

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 Data		Transfer Information		Property Value	
Plat Book & Page	SLD-5562	Deed Date	8/6/2021	Total Appraised Land Value	\$95,800
Old Map #		Deed Book	003761	Total Appraised Building Value	\$248,200
Market Area	C103D	Deed Page	00657	Total Appraised Misc Improvements Value	
Township	NA	Revenue Stamps	\$710	Total Cost Value	\$344,000
Planning Jurisdiction	HENDERSONVILLE	Package Sale Date	8/6/2021	Total Appraised Value - Valued By Cost	\$344,000
City	HENDERSONVILLE	Package Sale Price	\$355,000	Other Exemptions	
Fire District		Land Sale Date		Exemption Desc	
Spec District	DOWNTOWN - SEVENTH A	Land Sale Price		Use Value Deferred	
Land Class	INDUSTRIAL	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$344,000
Acreage	0.22	Total Living Area	0		
Permit Date		Total Gross Leasable Area	13,516		
Permit #					

Building Summary

Card 1 824 LOCUST ST

Building Details		Building Total & Improvement Details	
Bldg Name		Total Adjusted Replacement Cost New	\$689,442
Primary Occupancy Type	LOFTS	Physical Depreciation (% Bad)	AVERAGE 64
Primary Occupancy	LOFTS	Depreciated Value	\$248,200
Primary Class	C	Economic Depreciation (% Bad)	0
Primary Quality	GRADE C	Functional Depreciation (% Bad)	0
Year Built	1926	Total Depreciated Value	\$248,200
Effective Year	1955	Market Area Factor	1
Physical Depreciation (Rating)	AVERAGE	Building Value	\$248,200
Physical Depreciation (% Bad)	64	Misc Improvements Value	
Economic Depreciation (% Bad)	0	Total Improvement Value	\$248,200
Functional Depreciation (% Bad)	0	Assessed Land Value	\$95,800
Gross Leasable Area (SQFT)	13,516	Assessed Total Value	\$344,000
Remodeled Year	0		
Total Stories	2		

Ownership History

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

Notes Summary

Building Card	Date	Line	Notes
No Data			