


Tax Map Information

- PIN 4725522045.000
- Address 125 LULU LN
- Account # Acct 80061890
- Tax Owner LCN MGB TAYLORSVILLE (NC) LLC
- Mailing Address 888 7TH AVE FL 4
NEW YORK, NY 10106
- GIS Owner LCN MGB TAYLORSVILLE LLC
- Deed Info 2614 / 1999 - WD - 20190425
- Tax Acres 31.5522 AC
- Lot #
- Description RUBBERMAID ANNEX PB22-170
- Zoning HI
- Old Parcel # 0106K00000A117
- Bldg Value \$8,529,770
- OBXF Value \$467,570
- Land Value \$738,320
- Total Value \$9,735,660
- Defer Value \$0
- Tax Districts STATESVILLE--



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Iredell County, North Carolina makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/08/2024
Data updated 11/08/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

IREDELL COUNTY

LCN MGB TAYLORSVILLE (NC) LLC
125 COMMSCOPE WAY
80061890

Return/Appeal Notes: Parcel: 4725-52-2045 . 000

12/16/2024 10:19:42 AM

Reval Year: 2023 Tax Year: 2024
Appraised by 41 on 01/01/2023 01063

OLD RUBBERMAID ID NO: 0106K00000A117
CARD NO. 1 of 3
31.5520 AC
TW-01

Table with columns: CONSTRUCTION DETAIL, MARKET VALUE, DEPRECIATION, CORRELATION OF VALUE. Includes a site plan diagram and various valuation metrics.

Table with columns: SUBAREA, TYPE, GS AREA, RPL CS, CODE, DESCRIPTION, COUNT, LTH, WTH, UNITS, UNIT PRICE, ORIG COND, BLDG#, AYW, EYB, ANN DEP RATE, OVR, % COND, OB/XF DEPR. VALUE.

BUILDING DIMENSIONS BAS=E130E150N498W29N30E29N20W80S25W32N25W168S548Area:151770;CAN=S32E36N32W36Area:1152;AOF=N30W29S30E29Area:870;AOF=N50W6
60N16W60S66E120Area:6960;AOF=W32S25E32N25Area:800;FOF=Area:1000;BAS=S20S50S50E30S10E32N10E108N45E30N75W200Area:22970;CAN
N=W25N50E25S50Area:1250;FOF=E30N45W30S45Area:1350;BAS=S72S56E278N128W278Area:35584;BAS=E197N364E55N45W55N60W183S34W14S43
35Area:94392;TER=E20N45W20S45Area:900;FOF=W14S34E14N34Area:476;TotalArea:319474

Table with columns: HIGHEST AND BEST USE, USE CODE, LOCAL ZONING, FRON TAGE, DEPTH, LND MOD, COND FACT, OTHER ADJUSTMENTS AND NOTES, ROAD TYPE, LAND UNIT PRICE, TOTAL LAND UNITS, UNT TYP, TOTAL ADJST, ADJUSTED UNIT PRICE, LAND VALUE, OVERRIDE, LAND NOTES.

TOTAL MARKET LAND DATA
TOTAL PRESENT USE DATA

IREDELL COUNTY

LCN MGB TAYLORSVILLE (NC) LLC
3330 TAYLORSVILLE RD
80061890

Return/Appeal Notes: Parcel: 4725-52-2045 . 000

12/16/2024 10:19:42 AM

Reval Year: 2023 Tax Year: 2024
Appraised by 41 on 01/01/2023 01063

Guard House ID NO: 0106K00000A117
CARD NO. 2 of 3
31.5520 AC
TW-01

Table with columns: CONSTRUCTION DETAIL, MARKET VALUE, DEPRECIATION, CORRELATION OF VALUE. Includes a site plan diagram and various valuation metrics.

