

# Property Summary

Tax Year: 2026

<b>REID</b>	61170	<b>PIN</b>	7843-85-3149	<b>Property Owner</b>	888 LLC
<b>Location Address</b>	1919 E BOULEVARD ST	<b>Property Description</b>	19 SEC 3 PB 79-148 HOLDEN EX CTR PL:79-148	<b>Owner's Mailing Address</b>	PO BOX 49 BOONE NC 28607

Administrative Data	
<b>Plat Book &amp; Page</b>	79-148
<b>Old Map #</b>	
<b>Market Area</b>	7843OF0
<b>Township</b>	00-MOREHEAD/GILMER
<b>Planning Jurisdiction</b>	GR-GREENSBORO
<b>City</b>	Greensboro
<b>Fire District</b>	
<b>Spec District</b>	
<b>Land Class</b>	OFFICE
<b>History REID 1</b>	
<b>History REID 2</b>	
<b>Acreage</b>	0.03
<b>Permit Date</b>	
<b>Permit #</b>	

Transfer Information	
<b>Deed Date</b>	1/29/2021
<b>Deed Book</b>	008397
<b>Deed Page</b>	02713
<b>Revenue Stamps</b>	\$170
<b>Package Sale Date</b>	1/29/2021
<b>Package Sale Price</b>	\$85,000
<b>Land Sale Date</b>	
<b>Land Sale Price</b>	

Improvement Summary	
<b>Total Buildings</b>	1
<b>Total Units</b>	0
<b>Total Living Area</b>	0
<b>Total Gross Leasable Area</b>	1,250

Property Value	
<b>Total Appraised Land Value</b>	
<b>Total Appraised Building Value</b>	\$97,200
<b>Total Appraised Misc Improvements Value</b>	
<b>Total Cost Value</b>	\$97,200
<b>Total Income Value</b>	\$146,240
<b>Total Appraised Value - Valued By Income</b>	<b>\$146,240</b>
<b>Other Exemptions</b>	
<b>Exemption Desc</b>	
<b>Use Value Deferred</b>	
<b>Historic Value Deferred</b>	
<b>Total Deferred Value</b>	
<b>Total Taxable Value</b>	<b>\$146,240</b>

# Building Summary

Card 1 1919 BOULEVARD ST


Building Details	
Bldg Name	
Primary Occupancy Type	Offices, Medical an
Primary Occupancy	15-344-Office Buildi
Primary Class	D
Primary Quality	Average
Year Built	1985
Effective Year	1994
Physical Depreciation (Rating)	MSVPO - COMM ONLY
Physical Depreciation (% Bad)	50%
Economic Depreciation (% Bad)	0%
Functional Depreciation (% Bad)	0%
Gross Leasable Area (SQFT)	1,250
Remodeled Year	0
Total Stories	1

Building Total & Improvement Details	
Total Adjusted Replacement Cost New	\$194,413
Physical Depreciation (% Bad)	50%
Depreciated Value	\$97,206
Economic Depreciation (% Bad)	0%
Functional Depreciation (% Bad)	0%
Total Depreciated Value	\$97,206
Market Area Factor	1
Building Value	\$97,200
Misc Improvements Value	
Total Improvement Value	\$97,200
Assessed Land Value	
Assessed Total Value	\$146,240


Section 1 Details		
Occupancy Type		Rate
Air Conditioning	CENTRAL	\$0
Class	D	\$0
Depreciation	50%	\$0
Depreciation	MSVPO - COMM ONLY	\$0
Exterior Walls	2-Default Wall	\$0
FIXTURES	2	\$0
Heat	3-Default Heating	\$0
Interior Finish	DRYWALL/SHEETROCK	\$0
Occupancy	15-344-Office Buildi	\$0
Quality	Average	\$0
Sprinkler	No Sprinklers	\$0

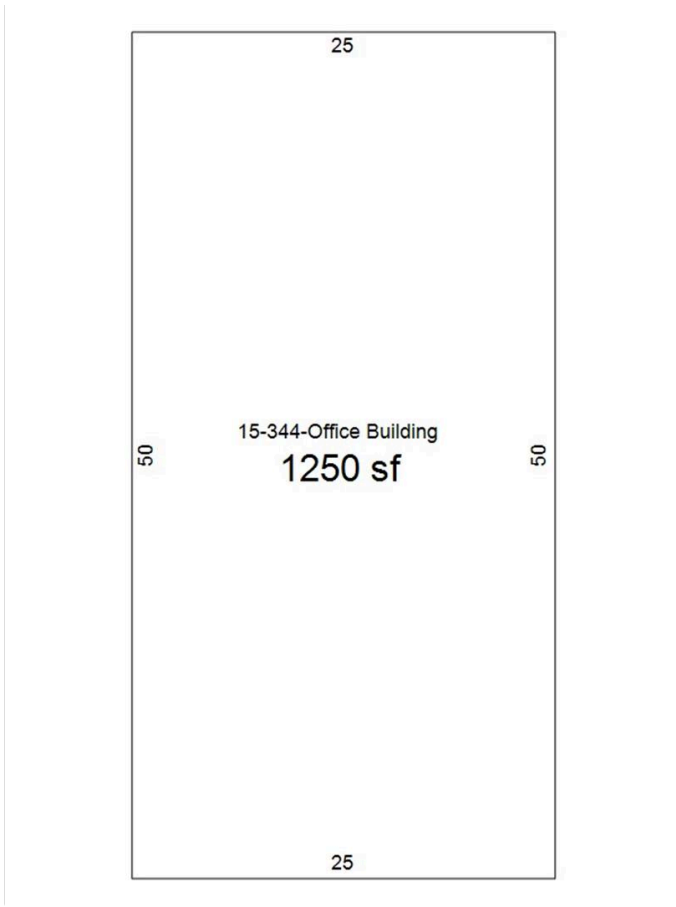
Addition Summary			
Story	Type	Code	Area

**Building Sketch**



**Photograph**





**Misc Improvements Summary**

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Data											
<b>Total Misc Improvements Value Assessed:</b>											

**Land Summary**

Land Class: OFFICE			Deeded Acres: 0			Calculated Acres: 0.03		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
O		H13 Common Area	1.00 BY THE UNIT PRICE	\$0				
<b>Total Land Value Assessed:</b>								

**Income Summary**

<b>Income Modeling</b>	
<b>Income Model Type</b>	Office 15-341 C
<b>Income Location</b>	Above Average
<b>Economic Year Built</b>	1989

<b>Potential Gross Income (PGI)</b>				
Description	Measurement	Unit Quantity	Annual Unit Income	Annual PGI
Leasable Area, Net - Leasable Area, Net	UNITS	1,250	\$18.5	\$23,125

<b>Total Units</b>	1250
<b>Total Sqft</b>	0
<b>Total Potential Gross Income</b>	23125
<b>Total Potential Gross Income Override</b>	0

Effective Gross Income (EGI)	
<b>Vacancy &amp; Coll Loss</b>	
<b>Deductions Total (% of PGI)</b>	0
<b>Misc Income</b>	1387.5
<b>Misc Income (% of PGI)</b>	6%
<b>Total Effective Gross Income</b>	\$18,731.25

Net Expenses	
<b>EGI</b>	\$18,731.25
<b>-Total Expenses</b>	\$5,619
<b>Net Income</b>	\$13,111.87
<b>Percentage of PGI</b>	56.7%
<b>Percentage of EGI</b>	70%

Final Value	
<b>Income Method</b>	Overall Rate
<b>Rate Used</b>	0.08966
<b>Total Value</b>	\$146,239.91
<b>Excess Land</b>	
<b>Furniture, Fixtures, &amp; Equipment</b>	
<b>Additional Buildings</b>	
<b>Supporting Parcels</b>	
<b>Final Value</b>	\$146,240
<b>Final Value Override</b>	

### Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	888 LLC	SPEC. WARRANTY DEED	100	170	\$85,000	008397	02713	1/29/2021
1 Back	ML HOLDINGS LLC	WARRANTY DEED	100	159	\$79,500	008193	03087	9/11/2019
2 Back	MDK INVESTMENTS LLC	MERGER	100	0		007156	02379	8/31/2010
3 Back	KIM-LEE PROPERTIES LLC	WARRANTY DEED	100	179	\$89,500	005725	00444	1/15/2003

### Notes Summary

Building Card	Date	Line	Notes
No Data			