

# Building Summary

Data last updated on: 12/5/2022    Ownership current as of: 11/22/2022    Tax Year: 2022

REID 16860                      PIN # 5676-74-8158.001

Print Property Info

**Location Address**                      **Property Description**  
 1313 CAROLINA AVE                      ADD'N AND IMPROVEMENTS TO BANK BLDG ON LEASED LAND

**Property Owner**                      **Owner's Mailing Address**  
 VICTORY SQUARE MALL                      1422 BURTONWOOD DRIVE, SUITE 200  
 LLC,    GASTONIA NC 28054

Value subject to change, property assessment under review

- Parcel
- Buildings
- Misc Improvements
- Land
- Deeds
- Notes
- \$

**Building Location Address**  
 1313 CAROLINA AVE

Card 1 of 1    Section 1

### Building Details

### Section Details

### Building Total & Impro

<b>Building Name</b>	
<b>Primary Occupancy Type</b>	OFFICE BUILDING
<b>Primary Occupancy</b>	BANKS
<b>Primary Class</b>	A
<b>Primary Quality</b>	ABOVE AVRG. PLUS 10
<b>Year Built</b>	1993
<b>Effective Year</b>	2002
<b>Physical Depreciation (Rating)</b>	GOOD
<b>Physical Depreciation (% Bad)</b>	16.00
<b>Economic Depreciation (% Bad)</b>	
<b>Functional Depreciation (% Bad)</b>	
<b>Gross Leasable Area (SQFT)</b>	3792
<b>Remodeled Year</b>	
<b>Total Stories</b>	1

<b>Occupancy Type</b>	OFFICE BUILDING
<b>Air Conditioning</b>	CENTRAL
<b>Additional Fixtures</b>	0
<b>Full Baths</b>	0
<b>Half Baths</b>	0
<b>Class</b>	A
<b>Depreciation</b>	16%
<b>Depreciation</b>	GOOD
<b>Design and Style</b>	OTHER
<b>Floors</b>	CARPET
<b>Frame</b>	MASONRY
<b>Heat</b>	HEATING & A/C PKG
<b>Interior Finish</b>	DRYWALL/SHEETROCK
<b>Occupancy</b>	BANKS
<b>Quality</b>	ABOVE AVRG. PLUS 10
<b>Roof Cover</b>	MODULAR METAL
<div style="display: flex; justify-content: center; gap: 10px;"> <span style="border: 1px solid black; padding: 2px 5px;">1</span> <span style="border: 1px solid black; padding: 2px 5px;">2</span> </div>	

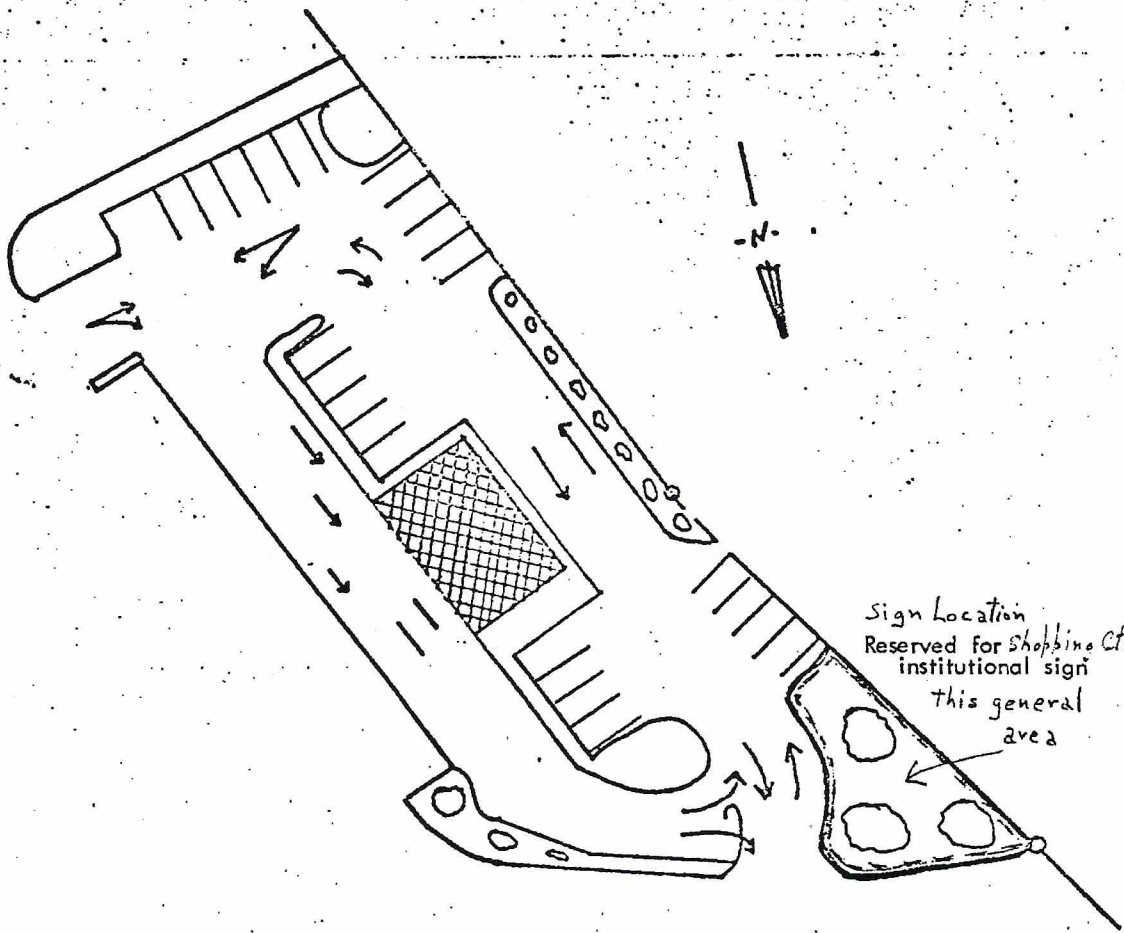
<b>Total Adjusted Replacement Value</b>
<b>Physical Depreciation (%)</b>
<b>Depreciated Value</b>
<b>Economic Depreciation (%)</b>
<b>Functional Depreciation (%)</b>
<b>Total Depreciated Value</b>
<b>Market Area Factor</b>
<b>Building Value</b>
<b>Misc Improvements Value</b>
<b>Total Improvement Value</b>
<b>Assessed Land Value</b>
<b>Assessed Total Value</b>

### Addition Summary

Story	Type	Code	A
1.00	PORCH OPEN FINISHED	FOP	1
1.00	PORCH OPEN FINISHED	FOP	1
1.00	CANOPY	CAN	8

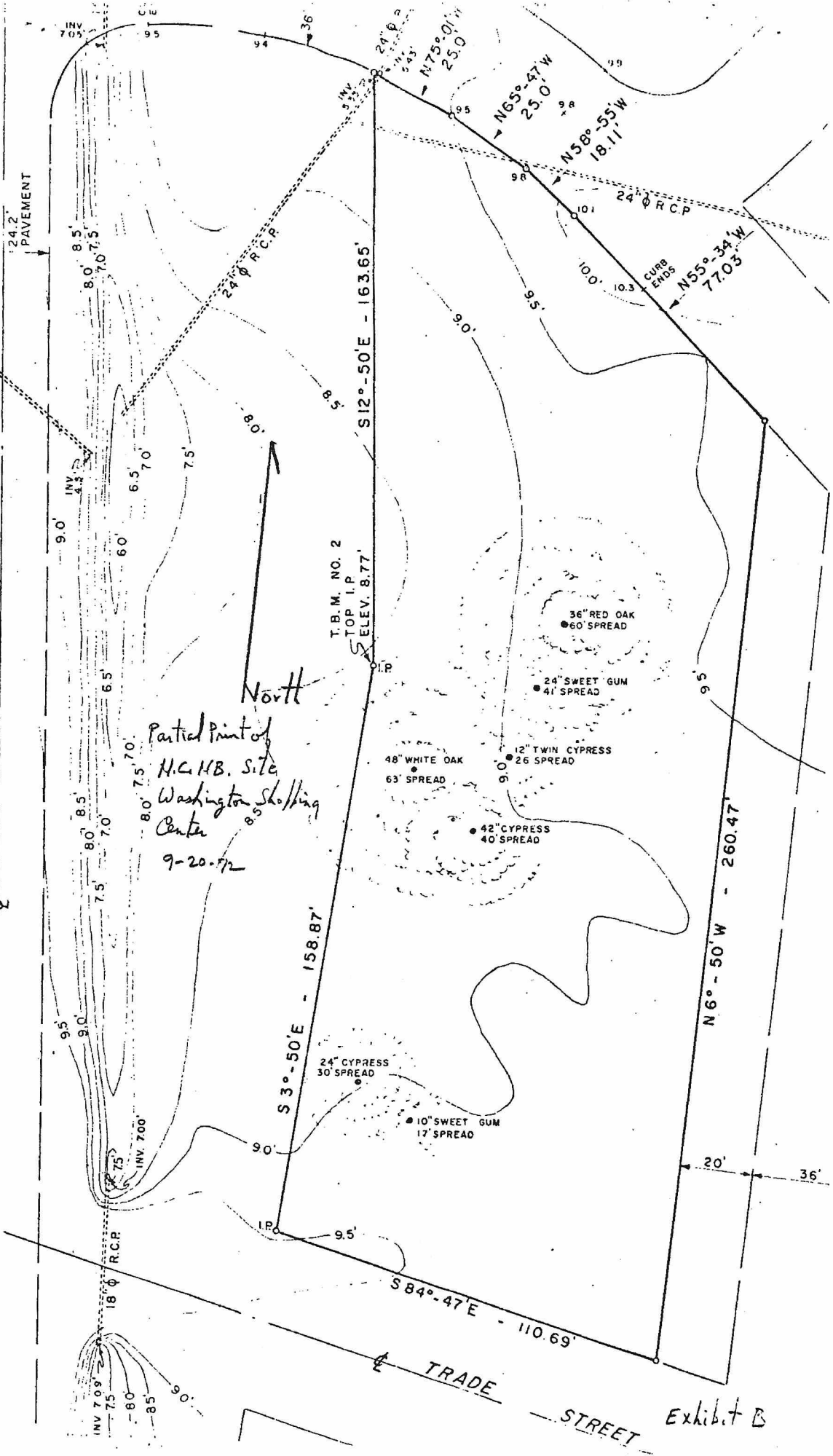


Rec: Worthy  
5-22-72  
Approx Scale  
1" = 50'



BANK SITE  
WASHINGTON SQUARE Exhibit A

U.S. HWY. 17



Partial Print of  
H.C.H.B. Site  
Washington Shopping  
Center  
9-20-72

North

T.B.M. NO. 2  
TOP I.P.  
ELEV. 8.77'

Exhibit B

TRADE STREET