

# Property Summary

Tax Year: 2023

<b>REID</b>	78487	<b>PIN</b>	8735-23-4859	<b>Property Owner</b>	WILDLANDS ENGINEERING INC
<b>Location Address</b>	0 NR US HWY 421	<b>Property Description</b>	WILDLANDS FARMS LLC TR1 PL172-8	<b>Owner's Mailing Address</b>	1430 S MINT ST STE 104 CHARLOTTE NC 28203

Administrative Data	
Plat Book & Page	172-8
Old Map #	
Market Area	0748
Township	LIBERTY
Planning Jurisdiction	Randolph
City	
Fire District	STALEY
Spec District	
Land Class	VACANT
History REID 1	
History REID 2	
Acreage	68.07
Permit Date	
Permit #	

Transfer Information	
Deed Date	3/29/2022
Deed Book	002799
Deed Page	00716
Revenue Stamps	
Package Sale Date	
Package Sale Price	
Land Sale Date	8/9/2021
Land Sale Price	\$325,500

Improvement Summary	
Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$172,060
Total Appraised Building Value	
Total Appraised Misc Improvements Value	
Total Cost Value	\$172,060
Total Appraised Value - Valued By Cost	\$172,060
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$172,060



## Building Summary

## Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	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: VACANT			Deeded Acres: 68.07			Calculated Acres: 68.12		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
HI-CD		INDUSTRIAL BALANCE	20.00 BY THE ACRE PRICE	\$8,000		ECONOMIC-50.00	\$80,000	
HI-CD		INDUSTRIAL BALANCE	17.69 BY THE ACRE PRICE	\$8,000		ECONOMIC-50.00 SIZE-70.00	\$49,530	
HI-CD		INDUSTRIAL BALANCE	10.33 BY THE ACRE PRICE	\$8,000		ECONOMIC-50.00 SIZE-70.00 CONSV. ESMT-50.00	\$14,460	
HI-CD		INDUSTRIAL BALANCE	20.05 BY THE ACRE PRICE	\$8,000		ECONOMIC-50.00 SIZE-70.00 CONSV. ESMT-50.00	\$28,070	
<b>Total Land Value Assessed: \$172,060</b>								

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	WILDLANDS ENGINEERING INC	DEED	100	0		002799	00716	3/29/2022
1 Back	WILDLANDS FARM LLC	DEED	100	1302	\$325,500	002763	02207	7/23/2021
2 Back	RICHARDSON, LYN VILLA SMITH	DEED	100	0		002629	00714	12/28/2018
3 Back	SMITH, WILLIAM V CO TRUSTEE/ RICHARDSON, LYN VILLA SMITH CO TRUSTEE/ GRIFFIN, KIMBERLY ELAINE SMITH CO TRUSTEE	WILL	100	0		00016E	00510	3/22/2016
4 Back	SMITH, PATSY S	DEED	100	0	\$33,000	001275	00443	9/28/1990

## Notes Summary

Building Card	Date	Line	Notes
P	3/29/2022	0	Ownership change from straight transfer effective 3/29/2022 11:38 AM using DEED Book/Page 002799-00716. REID 78487 transferred from grantor(s) WILDLANDS FARM LLC to grantee(s) WILDLANDS ENGINEERING INC
P	10/29/2021	0	REVISED ASSESSMENT - ADDED CONSERVATION EASEMENT ADJUSTMENT
P	10/25/2021	0	LR: REF 2772-142, PB 171-PG 14 CONS ESMT AREA = 30.38 AC
P	8/9/2021	0	Ownership change from straight transfer effective 8/9/2021 3:15 PM using DEED Book/Page 002763-02207. REID 78487 transferred from grantor(s) RICHARDSON, LYN VILLA SMITH to grantee(s) WILDLANDS FARM LLC
P	4/4/2019	0	INFORMAL APPEAL - NO CHANGE
P	4/4/2019	0	OFFICE REVIEW DUE TO INFORMAL APPEAL. NO CHANGE.
P	12/28/2018	0	Ownership change from straight transfer effective 12/28/2018 12:51 PM using DEED Book/Page 002629-00714. REID 78487 transferred from grantor(s) SMITH, WILLIAM V CO TRUSTEE; RICHARDSON, LYN VILLA SMITH CO TRUSTEE; GRIFFIN, KIMBERLY ELAINE SMITH CO TRUSTEE to grantee(s) RICHARDSON, LYN VILLA SMITH
P	7/27/2017	2	LR: 16E-510 PATSY S. SMITH DECEASED (DOD 03.22.2016/VERIFIED VIA ESTATE)
P	9/11/2016	1	COMBINATION LAND ADJUSTMENTS AS OF 01/01/2014 MKT LAND LINE #2 LAND ADJUSTMENTS: ECONOMIC (-50%) SIZE (-30%) = 20% GOOD MKT LAND LINE #3 LAND ADJUSTMENTS: ECONOMIC (-50%) FLOODPLAIN (-5%) SIZE (-30%) = 15% GOOD
P	11/14/2013	3	SITE VISIT
P	2/15/2011	5	Deed Name: SMITH,PATSY S
P	2/15/2011	4	OWNS RD FRTG 8735440453

