COUNTY WIDE (100), SILVER VALLEY (100)

L19A&20 BK1668-1171 US HWY 64

Reval Year: 2021 Tax Year: 2024

Appraised By 08 on 01/01/2021 05005 CONRAD HILL

CONSTRUCTION DETAIL

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB
3	43	06	26.110	102	21.42	559276	1970
Foundation	6.00						
Continuous Footing							
2							
Sub Floor System							
Slab on Grade-							
Residential/Commercial	8.00						
STYLE: 1 - 1.0 Story							
21							
Exterior Walls							
Face Brick	38.00						
Roofing Structure	09						
Rigid Frame w/Bar Joist	16.00						
Roofing Cover	04						
Built Up Tar and Gravel/Rubber	5.00						
1							
Interior Wall Construction							
Masonry or Minimum	2.00						
03							
Interior Floor Cover							
Concrete Finished	2.00						
02							
Heating Fuel							
Oil, Wood or Coal	0.00						
04							
Heating Type							
Forced Air - Ducted	7.00						
01							
Air Conditioning Type							
None	0.00						
1							
Commercial Heat & Air							
None	0.00						
04							
Structural Frame							
Masonry	13.00						
12							
Ceiling & Insulation							
No Ceiling - No Insulation	0.00						
1							
Average Rooms Per Floor							
Average Rooms Per Floor	0.00						
Plumbing Fixtures							
4.00	1.000						
TOTAL POINT VALUE	98.000						

BUILDING ADJUSTMENTS

Non-Skd Wall	21	Non-Std Wall Height	1.13
Height		Below Average	0.90
Quality	2	Size	1.00
Shape/Design	2	Rectangle	1.02
Size	Size	Size	1.040
TOTAL ADJUSTMENT FACTOR	1.040		
TOTAL QUALITY INDEX	102		

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	19,288	100	413,149
FOF	1,384	150	44,468
FST	6,780	070	101,659
SUBAREA	27,452		559,276
TOTALS			

BLDG DIMENSIONS

BAS=W50W78S156E38E90N156Area:1.9288;FST=N95W44S95E44Area:4.180;FST=S65E40N33N32W40Area:2.600;FOF=N34E20S34W20Area:680;TotalArea:27452

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND MOD	COND FACT	OTHER ADJ 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
INDUSTRIAL	0600	HI	841	0	1.0000	0	0.7000		PW	25,000.00	69.000	AC	0.700	17,500.00	1,207,500	0	50
INDUSTRIAL	0600	LI	863	0	1.0000	0	1.0000	LOC	PW	25,000.00	4.740	AC	1.000	25,000.00	118,500	0	50
TOTAL MARKET LAND DATA											73.74				1326000		
TOTAL PRESENT USE DATA																	

05-028-0-000-0019-A (9301123) Group:0

10/15/2023 7:37:37 PM.

WILDERNESS NC INC															Parcel ID: 05-028-0-000-0019-A															SPLIT FROM ID																																																																																																																																																																																																																																																																																																																																																	
US 64 9082243															PLAT: / UNIQ ID 235945 ID NO: 6763-02-79-2100															SRC=																																																																																																																																																																																																																																																																																																																																																	
COUNTY WIDE (100), SILVER VALLEY (100) L19A&20 BK1668-1171 US HWY 64															#2 CARD NO. 2 of 13 73,7400 AC TW-05 CI- FR-															AT- LAST ACTION 20220831																																																																																																																																																																																																																																																																																																																																																	
Appraised By 08 on 01/01/2021 05005 CONRAD HILL															EX-															CORRELATION OF VALUE																																																																																																																																																																																																																																																																																																																																																	
CONSTRUCTION DETAIL															DEPRECIATION															MARKET																																																																																																																																																																																																																																																																																																																																																	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	CREDENCE TO						MARKET																																																																																																																																																																																																																																																																																																																																																																
Foundation	3	06	11,220	106	22.26	249757	1972	1972	INORM 30.0						DEPR. BUILDING VALUE - CARD																																																																																																																																																																																																																																																																																																																																																																
Continuous Footing	6.00														74,930																																																																																																																																																																																																																																																																																																																																																																
Sub Floor System	2														DEPR. OB/XF VALUE - CARD																																																																																																																																																																																																																																																																																																																																																																
Slab on Grade-	8.00														22,280																																																																																																																																																																																																																																																																																																																																																																
Residential/Commercial	20														MARKET LAND VALUE - CARD																																																																																																																																																																																																																																																																																																																																																																
Exterior Walls	35.00														97,210																																																																																																																																																																																																																																																																																																																																																																
Jumbo/Commercial Brick	16.00														TOTAL MARKET VALUE - CARD																																																																																																																																																																																																																																																																																																																																																																
Rigid Frame w/Bar Joist	04														TOTAL APPRAISED VALUE - CARD																																																																																																																																																																																																																																																																																																																																																																
Roofing Cover	04														97,210																																																																																																																																																																																																																																																																																																																																																																
Built Up Tar and Gravel/Rubber	5.00														TOTAL APPRAISED VALUE - PARCEL																																																																																																																																																																																																																																																																																																																																																																
Interior Wall Construction	1														3,984,450																																																																																																																																																																																																																																																																																																																																																																
Masonry or Minimum	2.00														TOTAL PRESENT USE VALUE - LAND																																																																																																																																																																																																																																																																																																																																																																
Interior Floor Cover	03														TOTAL VALUE DEFERRED - PARCEL																																																																																																																																																																																																																																																																																																																																																																
Concrete Finished	2.00														TOTAL TAXABLE VALUE - PARCEL \$																																																																																																																																																																																																																																																																																																																																																																
Heating Fuel	01														PRIOR APPRAISAL																																																																																																																																																																																																																																																																																																																																																																
None	0.00														BUILDING VALUE 1,945,240																																																																																																																																																																																																																																																																																																																																																																
Heating Type	01														OBXF VALUE 728,150																																																																																																																																																																																																																																																																																																																																																																
None	0.00														LAND VALUE 1,326,000																																																																																																																																																																																																																																																																																																																																																																
Air Conditioning Type	01														PRESENT USE VALUE 0																																																																																																																																																																																																																																																																																																																																																																
None	0.00														DEFERRED VALUE 0																																																																																																																																																																																																																																																																																																																																																																
Commercial Heat & Air	1														ROUT: WTRSHD:																																																																																																																																																																																																																																																																																																																																																																
None	0.00														TOTAL VALUE 3,999,390																																																																																																																																																																																																																																																																																																																																																																
Structural Frame	04														SALES DATA																																																																																																																																																																																																																																																																																																																																																																
Masonry	13.00														OFF. RECORD																																																																																																																																																																																																																																																																																																																																																																
Ceiling & Insulation	12														BOOK PAGE MO YR																																																																																																																																																																																																																																																																																																																																																																
No Ceiling - No Insulation	0.00														DEED TYPE																																																																																																																																																																																																																																																																																																																																																																
Average Rooms Per Floor	1														Q/U V/I																																																																																																																																																																																																																																																																																																																																																																
Average Rooms Per Floor	0.00														INDICATE																																																																																																																																																																																																																																																																																																																																																																
TOTAL POINT VALUE 87,000															NOTES																																																																																																																																																																																																																																																																																																																																																																
BUILDING ADJUSTMENTS															2019 APPEAL																																																																																																																																																																																																																																																																																																																																																																
Non-Std Wall	24														NEW BLDG FOR 2017																																																																																																																																																																																																																																																																																																																																																																
Height	1.23														NEW BLDG ADDED FOR '15																																																																																																																																																																																																																																																																																																																																																																
Quality	2														BLDG #2 KILN																																																																																																																																																																																																																																																																																																																																																																
Shape/Design	2														10,000 GAL FUEL TNK																																																																																																																																																																																																																																																																																																																																																																
Size	Size																																																																																																																																																																																																																																																																																																																																																																														
Size	1.10																																																																																																																																																																																																																																																																																																																																																																														
TOTAL ADJUSTMENT FACTOR 1.220																																																																																																																																																																																																																																																																																																																																																																															
TOTAL QUALITY INDEX 106																																																																																																																																																																																																																																																																																																																																																																															
SUBAREA				CODE		DESCRIPTION				COUNT		LTH		WTH		UNITS		UNIT PRICE		ORIG % COND		BLDG #		---		AYB		EYB		DEP SCH		OVR		% COND		OB/XF DEPR. VALUE																																																																																																																																																																																																																																																																																																																																											
BAS	7,800	100	173628	42		SPRINKLER					0	0	16,320	1.75	100.00	2	0.00	1972	2010	S2				78																																																																																																																																																																																																																																																																																																																																																							
CAN	7,800	030	52088																																																																																																																																																																																																																																																																																																																																																																												
FOF	720	150	24041																																																																																																																																																																																																																																																																																																																																																																												
SUBAREA TOTALS				16,320		249,757																																																																																																																																																																																																																																																																																																																																																																									

[illegible]

Parcel ID: 05-028-0-000-0019-A															SPLIT FROM ID														
PLAT: / UNIQ ID 235945															ID NO: 6763-02-79-2100														
CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
DRY SHED ROUGH MILL																													
2000 GAL FUEL TANK																													

CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
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DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
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TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
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TOTAL VALUE 3,999,390																													
SALES DATA																													
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01668 1171			12 2005			WD*			U I			1,250,000																	
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CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
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DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
DRY SHED ROUGH MILL																													
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CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
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CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
DRY SHED ROUGH MILL																													
2000 GAL FUEL TANK																													

CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
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TOTAL VALUE 3,999,390																													
SALES DATA																													
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01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
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NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
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CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
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2000 GAL FUEL TANK																													

CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
DRY SHED ROUGH MILL																													
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CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
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PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
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SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
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BLDG #4																													
DRY SHED ROUGH MILL																													
2000 GAL FUEL TANK																													

CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
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CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
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2000 GAL FUEL TANK																													

CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
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CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - CARD															212,270														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD BOOK PAGE			DATE MO YR			DEED TYPE			Q/U V/I			INDICATE SALES PRICE																	
01668 1171			12 2005			WD*			U I			1,250,000																	
NOTES																													
2019 APPEAL															BUILDING AREA 28,384														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #4																													
DRY SHED ROUGH MILL																													
2000 GAL FUEL TANK																													

CARD NO. 4 of 13															SRC=														
73,7400 AC															AT-														
TW-05 CI- FR-															LAST ACTION 20220831														
EX-															CORRELATION OF VALUE														
CREDENCE TO															0.70000														
DEPR. BUILDING VALUE - CARD															185,130														
DEPR. OB/XF VALUE - CARD															27,140														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET																													

WILDERNESS NC INC

US 64
9082243

COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Reval Year: 2021 Tax Year: 2024

Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

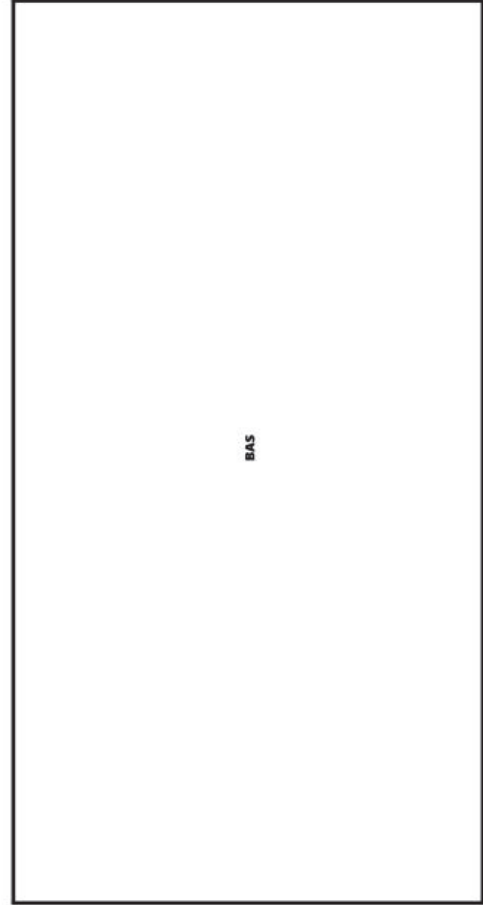
Parcel ID: 05-028-0-000-0019-A
US 64
9082243
COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Reval Year: 2021 Tax Year: 2024
Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100
#5
CARD NO. 5 of 13
73,7400 AC
TW-05 CI- FR-

Parcel ID: 05-028-0-000-0019-A
US 64
9082243
COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Reval Year: 2021 Tax Year: 2024
Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM			CREDENCE TO			MARKET
Foundation	3	06	113	5,200	123396	1972	1972					0.70000			37,020
Continuous Footing	6.00											30.0			7,100
Sub Floor System	2														0
Slab on Grade-	8.00														44,120
Residential/Commercial	20														0
Exterior Walls	35.00														44,120
Jumbo/Commercial Brick	12														0
Roofing Structure	18.00														44,120
Reinforced Concrete	04														3,984,450
Roofing Cover	04														0
Built Up Tar and Gravel/Rubber	5.00														0
Interior Wall Construction	1														3,984,450
Masonry or Minimum	2.00														0
Interior Floor Cover	03														44,120
Concrete Finished	2.00														3,984,450
Heating Fuel	01														0
None	0.00														0
Heating Type	01														0
None	0.00														0
Air Conditioning Type	01														0
None	0.00														0
Commercial Heat & Air	1														0
None	0.00														0
Structural Frame	04														0
Masonry	13.00														0
Ceiling & Insulation	12														0
No.Ceiling - No Insulation	0.00														0
Average Rooms Per Floor	1														0
Average Rooms Per Floor	0.00														0
TOTAL POINT VALUE	89,000														0

BUILDING ADJUSTMENTS				TOTAL ADJUSTMENT FACTOR				TOTAL QUALITY INDEX			
Non-Std Wall	24	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90	Below Average	0.90	Below Average	0.90	Below Average	0.90	Below Average	0.90
Shape/Design	2	Rectangle	1.00	Rectangle	1.00	Rectangle	1.00	Rectangle	1.00	Rectangle	1.00
Size	1.15	Size	1.15	Size	1.15	Size	1.15	Size	1.15	Size	1.15
TOTAL ADJUSTMENT FACTOR	1.270										
TOTAL QUALITY INDEX	113										



100'

BUILDING ADJUSTMENTS				TOTAL ADJUSTMENT FACTOR				TOTAL QUALITY INDEX			
Non-Std Wall	24	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23	Non-Std Wall Height	1.23
Quality	2	Below Average	0.90	Below Average	0.90	Below Average	0.90	Below Average	0.90	Below Average	0.90
Shape/Design	2	Rectangle	1.00	Rectangle	1.00	Rectangle	1.00	Rectangle	1.00	Rectangle	1.00
Size	1.15	Size	1.15	Size	1.15	Size	1.15	Size	1.15	Size	1.15
TOTAL ADJUSTMENT FACTOR	1.270										
TOTAL QUALITY INDEX	113										

SUBAREA				TOTAL OB/XF VALUE			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	WTH
BAS	5,200	100	123396	42	SPRINKLER		0
TOTALS	5,200		123,396				0
BLDG DIMENSIONS				BAS=W100S52E100N52Aarea:5200;TotalArea:5200			
LAND INFORMATION							
HIGHEST AND BEST USE	USE	LOCAL CODE ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

SUBAREA				TOTAL OB/XF VALUE			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	WTH
BAS	5,200	100	123396	42	SPRINKLER		0
TOTALS	5,200		123,396				0
BLDG DIMENSIONS				BAS=W100S52E100N52Aarea:5200;TotalArea:5200			
LAND INFORMATION							
HIGHEST AND BEST USE	USE	LOCAL CODE ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

SUBAREA				TOTAL OB/XF VALUE			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	WTH
BAS	5,200	100	123396	42	SPRINKLER		0
TOTALS	5,200		123,396				0
BLDG DIMENSIONS				BAS=W100S52E100N52Aarea:5200;TotalArea:5200			
LAND INFORMATION							
HIGHEST AND BEST USE	USE	LOCAL CODE ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

SUBAREA				TOTAL OB/XF VALUE			
TYPE	GS AREA	PCT	RPL CS	CODE	DESCRIPTION	COUNT	WTH
BAS	5,200	100	123396	42	SPRINKLER		0
TOTALS	5,200		123,396				0
BLDG DIMENSIONS				BAS=W100S52E100N52Aarea:5200;TotalArea:5200			
LAND INFORMATION							
HIGHEST AND BEST USE	USE	LOCAL CODE ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	COND MOD	COND FACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

WILDERNESS NC INC

US 64
9082243

COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Reval Year: 2021 Tax Year: 2024
Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

Parcel ID: 05-028-0-000-0019-A
PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100
#6
CARD NO. 6 of 13
73,7400 AC
TW-05 CI- FR-

US 64
9082243

COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Reval Year: 2021 Tax Year: 2024
Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	CREDENCE TO	MARKET	DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD
Foundation	3	USE	MOD	EFF. AREA	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	CREDENCE TO	MARKET	DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD
Continuous Footing	6.00	43	06	8,050	72	15.12	121716	1977	1977	30.0	0.70000	36,520	10,480	47,000	0
Sub Floor System	2	TYPE: LUMBER YARD													
Slab on Grade-	8.00	STYLE: 1 - 1.0 Story													
Residential/Commercial	23														
Exterior Walls	16.00														
Roofing Structure	09														
Rigid Frame w/Bar Joist	16.00														
Roofing Cover	12														
Metal	6.00														
Interior Wall Construction	1														
Masonry or Minimum	2.00														
Interior Floor Cover	03														
Concrete Finished	2.00														
Heating Fuel	02														
Oil, Wood or Coal	0.00														
Heating Type	07														
Steam	7.00														
Air Conditioning Type	01														
None	0.00														
Commercial Heat & Air	1														
None	0.00														
Structural Frame	03														
Pre Fabricated	8.00														
Ceiling & Insulation	12														
No Ceiling - No Insulation	0.00														
Average Rooms Per Floor	1														
Average Rooms Per Floor	0.00														
TOTAL POINT VALUE	71.000														

BUILDING ADJUSTMENTS				TOTAL ADJUSTMENT FACTOR				TOTAL QUALITY INDEX			
Non-Std Wall Height	0	Non-Std Wall Height	1.00	Non-Std Wall Height	1.00	Non-Std Wall Height	1.00	Non-Std Wall Height	1.00	Non-Std Wall Height	1.00
Quality	2	Below Average	0.90	Quality	2	Below Average	0.90	Quality	2	Below Average	0.90
Shape/Design	2	Rectangle	1.00	Shape/Design	2	Rectangle	1.00	Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.12	Size	Size	Size	1.12	Size	Size	Size	1.12
TOTAL ADJUSTMENT FACTOR	1.010	TOTAL ADJUSTMENT FACTOR	1.010	TOTAL ADJUSTMENT FACTOR	1.010	TOTAL ADJUSTMENT FACTOR	1.010	TOTAL ADJUSTMENT FACTOR	1.010	TOTAL ADJUSTMENT FACTOR	1.010
TOTAL QUALITY INDEX	72	TOTAL QUALITY INDEX	72	TOTAL QUALITY INDEX	72	TOTAL QUALITY INDEX	72	TOTAL QUALITY INDEX	72	TOTAL QUALITY INDEX	72

PRIOR APPRAISAL				PERMIT			
BUILDING VALUE	1,945,240	OBXF VALUE	728,150	LAND VALUE	1,326,000	DEFERRED USE VALUE	0
TOTAL VALUE	3,999,390	TOTAL VALUE	3,999,390	TOTAL VALUE	3,999,390	TOTAL VALUE	3,999,390
ROUT: WTRSHD:		ROUT: WTRSHD:		ROUT: WTRSHD:		ROUT: WTRSHD:	

SALES DATA				INDICATE			
OFF. RECORD	DATE	DEED	TYPE	Q/U	V/I	SALES PRICE	
BOOK	PAGE	MO	YR	WD*	U	I	
01668	1171	12	2005				
2019 APPEAL							
NEW BLDG FOR 2017							
NEW BLDG ADDED FOR '15							
BLDG #6							
25% FOR 77 100% FOR 78							
DE-STICKER BLDG							
ADDN IN 83							

NOTES			
2019 APPEAL			
NEW BLDG FOR 2017			
NEW BLDG ADDED FOR '15			
BLDG #6			
25% FOR 77 100% FOR 78			
DE-STICKER BLDG			
ADDN IN 83			

SUBAREA				TOTAL OB/XF VALUE			
TYPE	GS AREA	PCT	RPL CS	BAS	W65S59W21S25W10S15E96N99Area:7425;GOF=W10S25E10N25Aarea:250;TotalArea:7675	OB/XF DEPR. VALUE	
BAS	7.425	100	112266	42	SPRINKLER	78	10480
GOF	250	250	9450				
TOTALS	7.675		121,716				

BLDG DIMENSIONS				TOTAL ADJUSTMENT FACTOR			
TYPE	GS AREA	PCT	RPL CS	BAS	W65S59W21S25W10S15E96N99Area:7425;GOF=W10S25E10N25Aarea:250;TotalArea:7675	OB/XF DEPR. VALUE	
BAS	7.425	100	112266	42	SPRINKLER	78	10480
GOF	250	250	9450				
TOTALS	7.675		121,716				

LAND INFORMATION				TOTAL ADJUSTMENT FACTOR			
HIGHEST AND BEST USE	USE	LOCAL CODE	ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	CONDFACT
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

05-028-0-000-0019-A (9301123) Group:0 10/15/2023 7:37:38 PM.

Parcel ID: 05-028-0-000-0019-A

SPLIT FROM ID

PLAT: / UNIQ ID 235945

ID NO: 6763-02-79-2100

SRC=

AT-

LAST ACTION 20220831

CARD NO. 7 of 13

73,7400 AC

TW-05 CI- FR-

#7

COUNTY WIDE (100), SILVER VALLEY (100)

L19A&20 BK1668-1171 US HWY 64

Reval Year: 2021 Tax Year: 2024

Appraised By 08 on 01/01/2021 05005 CONRAD HILL

US 64

90822243

WILDERNESS NC INC

US 64

90822243

CONSTRUCTION DETAIL

Foundation	3	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	DEPRECIATION	EX-	CORRELATION OF VALUE
Continuous Footing	6.00	43	06	12,070	119	24.99	301630	1972	1972	30.0				
Sub Floor System	2	TYPE: LUMBER YARD												
Slab on Grade-		STYLE: 1 - 1.0 Story												
Residential/Commercial	8.00													
Exterior Walls	20													
Jumbo/Commercial Brick	35.00													
Roofing Structure	09													
Rigid Frame w/Bar Joist	16.00													
Roofing Cover	04													
Built Up Tar and Gravel/Rubber	5.00													
Interior Wall Construction	1													
Masonry or Minimum	2.00													
Interior Floor Cover	03													
Concrete Finished	2.00													
Heating Fuel	01													
None	0.00													
Heating Type	01													
None	0.00													
Air Conditioning Type	01													
None	0.00													
Commercial Heat & Air	1													
Structural Frame	04													
Masonry	13.00													
Ceiling & Insulation	12													
No Ceiling -- No Insulation	0.00													
Average Rooms Per Floor	1													
Average Rooms Per Floor	0.00													
TOTAL POINT VALUE	87,000													
BUILDING ADJUSTMENTS														
Non-Std Wall Height	32	Non-Std Wall Height	1.38											
Quality	2	Below	0.90											
Shape/Design Size	2	Average Rectangle Size	1.00											
TOTAL ADJUSTMENT FACTOR	1.370													
TOTAL QUALITY INDEX	119													

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM	DEPRECIATION	EX-	CORRELATION OF VALUE
Foundation	3	43	06	12,070	119	24.99	301630	1972	1972	30.0		
Continuous Footing	6.00	WAREHOUSE/INDUSTRIAL										
Sub Floor System	2											
Slab on Grade-												
Residential/Commercial	8.00											
Exterior Walls	20											
Jumbo/Commercial Brick	35.00											
Roofing Structure	09											
Rigid Frame w/Bar Joist	16.00											
Roofing Cover	04											
Built Up Tar and Gravel/Rubber	5.00											
Interior Wall Construction	1											
Masonry or Minimum	2.00											
Interior Floor Cover	03											
Concrete Finished	2.00											
Heating Fuel	01											
None	0.00											
Heating Type	01											
None	0.00											
Air Conditioning Type	01											
None	0.00											
Commercial Heat & Air	1											
Structural Frame	04											
Masonry	13.00											
Ceiling & Insulation	12											
No Ceiling -- No Insulation	0.00											
Average Rooms Per Floor	1											
Average Rooms Per Floor	0.00											
TOTAL POINT VALUE	87,000											
BUILDING ADJUSTMENTS												
Non-Std Wall Height	32	Non-Std Wall Height	1.38									
Quality	2	Below	0.90									
Shape/Design Size	2	Average Rectangle Size	1.00									
TOTAL ADJUSTMENT FACTOR	1.370											
TOTAL QUALITY INDEX	119											

SALES DATA

OFF. RECORD BOOK	PAGE	MO	YR	DATE	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005		WD*	U	I	1,250,000
NOTES								
2019 APPEAL								
NEW BLDG FOR 2017								
NEW BLDG ADDED FOR '15								
BLDG #7 KILN								

DEPR.

DEPR. BUILDING VALUE - CARD	90,490	MARKET		
DEPR. OB/XF VALUE - CARD	23,640			
MARKET LAND VALUE - CARD	0			
TOTAL MARKET VALUE - CARD	114,130			
TOTAL APPRAISED VALUE - CARD	114,130			
TOTAL APPRAISED VALUE - PARCEL	3,984,450			
TOTAL PRESENT USE VALUE - LAND	0			
TOTAL VALUE DEFERRED - PARCEL	0			
TOTAL TAXABLE VALUE - PARCEL \$	3,984,450			
PRIOR APPRAISAL		PERMIT		
BUILDING VALUE	1,945,240	CODE	DATE	NO.
OBXF VALUE	728,150			
LAND VALUE	1,326,000			
PRESENT USE VALUE	0			
DEFERRED VALUE	0			
TOTAL VALUE	3,999,390			
ROUT: WTRSHD:				

SALES DATA

OFF. RECORD BOOK	PAGE	MO	YR	DATE	DEED TYPE	Q/U	V/I	INDICATE SALES PRICE
01668	1171	12	2005		WD*	U	I	1,250,000
NOTES								
2019 APPEAL								
NEW BLDG FOR 2017								
NEW BLDG ADDED FOR '15								
BLDG #7 KILN								

Parcel ID: 05-028-0-000-0019-A															SPLIT FROM ID														
PLAT: / UNIQ ID 235945															SRC=														
ID NO: 6763-02-79-2100															AT- LAST ACTION 20220831														
#8																													
CARD NO. 8 of 13																													
73,7400 AC																													
TW-05 CI- FR-																													
EX-																													
CREDENCE TO															CORRELATION OF VALUE														
0.70000															30.0														
DEPR. BUILDING VALUE - CARD															81,720														
DEPR. OB/XF VALUE - CARD															23,640														
MARKET LAND VALUE - CARD															0														
TOTAL MARKET VALUE - CARD															105,360														
TOTAL APPRAISED VALUE - CARD															105,360														
TOTAL APPRAISED VALUE - PARCEL															3,984,450														
TOTAL PRESENT USE VALUE - LAND															0														
TOTAL VALUE DEFERRED - PARCEL															0														
TOTAL TAXABLE VALUE - PARCEL \$															3,984,450														
PRIOR APPRAISAL															PERMIT														
BUILDING VALUE 1,945,240															CODE DATE NO.														
OBXF VALUE 728,150																													
LAND VALUE 1,326,000																													
PRESENT USE VALUE 0																													
DEFERRED VALUE 0															ROUT: WTRSHD:														
TOTAL VALUE 3,999,390																													
SALES DATA																													
OFF. RECORD															DEED														
BOOK PAGE MO YR															Q/U V/I														
01668 1171 12 2005															WD* U I														
INDICATE															INDICATE														
2019 APPEAL															1,250,000														
NEW BLDG FOR 2017																													
NEW BLDG ADDED FOR '15																													
BLDG #8 KILN																													
NOTES															BUILDING AREA 9,520														
</																													

WILDERNESS NC INC															Parcel ID: 05-028-0-000-0019-A															SPLIT FROM ID
US 64															PLAT: / UNIQ ID 235945															
9082243															#9															
COUNTY WIDE (100), SILVER VALLEY (100)															CARD NO. 9 of 13															
L19A&20 BK1668-1171 US HWY 64															73.7400 AC															
Appraised By 08 on 01/01/2021 05005 CONRAD HILL															TW-05 CI- FR-															
SRC=															AT-															
LAST ACTION 20220831																														
CONSTRUCTION DETAIL					MARKET VALUE					DEPRECIATION					CORRELATION OF VALUE															
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	CREDENCE TO																				
3	43	06	2,778	131	27.51	76423	1979	1979	30.0	0.70000																				
Foundation															DEPR. BUILDING VALUE - CARD															MARKET
Continuous Footing																														22,930
2															DEPR. OB/XF VALUE - CARD															5,430
Sub Floor System																														0
Slab on Grade-															MARKET LAND VALUE - CARD															28,360
8.00																														0
Residential/Commercial																														
20																														
Exterior Walls																														
Jumbo/Commercial Brick																														
35.00																														
Roofing Structure																														
09																														
Rigid Frame w/Bar Joist																														
16.00																														
Roofing Cover																														
04																														
Built Up Tar and Gravel/Rubber																														
5.00																														
1																														
Interior Wall Construction																														
2.00																														
Masonry or Minimum																														
03																														
Interior Floor Cover																														
2.00																														
Concrete Finished																														
01																														
Heating Fuel																														
None																														
0.00																														
Heating Type																														
01																														
None																														
0.00																														
Air Conditioning Type																														
01																														
None																														
0.00																														
1																														
Commercial Heat & Air																														
None																														
0.00																														
Structural Frame																														
04																														
Masonry																														
13.00																														
Ceiling & Insulation																														
12																														
No Ceiling - No Insulation																														
0.00																														
1																														
Average Rooms Per Floor																														
0.00																														
1																														
Floor Number																														
0.00																														
1																														
Floor																														
Unit Count																														
1																														
Units																														
0.00																														
87.000																														
BUILDING ADJUSTMENTS																														
Non-Std Wall Height	32	Non-Std Wall Height	1.38																											
Quality	2	Below Average	0.90																											
Shape/Design	2	Rectangle	1.00																											
Size	Size	Size	1.21																											
TOTAL ADJUSTMENT FACTOR															1.500															
TOTAL QUALITY INDEX															131															
SUBAREA																														
TYPE	GS AREA	PCT	RPL CS																											
BAS	2,265	100	62310																											
CAN	1,710	030	14113																											
TOTAL OB/XF VALUE															TOTAL OB/XF VALUE															
SUBAREA															3,975															
TOTALS															76,423															
BLDG DIMENSIONS															BAS=W9N5W57S35E66N30AArea:2265; CAN=N30W57S30E57AArea:1710;TotalArea:3975															
LAND INFORMATION																														
HIGHEST AND BEST USE	LOCAL ZONING	USE CODE	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													
TOTAL MARKET LAND DATA																														
TOTAL PRESENT USE DATA																														
05-028-0-000-0019-A (9301123) Group:0															10/15/2023 7:37:38 PM.															

Parcel ID: 05-028-0-000-0019-A

SPLIT FROM ID

PLAT: / UNIQ ID 235945

ID NO: 6763-02-79-2100

CARD NO. 10 of 13

73.7400 AC

US 64

9082243

COUNTY WIDE (100), SILVER VALLEY (100)

L19A&20 BK1668-1171 US HWY 64

Reval Year: 2021 Tax Year: 2024

Appraised By 08 on 01/01/2021 05005 CONRAD HILL

US 64

9082243

CONSTRUCTION DETAIL

3 8.00 02 02 2,153 59 38.94 83838 1983 1983 0.70000 30.0

Foundation

Continuous Footing

2

Sub Floor System

Slab on Grade-

Residential/Commercial

Exterior Walls

Corrugated Metal

Roofing Structure

Gable

Roofing Cover

Asphalt or Composition Shingle

Interior Wall Construction

4

Plywood Panel

Interior Floor Cover

08

Sheet Vinyl

8.00

Interior Floor Cover

14

Carpet

0.00

Heating Fuel

04

Electric

1.00

Heating Type

04

Forced Air - Ducted

5.00

Air Conditioning Type

03

Central

Commercial Heat & Air

1

None

0.00

Structural Frame

03

Pre Fabricated

0.00

Bedrooms/Bathrooms/Half-Bathrooms

2/2/0

Bedrooms

0.000

BAS - 2 FUS - 0 LL - 0

Bathrooms

BAS - 2 FUS - 0 LL - 0

BATHROOMS

BAS - 2 FUS - 0 LL - 0

TOTAL POINT VALUE

81.000

BUILDING ADJUSTMENTS

Quality

2

Below Average

0.90

Shape/Design

2

Rectangle

0.95

Size

Size

0.85

TOTAL ADJUSTMENT FACTOR

0.730

TOTAL QUALITY INDEX

59

SUBAREA

TYPE

GS AREA

PCT

RPL CS

BAS

2,153

100

83838

SUBAREA TOTALS

2,153

83,838

BLDG DIMENSIONS

BAS=W24S72W1517E25N89Area:2153;TotalArea:2153

LAND INFORMATION

HIGHEST AND BEST USE

USE

LOCAL CODE

ZONING

FRONTAGE

DEPTH

DEPTH / SIZE

LND MOD

COND FACT

OTHER ADJ/NOTES RF AC LC TO OT

ROAD TYPE

TOTAL LAND UNITS

UNIT TYPE

TOTAL ADJUST

ADJUSTED UNIT PRICE

LAND VALUE

OVERIDE VALUE

LAND NOTES

TOTAL MARKET LAND DATA

TOTAL PRESENT USE DATA

05-028-0-000-0019-A (9301123) Group:0

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WILDERNESS NC INC

US 64
9082243

COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

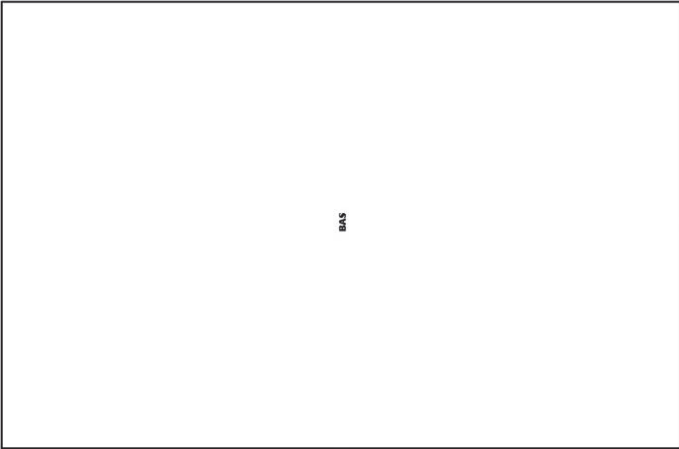
US 64
9082243
COUNTY WIDE (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64
Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

Parcel ID: 05-028-0-000-0019-A

PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100

CARD NO. 11 of 13
73,7400 AC
TW-05 CI- FR-
SRC= AT- LAST ACTION 20220831

CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE			
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	INORM	CREDENCE TO	MARKET	DEPR. BUILDING VALUE - CARD	DEPR. OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD
Foundation	3	43	06	21,840	90	18,90	412776	1988	1988	0.70000	123,830	29,810	0	153,640	153,640
Continuous Footing	6.00									30.0					
Sub Floor System	2														
Slab on Grade-	8.00														
Residential/Commercial	23														
Exterior Walls	16.00														
Roofing Structure	09														
Rigid Frame w/Bar Joist	16.00														
Roofing Cover	12														
Metal	6.00														
Interior Wall Construction	1														
Masonry or Minimum	2.00														
Interior Floor Cover	03														
Concrete Finished	2.00														
Heating Fuel	02														
Oil, Wood or Coal	0.00														
Heating Type	07														
Steam	7.00														
Air Conditioning Type	01														
None	0.00														
Commercial Heat & Air	1														
None	0.00														
Structural Frame	03														
Pre Fabricated	8.00														
Ceiling & Insulation	12														
No Ceiling - No Insulation	0.00														
Average Rooms Per Floor	1														
Average Rooms Per Floor	0.00														
TOTAL POINT VALUE	71,000														



100'

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE		
TYPE	GS AREA	PCT	RPL CS																		
BAS	21,840	100	412776	42	SPRINKLER		0	0	21,840	1.75	100.00	11	0.00	1988	2010	S2		78	29810		
SUBAREA TOTALS				21,840	TOTAL OB/XF VALUE															412,776	29810
BLDG DIMENSIONS				BAS=W120S182E120N182Area:21840;TotalArea:21840																	
LAND INFORMATION																					
HIGHEST AND BEST USE				USE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	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		
TOTAL MARKET LAND DATA																					
TOTAL PRESENT USE DATA																					
05-028-0-000-0019-A (9301123) Group:0																					
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WILDERNESS NC INC

E US HWY 64
9082243

County Wide (100), SILVER VALLEY (100)
L19A&20 BK1668-1171 US HWY 64

Reval Year: 2021 Tax Year: 2024

Appraised By: 08 on 01/01/2021 05005 CONRAD HILL

PLAT: / UNIQ ID 235945
ID NO: 6763-02-79-2100
#12
CARD NO. 12 of 13
73,7400 AC
TW-05 CI- FR-

Parcel ID: 05-028-0-000-0019-A

SPLIT FROM ID

SRC=

EX- AT- LAST ACTION 20220831

CONSTRUCTION DETAIL										MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE																																																	
USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD																																																											
Foundation	3	USE	06	21,600	110	2014	2014																																																												
Continuous Footing	6.00				31.90	689040																																																													
Sub Floor System	2	TYPE: METAL/WAREHOUSE FRAME																																																																	
Slab on Grade-Residential/Commercial	8.00	STYLE: 1 - 1.0 Story																																																																	
Exterior Walls	24																																																																		
Modular Metal	20.00																																																																		
Roofing Structure	09																																																																		
Rigid Frame w/Bar Joist	16.00																																																																		
Roofing Cover	12																																																																		
Metal	6.00																																																																		
Interior Wall Construction	2																																																																		
Wall Board or Wood Wall	5.00																																																																		
Interior Floor Cover	03																																																																		
Concrete Finished	2.00																																																																		
Heating Fuel	03																																																																		
Gas	1.00																																																																		
Heating Type	03																																																																		
Forced Air - Not Ducted	3.00																																																																		
Air Conditioning Type	01																																																																		
None	0.00																																																																		
Structural Frame	03																																																																		
Pre Fabricated	8.00																																																																		
Ceiling & Insulation	11																																																																		
No Ceiling - Roof and Wall	3.00																																																																		
Insulated																																																																			
TOTAL POINT VALUE				78.000																																																															
BUILDING ADJUSTMENTS																																																																			
Non-Std Wall Height				32				Non-Std Wall Height				1.38																																																							
Quality				3				Average				1.00																																																							
Shape/Design				2				Rectangle				1.00																																																							
Size				Size				Size				1.02																																																							
TOTAL ADJUSTMENT FACTOR				1.410																																																															
TOTAL QUALITY INDEX				110																																																															
SUBAREA										CODE										OB/XF DEPR. VALUE																																															
TYPE				GS AREA				PCT				RPLCS				OB/XF DEPR. VALUE				19080																																															
BAS				21,600				100				689040				1752020				15660																																															
SUBAREA				21,600				689,040																																																											
TOTALS																																																																			
BLDG DIMENSIONS																																																																			
LAND INFORMATION																																																																			
HIGHEST AND BEST USE				USE				LOCAL ZONING				FRONTAGE				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			
TOTAL MARKET LAND DATA																																																																			
TOTAL PRESENT USE DATA																																																																			
05-028-0-000-0019-A (9301123) Group:0																				10/15/2023 7:37:39 PM.																																															

WILDERNESS NC INC

9082243

County Wide (100), Silver Valley (100)

L19A&20 BK1668-1171 US HWY 64

Reval Year: 2021 Tax Year: 2024

Appraised By 12 on 01/01/2021 05005 CONRAD HILL

Parcel ID: 05-028-0-000-0019-A

PLAT: / UNIO ID 235945

ID NO: 6763-02-79-2100

CARD NO. 13 of 13

73.7400 AC

TW-05 CT- FR-

SRC=

AT-

LAST ACTION 20220831

CONSTRUCTION DETAIL

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	AYB	EYB	AYB	RCN
3	49	06	21,600	106	30.74	663984	2016	2016	663984

TYPE: METAL/WAREHOUSE FRAME

STYLE: 1 - 1.0 Story

MARKET VALUE

USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	AYB	EYB	AYB	RCN
3	49	06	21,600	106	30.74	663984	2016	2016	663984

WAREHOUSE/INDUSTRIAL

% GOOD

94.0

DEPRECIATION

DEPR.	BUILDING VALUE - CARD	DEPR.	OB/XF VALUE - CARD	MARKET LAND VALUE - CARD	TOTAL MARKET VALUE - CARD
0.06000	624,150	0	624,150	0	624,150

WAREHOUSE/INDUSTRIAL

% GOOD

94.0

DEPR. BUILDING VALUE - CARD | DEPR. | OB/XF VALUE - CARD | MARKET LAND VALUE - CARD | TOTAL MARKET VALUE - CARD |

0.06000

624,150

0

624,150

0

624,150

TOTAL APPRAISED VALUE - CARD

TOTAL APPRAISED VALUE - PARCEL

TOTAL TAXABLE VALUE - PARCEL

TOTAL TAXABLE VALUE - PARCEL \$

TOTAL PRESENT USE VALUE - LAND

TOTAL VALUE DEFERRED - PARCEL

TOTAL APPRAISED VALUE - PARCEL

TOTAL TAXABLE VALUE - PARCEL

PRIOR APPRAISAL

BUILDING VALUE

1,945,240

CODE

DATE

PERMIT

OBXF VALUE

728,150

LAND VALUE

1,326,000

PRESENT USE VALUE

0

DEFERRED VALUE

0

ROUT: WTRSHD:

0

TOTAL VALUE

3,959,390

SALES DATA

OFF. RECORD	BOOK	PAGE	DATE	DEED	TYPE	Q/U	V/I	INDICATE
01668	1171	12	2005	WD*	U	I	I	1,250,000

2019 APPEAL

NEW BLDG FOR 2017

NEW BLDG ADDED FOR '15

SALES DATA

OFF. RECORD	BOOK	PAGE	DATE	DEED	TYPE	Q/U	V/I	INDICATE
01668	1171	12	2005	WD*	U	I	I	1,250,000

2019 APPEAL

NEW BLDG FOR 2017

NEW BLDG ADDED FOR '15

TOTAL POINT VALUE

75,000

BUILDING ADJUSTMENTS

Non-Std Wall Height	32	Non-Std Wall Height	1.38
Quality	3	Average	1.00
Shape/Design	2	Rectangle	1.00
Size	Size	Size	1.02
TOTAL ADJUSTMENT FACTOR	1.410		
TOTAL QUALITY INDEX	106		

SUBAREA

TYPE	GS AREA	PCT	RPL CS
BAS	21,600	100	663984

TOTAL OB/XF VALUE

663,984

SUBAREA TOTALS

21,600

663,984

BLDG DIMENSIONS

BAS=W180N120E180S120A

Area:21600;TotalArea:21600

LAND INFORMATION

HIGHEST AND BEST USE	USE	LOCAL CODE	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																		

05-028-0-000-0019-A (9301123) Group:0

10/15/2023 7:37:39 PM.

Article III. PERMITTED AND CONDITIONAL ZONING DISTRICTS

Section III.1 ESTABLISHMENT OF USE REGULATIONS

Except as otherwise provided herein, regulations governing the use of land and structures are hereby established as shown in the Schedule of Permitted Uses.

Uses requiring a Special Use Permit must meet certain conditions specified in this Ordinance. Only after the existence of these specified conditions has been determined by the Board of Adjustment, the Planning Board or the Governing Body, as appropriate, will a Special Use Permit be issued; otherwise such uses are prohibited.

Certain permitted and accessory uses shall meet specific development standards listed in Article VI to mitigate potential negative impacts. Only after compliance with these standards has been determined by the Zoning Administrator will a Zoning Permit be issued. Otherwise, such uses are prohibited.

Section III.2 GENERAL ZONING DISTRICTS

(A) RA-1, RA-2 and RA-3, Rural Agricultural District

The intent of these Rural Agricultural Districts is to provide for rural non-farm and farm operations, where soil types, topography, lot size and related factors are appropriate. Long term solutions to sanitary sewage disposal shall be individual septic tanks or equivalent methods. The mix of uses shall recognize that agricultural is an important land use in these districts. Mobile homes are permitted as single family dwellings on individual lots, subject to varying location controls.

(B) RS, Low Intensity Residential District

The intent of the Low Intensity Residential District is to provide space for suburban residential development, where soil types, location, and topography make this type of development appropriate.

(C) RM-1, Medium Density Residential District

The intent of the Medium Density Residential District is to provide space for medium density residential development in areas served by public water supply and where sanitary sewage disposal can be appropriately handled. This district shall normally be located with access to collector or primary streets.

(D) RM-2, High Density Residential District

The intent of the High Density Residential District is to provide for high density residential development in areas that can be served by both public water supply and sanitary service collection systems and has a mechanism for perpetual maintenance. This district should be located adjacent to or in close proximity to municipalities where urban services can easily be provided. The district should also lie within one half mile of an arterial road or one that serves to link towns and cities together.

(E) RC, Rural Commercial District

The intent of the Rural Commercial District is to provide for low traffic volume sales of convenience goods and limited personal service needs in rural areas. Rural Commercial Districts are intended primarily for establishments serving the immediate vicinity.

(F) CS, Community Shopping District

The intent of the Community Shopping District is to provide for personal services, offices, and the retailing of durable and convenience goods for the community. Because these commercial uses are high generators of traffic they should be concentrated at the intersection of collector and arterial roads.

(G) O/I, Office and Institutional District

The Office/Institutional District is intended to provide locations for medium intensity office and institutional development and where appropriate, will be applied as a buffer between non-residential and residential zoning districts.

(H) HC, Highway Commercial District

The Highway Commercial District is intended to provide locations for the retailing of convenience goods, automotive products and services, food services, and transient lodging for travelers along major streets and highways. Because these commercial uses are subject to considerable public exposure and are important to the economy of Davidson County, they shall have ample parking, controlled traffic movement and suitable landscaping.

(I) LI, Limited Industrial District

The Limited Industrial District is intended to provide sites for manufacturing, warehousing, processing and related uses whose operating characteristics limit their effects on adjacent uses.

(J) HI, Heavy Industrial District

The Heavy Industrial District is intended to provide sites for industrial, processing and related operations whose external effects could be detrimental to certain classes of uses. This district shall normally be located so that traffic to and from the use has direct access to an arterial street and normally this district shall not be located directly adjacent to residentially zoned land.

Section III.3 PROCEDURES

Applications for rezoning to a general zoning district shall be processed, considered and voted upon in the same manner as that required for other zoning map amendments as outlined in Article VII, Section 10-12.

Section III.4 MIXED USE ZONING DISTRICTS

The purpose of mixed-use zoning districts is to encourage the development of planned communities that may incorporate a full range of housing types and compatible nonresidential uses that provide goods, services, and employment opportunities. The districts encourage high quality design and the innovative arrangement of buildings and open spaces throughout the project. To enable this, these districts provide flexibility from the conventional use and dimensional requirements of the other general zoning districts.

(A) MX-R, Mixed Use, Residential District

The intent of the Mixed Use, Residential District is to provide for the development of planned communities that may incorporate a full range of housing types. MX-R districts shall require a minimum of three different housing types and where appropriate, compatible non-residential uses that provide goods, services, and employment opportunities. Housing types shall be defined according to the Table of

Section III.9 **TABLE OF PERMITTED USES**

(A) General Guidance

- 1) All uses unless otherwise described, are considered a principal use.
- 2) Districts in which particular uses are permitted as a use by right are indicated by "X."
- 3) Districts in which a particular use is permitted upon demonstrating compliance with specific development standards are indicated by "D."
- 4) Districts in which particular uses are permitted as a Special Use upon approval by the Governing Body are indicated by "SA" (Class A Special Use).
- 5) Districts in which particular uses are permitted as a Special Use upon approval by the Board of Adjustment are indicated by "SB" (Class B Special Use).
- 6) Districts in which particular uses are prohibited are indicated by a blank.
- 7) Any use not described or categorized in the Table below shall be interpreted by the Zoning Administrator to be subject to the standards and restrictions of the most similar use listed below. Appeals of the interpretation may be made to the Board of Adjustment.

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Abattoir; animal processing												X				
Above Ground Three Phase Electric Power Distribution Lines ¹	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Accessory Residence to a Non-Residential Use within a Single Structure ⁵							D	D		D	D	D	D	D	D	
Adult Use										SA				SA		
Agritourism Business, less than 10,000 sq. ft. retail area	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Agritourism Business, 10,000 sq. ft. or more retail area	SB	SB	SB	SB	SB	SB	SB	SB	SB				SB	SB	SB	
Airport, General Aviation	SA	SA	SA								SA	SA			SA	
Amateur Radio (Ham) Tower <i>Amended 12-12-2022</i>	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Animal Grooming (Stand Alone Business)	D	D	D		D	D	D	D	D	D			D	D	D	
Animal Husbandry	SB	SB	SB													
Animal Shelter ¹⁰	SA	SA	SA				D	D		D			SA	D	D	
Apartments					X	X			X				X	X	X	
Arena							SB			SB	SB	SB		SB	SB	
Auditorium								X		X	X	X	X	X	X	
Automobile Body Shop ²							D	D		D	D	D		D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Auto Car Wash, Drive-thru with Vehicle Stacking							X	X		X	X	X	X	X		
Automobile Sales, New and Used							X	X		X	X	X		X	X	
Banks; Savings and Loan Association								X	X	X			X	X	X	
Beauty and Barber Shop							X	X		X			X	X	X	
Bed and Breakfast Inn ³	SB	SB	SB	SB	SB	SB	X	X		X			SB	SB	X	
Biodiesel Fuel Production, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Botanical Gardens, Arboretum	X	X	X	X	X	X							X			
Bottling Plant											X	X			X	
Brick, Tile, & Cement Manufacturing												X				
Builders Supply Sales										D	D			D	D	
Bus Passenger Terminal								X		X			X	X	X	
Carnival, Fairgrounds										X	X			X	X	
Cemetery	SB	SB	SB	SB	SB	SB	SB			SB			SB	SB		
Chemical Manufacturing												X				
Church and Customary Accessory Uses (on-premises Cemeteries, Child Care, etc...)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Community Center, Public or Non-Profit, for Assembly and Recreation	X	X	X		X	X	X	X		X			X	X	X	
Compartmentalized Storage for Individual Storage of Residential and/or Commercial Goods							X	X		X	X	X	X	X	X	
Concrete and/or Asphalt Product Plant												X				
Condominium					X	X			X				X	X	X	
Convenience Store							X	X		X			X	X	X	
Country Club, Membership Swim and Tennis Club	X	X	X	X	X	X							X	X		
Day Care Facility, freestanding							X	X	X	X			X	X	X	
Day Care, Home	X	X	X	X	X	X							X	X		
Day Care, Home (Large)	SB	SB	SB	SB	SB	SB			SB				SB	SB		
Drive-In Theater										SB	SB			SB	SB	
Drive-In Window, accessory to a use permitted in the District								X	X	X	X		X	X		
Dry Cleaning, Laundry								X		X	X		X	X	X	
Dumpster Site (box site)	X	X	X								X	X				
Dwelling, Single-Family	X	X	X	X	X	X			X				D	D	D	
Dwelling, Two-Family	D	D	D		D	D			D				D	D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Electrical Generation Facility ¹												X				
Electrical Power Transmission Lines over 44,000 Volts; Gas and Fuel Distribution Lines over 100 PSI	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Expansion of Non-Conforming Commercial or Industrial Use in a Residential District	SB	SB	SB	SB	SB	SB							SB	SB		
Extraction of Earth Products	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
Family Care Home	D	D	D	D	D	D			D				D	D	D	
Farm Machinery Sales		X	X					X		X	X	X	X	X	X	
Farm Supplies Sales (feed, seed, fertilizer, etc.)	X	X	X				X	X		X			X	X	X	
Farm – Bona Fide (exempt from zoning)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Firing Range, Indoor							SB	SB		SB	SB	SB	SB	SB	SB	
Firing Range, Outdoor including Skeet, Trap, and Turkey Shoot	SB	SB	SB													
Flea Market, Indoor or Outdoor							X	X		X			X	X		
Foundry, Up to 6,000 sf											X	X			X	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Foundry, Greater than 6,000 sf												X				
Freight Terminal, Truck or Rail											X	X			X	
Fuel Oil Dealer											X	X			X	
Funeral Home							X	X	X	X			X	X		
Furniture Manufacturing											X	X			X	
Golf Course	X	X	X	X									X	X		
Golf Driving Range	SB	SB	SB		SB	SB		SB	SB	SB	SB	SB	SB	SB	SB	
Golf, Miniature								X		X			X	X		
Governmental Emergency Services	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Governmental Offices	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Greenhouse, Nursery, Landscaping, Plant Cultivation & Sales, commercial							X	X	X	X	X	X	X	X	X	
Grocery Store (Supermarket)								X		X			X	X	X	
Group Care Facility; Group Home	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	SB	
Hazardous Waste Facility												SA				
Home Furnishings and Appliance Sales								X		X			X	X	X	
Home Occupation	D	D	D	D	D	D	D		D				D	D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Hospitals, Medical Clinic								X	X	X			X	X	X	
Hotel /Motel								X		X			X	X	X	
Junk Motor Vehicle, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Junkyard, Automobile Graveyard											SB	SB			SB	
Kennels, Commercial	SB	SB	SB				D	D		D			D	D	D	
Kennel, Non-Commercial, Accessory Personal Use	X	X	X	X	X	X	X	X		X			X	X	X	
Laboratories; Analytical, Experimental, or Testing											X	X			X	
Landfill, Greater than 10 Acres		SA	SA								SA	SA				
Landfill, Less than 10 Acres		SA	SA								SA	SA			SA	
Library							X	X	X	X			X	X	X	
Livestock Sales	X	X	X									X				
Lodges, Fraternal and Social Organizations	SB	SB	SB		SB	SB		X	SB	X			SB	SB	SB	
Machine Shop, Welding Shop											X	X			X	
Manufacturing, fabrication or assembly of pre-structured materials or components											D	D			D	

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Manufacturing, heavy processing or fabrication												D			
Manufacturing, light processing or fabrication											D	D			D
Manufactured Home, Class A (on individual lot)	X	X	X		X				X						X
Manufactured Home, Class B (on individual lot)		X	X		X										
Manufactured Home, Class C (on individual lot) ⁴		SB	SB		SB										
Manufactured Home, Class B/C Accessory (family hardship)	SB	SB	SB	SB	SB	SB			SB				SB	SB	SB
Manufactured Home, Class B/C ,Park Model Temporary (disaster hardship)	SB	SB	SB	SB	SB	SB			SB				SB	SB	SB
Manufactured Home, Park Model (on individual lot)															
Manufactured Home Park, more than ten (10) Spaces					SA										
Manufactured Home Park, less than ten (10) Spaces	SB	SB	SB		SB										
Manufactured Housing, Travel Trailer, Camper, Marine or Recreational Vehicle Sales										X	X			X	X
Micro Farm	D	D	D	D	D	D	D	D					D	D	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Microwave, Television or Radio Antenna Tower and Facilities (any size)								SA		SA	SA	SA	SA	SA	SA	
Motor Vehicle Maintenance & Repair							D	D		D	D	D	D	D		
Museums							X	X	X	X			X	X		
Nursing and Rest Homes					X	X	X	X	X	X			X	X		
Offices							X	X	X	X	X	X	X	X	X	
Outdoor Advertising Sign								D		D	D	D	D	D		
Outdoor Storage Yard										D	D	D		D		
Parking, Principal Use ⁸	D	D	D	D	D			X	X	X	X	X	X	X		
Parcel Delivery Service								X		X	X		X	X	X	
Parks, Playing Fields (Non-profit)	X	X	X	X	X	X	X						X	X		
Pharmacy and Drug Store							X	X		X			X	X	X	
Printing Establishment								X		X	X	X	X	X	X	
Race Track, Drag Strip, Speedway												SB				
Recreational Facility, Commercial Indoor (e.g., bowling alley, skating rink, game room)								X		X	X	X	X	X	X	
Recreational Facility, Commercial Outdoor	SB	SB	SB								SB	SB	SB	SB	SB	
Recycling Drop-Off Center							X	X		X	X	X	X	X	X	

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Repair Service, Electronic & Appliance							X	X		X	X		X	X	X	
Residential Storage Facility ⁸	SB	SB	SB	SB	SB	SB			SB							
Restaurant, Food and Beverage Establishment							X			X	X	X	X	X	X	
Retail Trade, Durable and Non-Durable Goods							X	X		X	X	X	X	X	X	
Retreat Center, public or private	SB	SB	SB	SB					SB						SB	
Riding Academies	X	X	X													
Rooming Houses					X	X			X				X	X	X	
Rural Family Occupation of a non-agricultural or commercial nature	SB	SB	SB													
Saw Mill, permanent	SB	SB	SB								D	D			D	
Saw Mill, temporary	X	X	X													
School, Primary or Secondary	X	X	X	X	X	X	X	X	X				X	X	X	
Service Station							X	X		X	X	X	X	X	X	
Solar Collector/Energy System, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Solar Farm	SA	SA	SA				SA		SA		SA	SA			SA	
Special Event, Accessory Use	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Storage of Low Explosives ⁷		SB	SB								SB	SB			SB
Streets; Railroad Tracks	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Structure, Temporary; Related to Development of Land	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Structure, Non-permanent	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Telephone Exchange, Switching Station	SB	SB	SB	SB	SB	SB	X	X	X	X	X	X	SB	SB	X
Townhome					X	X			X				X	X	X
Travel Trailer Park; Campground	SB	SB	SB		SB										
Travel Trailer/Recreational Vehicle, Temporary Accessory Use (Disaster Hardship)	D	D	D	D	D	D			D						
Truck Stop/Travel Plaza <i>Amended 12-12-2022</i>												SA			
Underground Electrical Power Distribution Lines Under 44,000 Volts; Gas or Liquid Fuel Distribution Under 100 PSI	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Utility Station and Substation	SB	SB	SB	SB	SB	SB	X	X	SB	X	X	X	SB	X	SB
Utility Tower , Water Storage Tanks ⁶	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA

TABLE OF PERMITTED USES																
Use	Zoning District															
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC	
Vending Kiosk, accessory to a commercial use							X	X	X	X			X	X	X	
Veterinary Clinic, including accessory uses							X	X	D	X			X	X		
Vocational or Professional School							X	X	X	X	X	X	X		X	
Warehouse											X	X			X	
Water and Sewer Lines	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Water Treatment Plant; Waste Treatment Plant (Public)	SA	SA	SA								SA	SA			SA	
Welding or Other Metal-Working											X	X			X	
Wind Energy Facility	SA	SA	SA				SA		SA		SA	SA			SA	
Wind Energy Facility, Accessory Use	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications co-location	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
Wireless Telecommunications Tower and Facilities, up to 160 feet*	SA	SA	SA					D	SA	D	D	D	D	D	D	D
Wireless Telecommunication Towers and Facilities, greater than 160 feet								SA		SA	SA	SA	SA	SA	SA	SA

TABLE OF PERMITTED USES															
Use	Zoning District														
	RA-1	RA-2	RA-3	RS	RM-1	RM-2	RC	CS	OI	HC	LI	HI	MX-R	MX-C	PEC
Wholesale Storage, Sales or Services											X	X			X

Foot Notes to the Table of Permitted Uses.

1. amended 8-19-03

2. amended 12-8-03

3. amended 3-5-01

4. amended 5-11-90

5. amended 4-2-01

6. amended 2-5-98

7. amended 6-4-01

8. amended 8-3-15

9. amended 11-2-15

10. amended 9-12-17

**Towers less than 160 feet in height that cannot meet the development standards will be required to obtain a Special Use Permit Class A for a Wireless Telecommunication Tower and Facility greater than 160 feet.*



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