Property Summary

Tax Year: 2022

REID	1001333	PIN	9569-80-2471	Property Owner	AYD PARTNERS LLC
Location Address	824 LOCUST ST	Property Description	HUNTING CREEK ASSOC LOFUTURE PLSLD-5562	Owner's Mailing Address	4470 W SUNSET BLVD STE 407 LOS ANGELES CA 90027

Administrative D	ata
Plat Book & Page	SLD-5562
Old Map #	
Market Area	C103D
Township	NA
Planning Jurisdiction	HENDERSONVILLE
City	HENDERSONVILLE
Fire District	
Spec District	DOWNTOWN - SEVENTH A
Land Class	INDUSTRIAL
History REID 1	
History REID 2	
Acreage	0.22
Permit Date	
Permit #	

Transfer Information					
Deed Date	8/6/2021				
Deed Book	003761				
Deed Page	00657				
Revenue Stamps	\$710				
Package Sale Date	8/6/2021				
Package Sale Price	\$355,000				
Land Sale Date					
Land Sale Price					

Improvement Summary				
Total Buildings	1			
Total Units	0			
Total Living Area	0			
Total Gross Leasable Area	13,516			

Property Value	
Total Appraised Land Value	\$95,800
Total Appraised Building Value	\$248,200
Total Appraised Misc Improvements Value	
Total Cost Value	\$344,000
Total Appraised Value - Valued By Cost	\$344,000
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$344,000

Building Summary

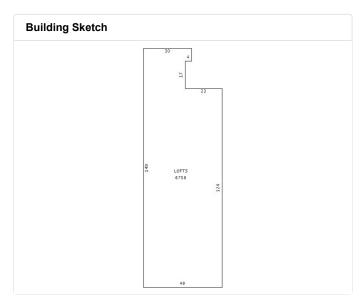
Card 1 824 LOCUST ST

Building Details	
Bldg Name	
Primary Occupancy Type	LOFTS
Primary Occupancy	LOFTS
Primary Class	С
Primary Quality	GRADE C
Year Built	1926
Effective Year	1955
Physical Depreciation (Rating)	AVERAGE
Physical Depreciation (% Bad)	64
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Gross Leasable Area (SQFT)	13,516
Remodeled Year	0
Total Stories	2

Building Total & Improvement Details	s
Total Adjusted Replacement Cost New	\$689,442
Physical Depreciation (% Bad)	AVERAGE 64
Depreciated Value	\$248,200
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$248,200
Market Area Factor	1
Building Value	\$248,200
Misc Improvements Value	
Total Improvement Value	\$248,200
Assessed Land Value	\$95,800
Assessed Total Value	\$344,000

Section 1 Details	
Occupancy Type	LOFTS
Air Conditioning	NO AIR CONDITIONING
Baths	NO PLUMBING
Class	С
Depreciation	64%
Depreciation	AVERAGE
FIREPLACE OPENINGS	0
FIREPLACE STACKS	0
Heat	NO HEAT
Occupancy	LOFTS
Quality	GRADE C

Addition Summary					
Story	Туре	Code	Area		
1.00	UNFINISHED BASEMENT	BSMT	5406		





Misc Improvements Summary

Card #	Unit Quantity	Measure	Туре	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
No Da	No Data									
Total I	Total Misc Improvements Value Assessed:									

Land Summary

Land Class: INDUSTRIAL		RIAL	Deeded Acres: 0.35		Calculated A		
Zoning Soil Class Description		Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
I-1		COMMERCIAL PRIMARY	9583.00 SQUARE FOOT PRICED	\$10			\$95,800
Total Land Value Assessed: \$95,800							

Ownership History

		Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Cu	urrent	AYD PARTNERS LLC	SWD	100	710	\$355,000	003761	00657	8/6/2021
1 E	Back	HUNTING CREEK ASSOCIATES LLC	GWD	100	700		001157	00012	10/3/2003

Notes Summary

Building Card	Date	Line	Notes
No Data			