



108 Shelley Street
PO Box 487
Blacksburg, SC 29702
(803) 839-2332
Fax (803) 839-3883

Mayor
Mike Patterson
Administrator
Charlene Carter
Town Clerk
Laura B. Hester

11/27/2018

The Town of Blacksburg will accept sealed offers for the following property through December 11, 2018 at noon.

Please provide a sealed bid with detailed contact information and return to the Town Administrator before the deadline.

Property information is listed on the Town website at <http://www.townofblacksburgsc.com>

Current Building use: Medical Office Building

305 West Pine Street

Blacksburg, SC 29702

Thank you,

Charlene Carter

Executive Summary

Client: Town of Blacksburg
105 S. Shelby Street
Blacksburg, South Carolina 29702

Appraiser: W. Ray Nix
W. Ray Nix & Company
P.O. Box 1355
Gaffney, S.C. 29342

Subject: Real Estate Appraisal
Medical Office Building
305 ~~307~~ w. Pine Street ce
Blacksburg, South Carolina 29702

History of Ownership:

The subject property is currently owned by The Town of Blacksburg as shown in the deed recorded in Deed Book 9-S, page 50 dated April 4, 1975. The subject lot is a portion of the property described above. The property being included with this possible sale will require a survey to determine the size being approximately 0.60 acres more or less. The subject lot is indicated on Tax Map 174-01-00-066.000 with aerial photograph located elsewhere in this report.

Site Data:

Generally rectangular with approximately 190 feet frontage on the South side of West Pine Street and with approximately 150 feet of frontage on East side of Chester Street, containing 0.65 acres or about 28,500 square feet. Access and visibility is good from all directions.

**Improvement
Data:**

A brick and frame building containing a dental suite, primary care suite and pediatrician suite and containing about 5,531 square feet of leasable office area. A more detailed description is contained elsewhere in the report.

**Zoning
Classification:**

The subject property being located inside the Town Limit Of Blacksburg is zoned "GC" General Commercial at this time.

Interest

Valued: Fee simple.

**Assessment
and Taxes**

The subject property being owned by The Town of Blacksburg being a governmental entity and is Tax Exempt.

**Highest
and Best**

Use: Vacant: Office/Commercial
As Improved: Office/Commercial

Estimates of Value

Cost Approach:
Sales Comparison Approach
Income Approach:

Final Market Value Estimate

In conclusion, the recon based on The Sales Comparison Approach based on the current market

property was
Approaches
3, 2018.

The highest and best use of both the land as though vacant and property as improved must meet four criteria. The highest and best use must be 1) physical possible, 2) legally permissible, 3) financially feasible, and 4) maximally productive. These criteria are usually considered sequentially; a use may be physically possible, but this is irrelevant if it is feasibly impossible or legally prohibited. Only when there is a reasonable possibility that one of the prior, unacceptable conditions can be changed is it appropriate to proceed with the analysis. If, for example, current zoning does not permit a potential highest and best use, but there is a reasonable possibility that the zoning can be changed, the proposed use can be considered on this basis. A full analysis may be included in the report when the conclusions are based on techniques applied to identify the highest and best use among two or more potential uses. (For full discussion refer to The Appraisal of Real Estate, Twelfth Edition by Appraisal Institute, 2001, pages 305-319.)

In determining the highest and best use of a property, a use must meet four (4) criteria. The highest and best use must be:

- | | |
|-------------------------------|--------------------------------|
| 1. Physically Possible | 3. Financially Feasible |
| 2. Legally Permissible | 4. Maximally Productive |

Highest and Best Use - Land "As If Vacant".

Physically Possible

Generally rectangular with approximately 190 feet frontage on the South side of West Pine Street and with approximately 150 feet of frontage on East side of Chester Street, containing 0.65 acres or about 28,500 square feet. Access and visibility is good from all directions. The land is adequate for office use with on site parking or other similar use.

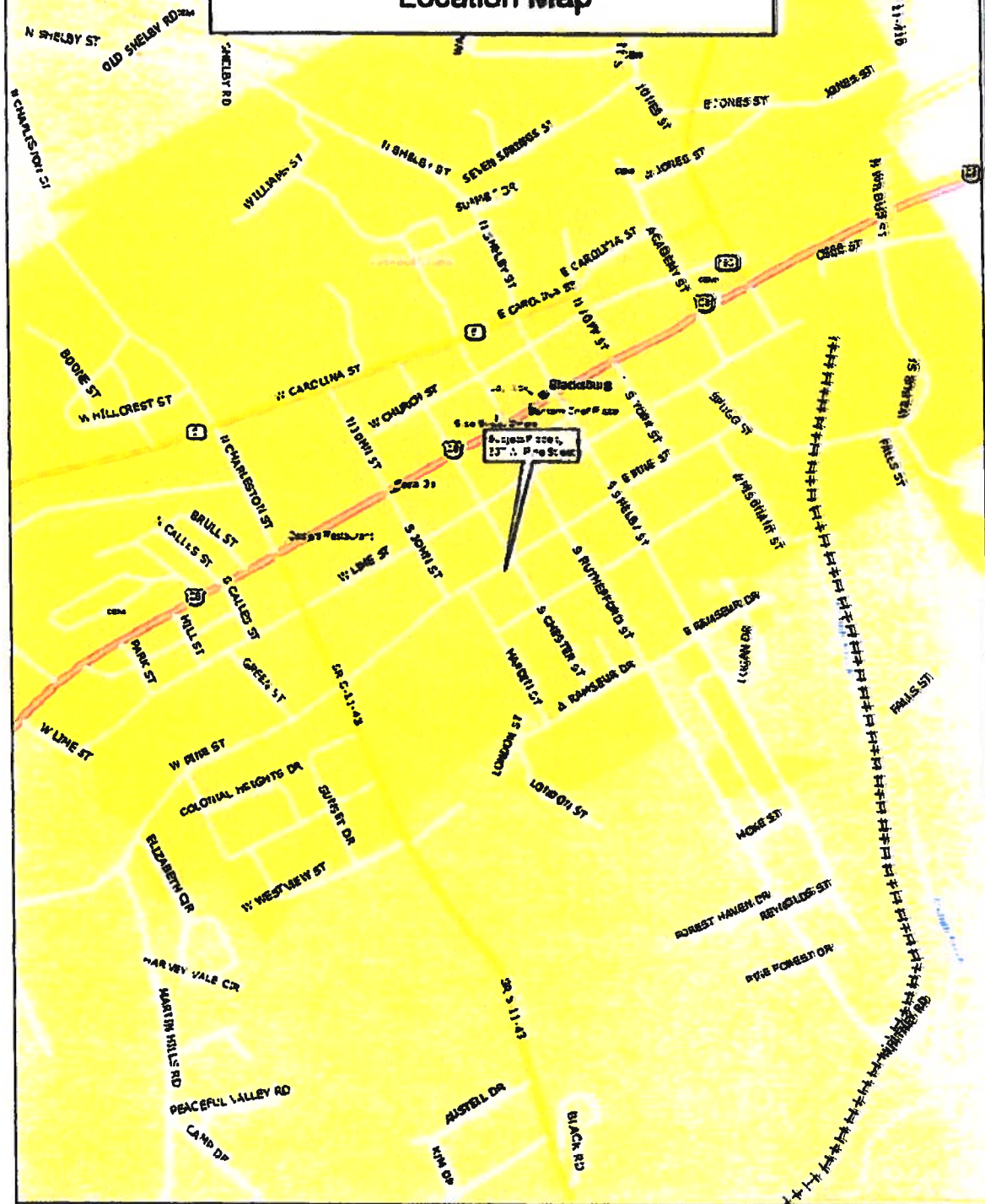
Legally Permissible


The subject is located inside the Town Limits of Blacksburg and is currently zoned General Commercial. The use of the subject site for offices or other commercial use would be permitted.

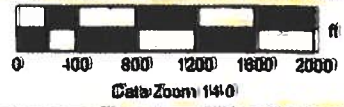
Financially Feasible

Land uses in the subject neighborhood are commercial/residential. The use for commercial uses due to the convenient location would produce a greater return to the land than many of the alternative uses.

Neighborhood and Subject Property Location Map



 **DELORME**
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www.delorme.com



Tax Map W/ Aerial Photograph





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qPublic.net™ Cherokee County, SC

Summary

Parcel Number 174-01-00-066.000
 Tax District County (District 09)
 Location Address 307 W PINE ST
 Town Code BL
 Class Code (NOTE: Not Zoning Info) EX-Exempt
 Acres 3.06
 Description PINE ST
 Record Type Commercial
 Owner Occupied
 Deed Book/Page 95-50
 Plat Book/Page

[View Map](#)

Owners

TOWN OF BLACKSBURG
 PO BOX 487
 BLACKSBURG SC 29702

Valuation

Land Market Value \$133,290
 Improvement Market Value \$407,970
 Total Market Value \$541,260
 Taxable Value \$541,260
 Total Assessment Market \$0

33,322 .60612

Building Information

Building Type C
 Year Built 1984
 Stories No
 Pool No
 Exterior Finish

Total Heated SF	5916
Basement Total SF	0
Basement Finish SF	0
Porches/Decks/Stoops Total SF	0
Garage SF	0

Total Heated SF	0
Basement Total SF	0
Basement Finish SF	0
Porches/Decks/Stoops Total SF	0
Garage SF	0

Register of Deeds

[Click here to view the Register of Deeds website](#)

No data available for the following modules: Mobile Homes, Lot Size Information (Dimensions in Feet), Sales.

The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use.

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DESCRIPTION AND ANALYSIS OF IMPROVEMENTS

General Description:

The subject property is improved with a one story Masonry and frame building having a footprint containing 5,531 square feet. The building is situated on a 0.65 acre corner lot. The site is further improved with asphalt, concrete paving, landscaping and identifying signs.

CHARACTER, TYPE AND CLASS

This detached one story commercial/office - building was constructed in about 1975. The primary care suite and pediatrician suite was remodeled about 5-7 years ago. The foundation is 4" re-enforced concrete-footings, exterior walls are brick front. The roof is asphalt shingles and includes metal gutters and down spouts. The building is heated by three natural gas units and cooled electrically by 3 units. The overall condition of the building is average to good. The general construction details are summarized below:

Foundation/Footing:	1'x 2' re-enforced poured concrete.
Floor system:	Crawl space on Wood floor joist.
Structural/Exterior Walls:	Brick & Vinyl Siding.
Roof Structure:	Wood decking on wood trusses.
Floor Covering:	Vinyl tile, laminate and carpet Over wood decking.
Interior Walls:	Painted sheet rock.
Ceiling:	Sprayed sheetrock
Lighting:	Fluorescent fixtures.
Sprinklers:	No
HVAC:	3 Gas Fired Units and electrical air units.
Effective Age:	25 years
Condition:	Average to good.

ARCHITECTURAL DESIGN AND LAYOUT:

The exact lay out can be observed on the floor plan.

The functional utility is good with the design, size, construction, quality and layout is to the owner's specifications.

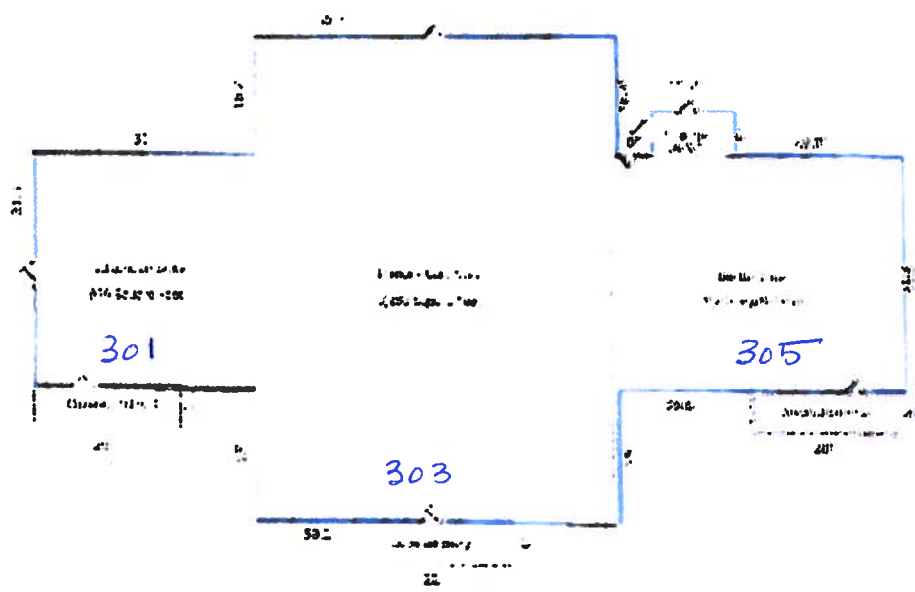
According to the Marshall Valuation Service, a national cost estimating service, the total economic life of the proposed building is estimated to be approximately 45 - 50 years.

SKETCH/AREA TABLE ADDENDUM

Twp No. 11-20-000

SUBJECT Property No. 107 W Pine Street
 City Blackburg County Chenoweth Sub AC
 District 107
 Applicant Town of Blackburg
 Agency Name W. Ray Nix
 Location 107 W Pine Street, Blackburg, NC 28702
 Map Address P.O. Box 1033, Galway, NC 28743

IMPROVEMENT SKETCH



Scale 1"=20'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY			BUILDING AREA BREAKDOWN		
Code	Description	Area	Net Area	Breakdown	Subtotal
CBM	Floor Floor	357.0	372.0	Front Porch	0.0
S/S	Covered Front Entry	127.0		2.5	15.0
	Covered Entry 1	127.0		12.2	145.0
	Covered Entry 2	122.0		3.1	201.0
				12.2	201.0
Net BUILDING Area		(rounded)	5621	± Items	(rounded)



Front View



Rear View