

Property Location: 270 BENTON DR										MAP ID: 9/ 10/ 1/ /										Bldg Name:										State Use: 340																													
Vision ID: 5979										Account #6061										Bldg #: 1 of 1										Sec #: 1 of 1										Card 1 of 1										Print Date: 12/10/2018 12:52									
CURRENT OWNER										TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT										1006 4ST LONGMEADOW, M VISION																											
BENTON DRIVE ASSOCIATES LLC C/O DAVID PADEGIMAS 805 CARMONA COURT MATTHEWS, NC 28104 Additional Owners:																						Description		Code		Appraised Value		Assessed Value																															
																						COMMERC.		340		502,100		502,100																															
																						COMM LAND		340		125,700		125,700																															
																						COMMERC.		340		20,400		20,400																															
SUPPLEMENTAL DATA										Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_375776_2842297										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#										Total										648,200		648,200																	
RECORD OF OWNERSHIP					BK-VOL/PAGE					SALE DATE					q/u		v/i		SALE PRICE					V.C.		PREVIOUS ASSESSMENTS (HISTORY)																																	
BENTON DRIVE ASSOCIATES LLC BENTON DRIVE ASSOCIATES, NORTH DENSLOW ROAD					14331/ 54 07449/ 001 0/ 0					07/13/2004 05/08/1990					U U U		I I I		1 140,000 0					F G		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value																	
																										2018		340		502,100		2017		340		471,100		2016		340		456,600																	
																										2018		340		125,700		2017		340		146,100		2016		340		137,300																	
																										2018		340		20,400		2017		340		20,400		2016		340		20,400																	
																										Total:				648,200		Total:				637,600		Total:				614,300																	
EXEMPTIONS					OTHER ASSESSMENTS															This signature acknowledges a visit by a Data Collector or Assessor																																							
Year		Type		Description			Amount			Code		Description			Number		Amount																		Comm. Int.																								
Total:																																																											
ASSESSING NEIGHBORHOOD																																																											
NBHD/ SUB					NBHD Name					Street Index Name					Tracing					Batch																																							
0001/A															340					GG																																							
NOTES																																																											
TENANTS: ARRON-SMITH-CPA, JUNIOR ACHIEVEMENT, & MASSACHUSETTS LEISURE CORP.																																																											
BUILDING PERMIT RECORD															VISIT/ CHANGE HISTORY																																												
Permit ID		Issue Date		Type		Description			Amount		Insp. Date		% Comp.		Date Comp.		Comments			Date		Type		IS		ID		Cd.		Purpose/Result																													
201702861		11/09/2017		6		SIGN			2,000		11/30/2017		100		11/09/2017		NVC			11/30/2017						400		15		PERMIT VISIT																													
227		07/16/2010		12		REROOF			53,000				100							11/18/2010						317		15		PERMIT VISIT																													
203		07/01/1994		MN		Manual Note			35,900				0				COMPLETION			05/10/2004						303		3		MEAS+INSPCTD																													
106		05/01/1994		MN		Manual Note			47,149				0				ALTERATION			01/15/1995						107		15		PERMIT VISIT																													
1		01/01/1991		MN		Manual Note			850				0				SIGN			01/17/1994						105		15		PERMIT VISIT																													
175		07/01/1990		MN		Manual Note			500,000				0				OFFICE																																										
LAND LINE VALUATION SECTION																																																											
B #		Use Code		Use Description			Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj			Special Pricing			S Adj Fact		Adj. Unit Price		Land Value																		
1		340		OFFICE			INDG								40,000		3.10		0.7000		B		1.0000		1.00		GG		1.00								1.00		2.17		86,800																		
1		340		OFFICE			INDG								1.08		40,000.00		1.0000		0		1.0000		0.90		GG		1.00		SHP1						1.00		36,000.00		38,900																		
Total Card Land Units:										2.00		AC		Parcel Total Land Area: 2 AC										Total Land Value:										125,700																									

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	71		OFFICE				
Model	94		COMMERCIAL				
Grade	B-		GOOD (-)				
Stories	1.00		1 STORY				
Occupancy	3						
Exterior Wall 1	21		CONC BLOCK				
Exterior Wall 2	24		REIN.CONCR				
Roof Structure	4		FLAT				
Roof Cover	11		MEMBRANE				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	6		CERAMIC TL				
Heating Fuel	2		GAS				
Heating Type	1		FORCED H/A				
AC Percent	100						
FBM Sqft							
Bldg Use	340		OFFICE				
Total Rooms	0						
Bedrooms	0						
Full Baths	0						
Half Baths	6						
Extra Fixtures	6						
#Heat Sys	1						
Frame	2		STEEL				
Bath Style	A		AVERAGE				
Foundation	6		SLAB				
Partitions	T		TYPICAL				
Wall Height	12						
FBM Quality							

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
77	LITE-SIN			L	8	690.00	1990	A		AV	55	3,000
85	PAVING			L	14,000	1.61	1990	A		GD	70	15,800
84	SIGN-ILU			L	44	40.25	1990	A		GD	70	1,200
88	FENCE-6			L	32	9.78	1990	A		AV	55	200
83	SIGN			L	8	28.75	2000	A		GD	70	200
SPR	SPRINKLER			L	1	1.00	Null	A		AV	55	0

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
FFL	1ST FLOOR	8,951	8,951		73.69	659,596	
OFF	OPEN PORCH	0	148		7.47	1,105	
Ttl. Gross Liv/Lease Area:		8,951	9,099	8,966		660,701	

