

HACKER VENTURES WILSON LLC
 2155 AIRPORT BLVD W
 L5S2 HERITAGE CRNR 1.54AC
 1.540 AC

Wilson County
 YR 2024 3702675515.000
 2155 AIRPORT BLVD W
 PIN: 3702 67 5515 000
 DISTRICT: 31 C/CIWI-WILSON

ACCOUNT#: 1130637
 NBHD: 8244 RALEIGH_ROAD_PKWY_B-4
 Plat Bk/Pg 42 276 APPR: JHB APPR DT: 1/18/2024
 EXCD: NOTICE: 82 3/08/2024

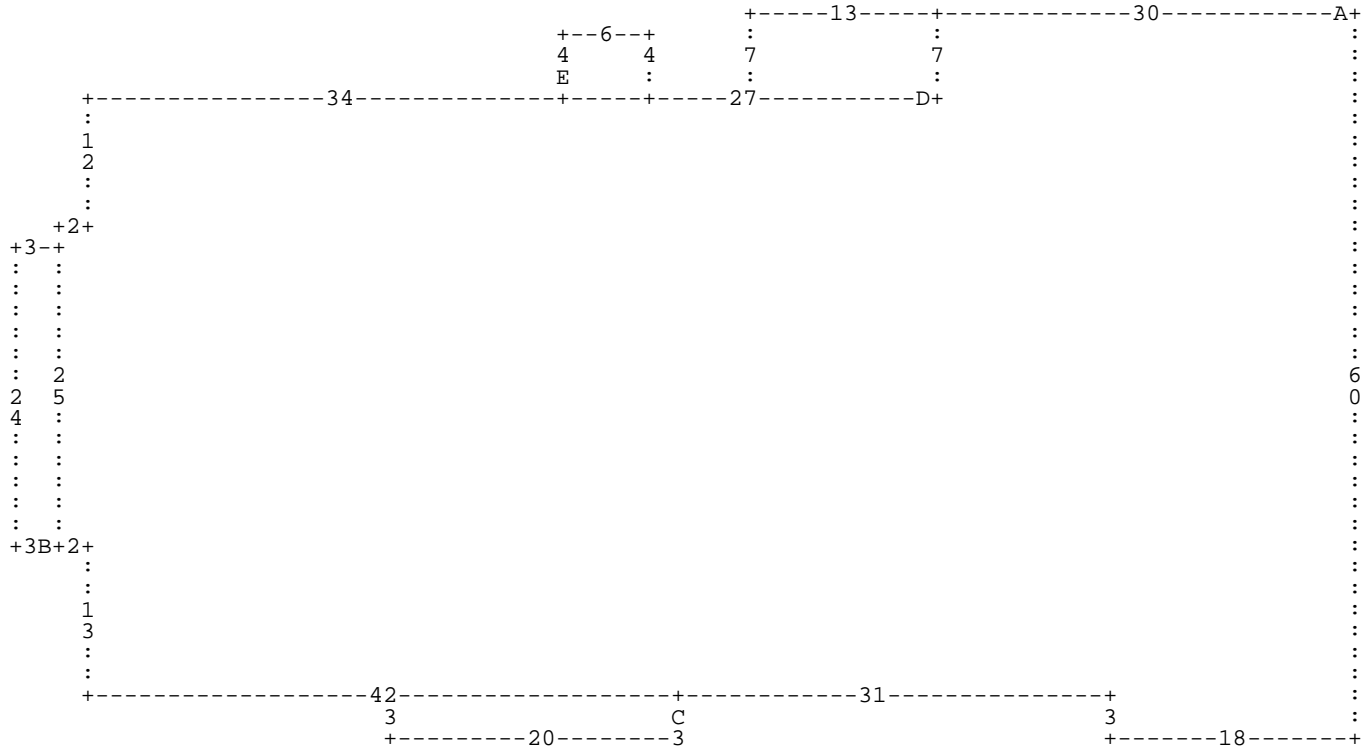
Bldg No. 1 7-ELEVEN
 Imp Desc: 1107 CONVENIENCE STORE EYB: 2022 2155 AIRPORT BLVD W Exempt Code
 Grade : B B GRADE AYB: 2022 Finished Area: 4,864.00
 # of Units Rms Bedrms Bathrms HBaths
 LAND VALUE 1,006,236
 MISC VALUE 280,266
 BLDG VALUE 697,171
 TOTAL VALUE 1,983,673

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC CAN1 CANOPY-ROOF ONLY	100		72	12.50		100.00	106.00			954
AC CAN1 CANOPY-ROOF ONLY	100		60	12.50		100.00	106.00			795
AC 2040 CANOPY ROOF ONLY	100		24	9.75		100.00	120.00			280
AC 2072 UTILITY STG-MAS	100		91	35.50		100.00	70.00			2,261
MA 704 CONVENIENCE STORE	100		4864	90.00	1.00		105.00	104.00		478,033
- AR 27 ELECTRIC HEAT PUMP	100		4864	.00						0
- EW 1811 BRICK/GLASS	100		306	128.50						39,321
- FC 08 CERAMIC TILE	100		4864	11.30						54,963
- FN 06 SPREAD FOOTING	100		306	5.30-						1,621-
- FT 08 RIGID STEEL FRAME	100		4864	.00						0
- IF 01 DRYWALL	100		4864	.00						0
- RC 12 ELASTIC MEMBRANE	100		4864	.00						0
- RS 03 STEEL TRUSS	100		4864	.00						0
RCN... PCT COMPLETE					100	x				574,986
QUAL.. B					125.00	x				718,732
DEPR.. C30					3.00	-		21,561		21,561 T
--ASV...										697,171

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
95% COMPLETE ON 7 ELEVEN /08/04/2023/JHB	BP22001976N		7/15/2022	3015	349	WD	5/09/2023		7,200,000	
	AMOUNT	1,950,000		2881	315	WD	2/26/2021		1,350,000	
	AMOUNT			2743	461	SPL	2/25/2021	#		

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
81 490	OH DOOR 6 X 8	48.00	14.25	2022	2022	MAV	4.00	100			657	
82 1146	CANOPY-SERV STA 36 X 122	4,392.00	25.00	2023	2023	MAV	2.00	100			107,604	
83 2195	PAVING-ASP	38,591.00	5.00	2023	2022	MAV	4.00	100			166,713	
84 440	YARD LTS	6.00	900.00	2023	2023	MAV	2.00	100			5,292	

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1	GC	SF 0700	67,082.400	15.00		.00	.00	.00	100.00	.00	.00	.00	1,006,236	



:A DL30 DD7 :D DL13 DU7 DR13 DD7 * DL27 :E DU4 DR6 DD4 DL6 * DL34 DD12 DL2 DD25
 :B DL3 DU24 DR3 DD24 * DR2 DD13 DR42 :C DD3 DL20 DU3 DR20 * DR31 DD3 DR18 DU60 *

A= MA 704
D= AC 2072

4,864.00 CONVENIENCE S
 91.00 UTILITY STG-M

B= AC CAN1
E= AC 2040

72.00 CANOPY-ROOF O
 24.00 CANOPY ROOF O

C= AC CAN1

60.00 CANOPY-ROOF O