



## PROPERTY DATA

<b>Property Name</b>	Vacant Office Building
<b>Address</b>	403 Summit Street Winona, Mississippi 38967
<b>Location</b>	The subject property is located south of Summit Street in the city limits of Winona Mississippi.
<b>Property Description</b>	Office (Other) Single Tenant Office Building
<b>County</b>	Montgomery
<b>Parcel Number</b>	322-251200-0000015501
<b>Census Tract No.</b>	28-097-9503.00
<b>Legal Description</b>	Metes and Bounds
<b>Site Area</b>	
<b>Primary Site</b>	20,038 square feet      (0.46 acres)
<b>Total</b>	<b>20,038 square feet      (0.46 acres)</b>
<b>Zoning</b>	C-1; Neighborhood Commercial District
<b>Flood Status</b>	Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.
<b>Year Built</b>	1970
<b>Year Renovated</b>	N/A
<b>Type of Construction</b>	Concrete block
<b>Number of Buildings</b>	1
<b>Gross Building Area</b>	5,109 square feet
<b>Overall Condition</b>	Fair
<b>Overall Quality</b>	Average
<b>Overall Design/Functionality</b>	Average

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## GENERAL SITE DESCRIPTION OVERVIEW

<b>Location</b>	The subject property is located south of Summit Street in the city limits of Winona Mississippi.		
<b>Parcel Number</b>	322-251200-0000015501		
<b>Legal Description</b>	Metes and Bounds		
<b>Primary Site</b>	20,038 square feet	(0.46 acres)	
<b>Total</b>	<b>20,038 square feet</b>	<b>(0.46 acres)</b>	
<b>Configuration</b>	Irregular		
<b>Topography</b>	Level		
<b>Drainage</b>	Appears adequate		
<b>Utilities/Municipal Services</b>	All available to site.		
<b>Floodplain</b>	<u><b>Zone</b></u>	<u><b>Map</b></u>	<u><b>Date</b></u>
	Zone X (Unshaded)	28097C0180D	September 17, 2010
	<p>Zone X (unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.</p>		
<b>Census Tract No.</b>	28-097-9503.00		
<b>Soil/Subsoil Conditions</b>	We did not receive nor review a soil report. However, we assume that the soil's load-bearing capacity is sufficient to support existing and/or proposed structure(s). We did not observe any evidence to the contrary during our physical inspection of the property.		
<b>Environmental Concerns</b>	No unusual conditions observed. No studies provided. Site is assumed to be free of any environmental concerns.		
<b>Land Use Restrictions</b>	None detrimental known		
<b>Hazards Nuisances</b>	N/A		
<b>Frontage</b>	Summit Street - 65'		
<b>Access</b>	One curb cut on Summit Street		
<b>Visibility</b>	Average		
<b>Surrounding Land Uses</b>	Residential/Commercial		
<b>Enterprise Zone</b>	N/A		
<b>Traffic Counts</b>	3500		
<b>Transportation Facilities</b>	Average		

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## ZONING

<b>Designation</b>	C-1
<b>Description</b>	Neighborhood Commercial District
<b>Compliance</b>	The subject is a legal conforming use in this zoning district.

## ZONING REQUIREMENTS

Permitted Uses	Apparel shops, appliance sales, medical offices, music studio, ice cream parlors, shoe stores, hardware stores, grocery stores, drug stores, or any other permitted use as stated in the addenda of this report.
Minimum Lot Size	12,000 square feet
Maximum Lot Size	Not regulated
Minimum Lot Width	100
Maximum Coverage Ratio	60%
Minimum Open Space	Not regulated
Front (min. ft.)	60
Rear, alley/no alley (min. ft.)	25
Side (min. ft.) interior	25
Maximum Density	Not regulated
Maximum Height	35'
Max Floor Area Ratio	Not regulated
Required No. Parking Spaces	102.2
Subject's Total Parking Spaces	7

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*View of Summit Street  
Picture taken on November 2, 2021*



*View of Summit Street  
Picture taken on November 2, 2021*



*View of neighboring parcel  
Picture taken on November 2, 2021*



*View of subject  
Picture taken on November 2, 2021*



*View of subject  
Picture taken on November 2, 2021*



*View of subject  
Picture taken on November 2, 2021*



*View of subject  
Picture taken on November 2, 2021*



*View of subject  
Picture taken on November 2, 2021*



*View of subject  
Picture taken on November 2, 2021*



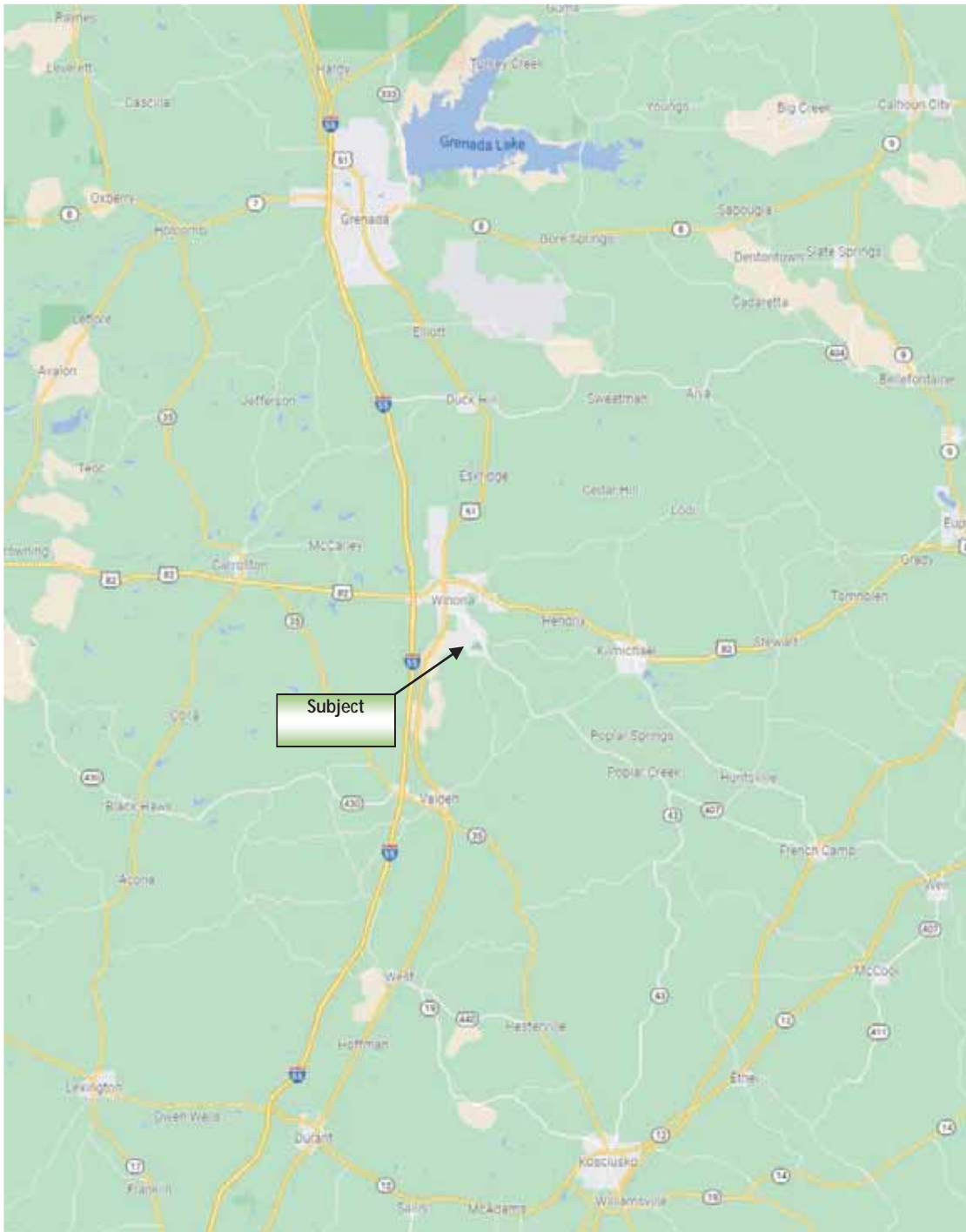
*View of subject  
Picture taken on November 2, 2021*



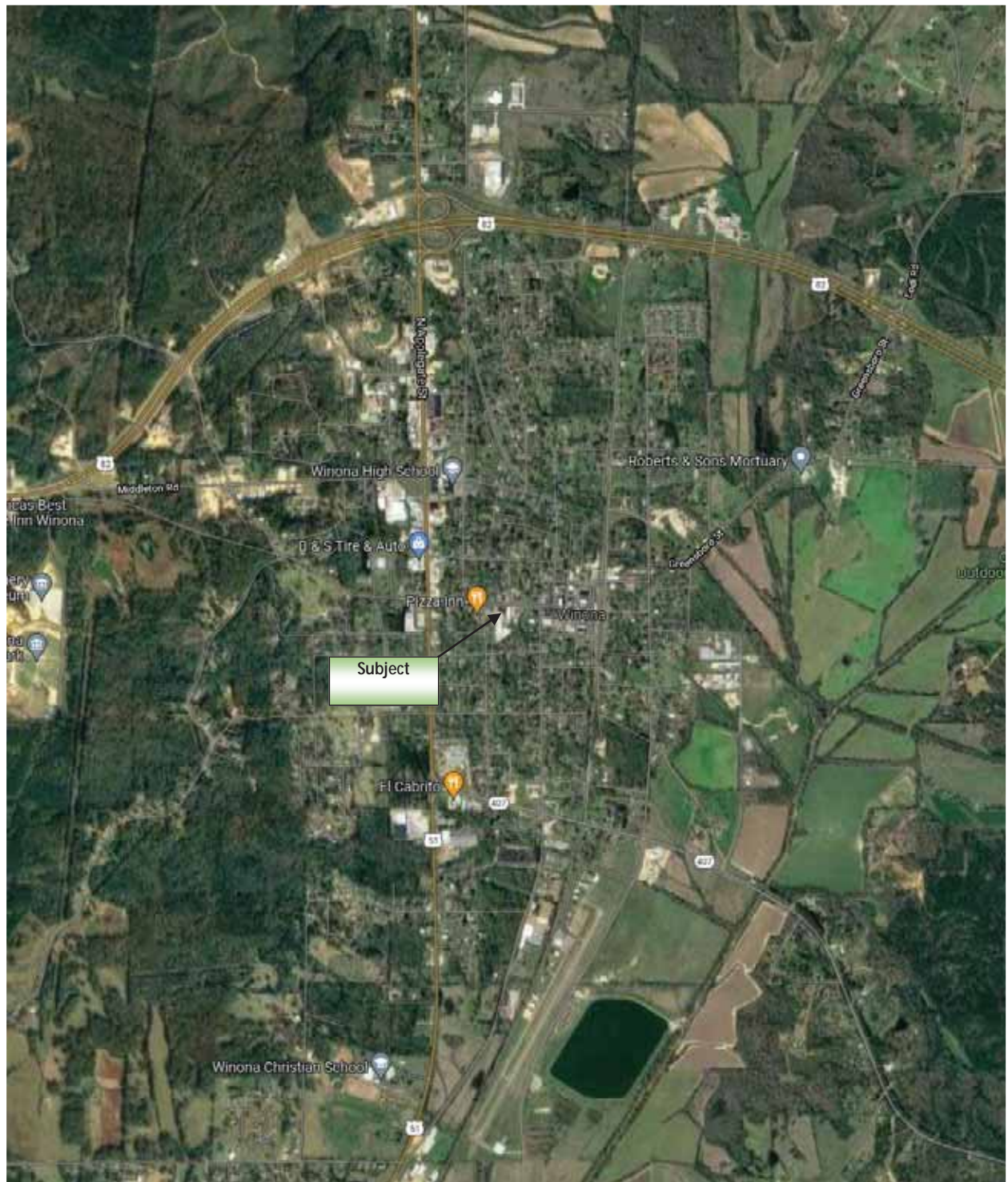
*View of subject  
Picture taken on November 2, 2021*

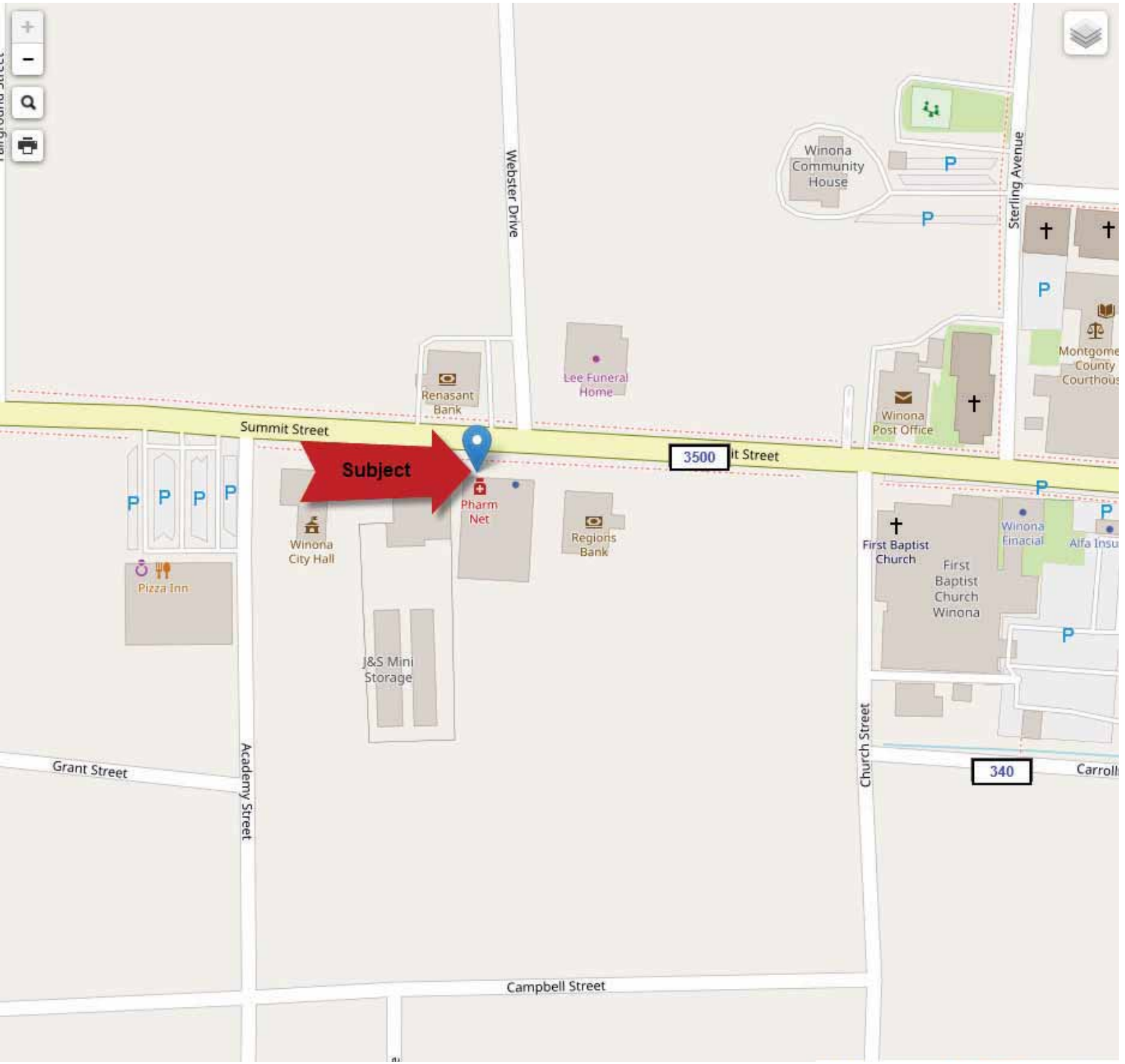


*View of subject  
Picture taken on November 2, 2021*











# FLOOD MAP





# WETLANDS MAP



## GENERAL IMPROVEMENT DESCRIPTION OVERVIEW

Address	403 Summit Street
Property Description	Office (Other) Single Tenant Office Building
Year Built	1970
Number of Buildings	1
Number of Stories	1
Building Construction Class	Class C
Gross Building Area	5,109 square feet
Floor-Area Ratio	0.25
Density (Units/Acre)	2.17
Land-to-Building Ratio	3.92 : 1
Ingress/Egress	Public

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## CONSTRUCTION DETAIL

General Layout	The subject is a vacant single tenant office building that is 75% finished office space and 15% unfinished storage space.
Foundation	Poured concrete slab
Construction	Concrete block
Floor Structure	Reinforced concrete
Exterior Walls	Concrete block/Brick Veneer
Roof Type	Flat
Roof Cover	Sealed membrane

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## INTERIOR DETAIL

Interior Walls	Drywall
Ceilings	Acoustic Tile
Floor Coverings	Carpet, CVT
Doors	Hollow-core wood with wood frames
Lighting	Fluorescent

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## MECHANICAL DETAIL

Heating	Forced Air
Cooling	Central HVAC
Plumbing	Assumed adequate and typical
Electrical	Assumed adequate and typical
Fire Protection	Assumed adequate and typical

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## SITE IMPROVEMENTS

Parking Type	Surface
Landscaping	Low maintenance shrubs and grass

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## SUMMARY

<b>Building Condition</b>	Fair We did not inspect the roof of the building(s) nor make a detailed inspection of the mechanical systems. We are not qualified to render an opinion as to the adequacy or condition of these components. The client is urged to retain an expert in this field if detailed information is needed about the adequacy and condition of mechanical systems.
<b>Building Quality</b>	Average
<b>Design and Functionality</b>	Average
<b>Actual Age</b>	51 years
<b>Expected Economic Life</b>	45 years
<b>Effective Age</b>	25 years
<b>Remaining Economic Life</b>	20 years
<b>Comments</b>	The property was a former pharmacy that has been vacant for over a year.

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# PROPERTY ASSESSMENT AND TAX DATA

The following table summarizes the subject's real property taxation and our projection of real property taxes:

REAL ESTATE ASSESSMENT AND TAXES		
Tax ID No.		2020
Tax Value Subtotal		\$158,763
Assessed Value @	15.00%	\$23,814
General Tax Rate	per \$1,000	0.1303
<b>Property Taxes</b>		<b>\$3,104</b>
Special/Direct Assessments		\$0
<b>Total Taxes</b>		<b>\$3,104</b>
<b>Total Taxes PSF</b>		<b>\$0.61</b>

Real estate tax assessments are administered by Montgomery County and are estimated by jurisdiction on a county basis for the subject. Real estate taxes in this state and jurisdiction represent ad valorem taxes, meaning a tax applied in proportion to value. Real estate taxes are based upon assessed value that to be somewhat synonymous with market value. The gross tax rate is expressed in millage and then is subject to different reduction factors to arrive at an effective tax rate. The real estate taxes for an individual property may be determined by dividing the assessed value of a property by 1,000, then multiplying the estimate by the effective tax rate.

## DELINQUENCY

The current year real estate taxes have been paid.

## CONCLUSION

The subject's current tax value appears reasonable.

**Tax Year:** 2021  
**County Name:** MONTGOMERY  
**Name:** DEVINE STANLEY  
**Physical Address:** SUMMIT ST  
**City:** VAIDEN  
**State:** MS  
**Mailing Address:** 49702 HWY 430  
**City:** VAIDEN  
**State:** MS  
**Zip:** 39176

Parcel Number: 322 251200 0000015501	Receipt #: 2021-2409-0	Land Owner Name: DEVINE STANLEY				
Legal Description: PT LOT 155	Sec-Twn_Rng: 25-19-05	Acres: .00	Forestry Acres: .00	Deed Book: A285	Deed Page: 101	Deed Date: 02-14-2016
District: 5113 DIST 5/WINONA/WINONA SCHOOL/TH	True: Assessed:	Land Value: 10,000 1,500	Building Value: 148,763 22,314	Total Value: 158,763 23,814	Millage Rate: .13034	Gross Tax: 3,103.92
				Homestead Credit Amount:	.00	
<b>Tax Entities:</b>	<b>Mills:</b>	<b>Tax:</b>	<b>Drainage/Special Taxes:</b>	<b>Tax Amount:</b>		
COUNTY TAX:	.08095	1,927.75				
SEPERATE SCHOOLS TAX:	.04939	1,176.17				
			Interest:	.00		
			Publ. Cost:	.00		
			Gross Tax Amount:	3,103.92		
			LESS Credit:	.00		
			PLUS Spl. Tax:	.00		
			Forestry Tax:	.00		
			NET TAX AMOUNT:	3,103.92		
			Penalties/Int.:	.00		
TOTAL:	.13034	3,103.92				

Amount Due based on date of: 10/29/2021

**Total Amount: 3,103.92**

**Total Amount Collected: .00**

**TAXES DUE: 3,103.92**

\*Taxes due will be considered delinquent on 2/1/2022

**BUILDING INFORMATION:**

Improvement #	Card #	Description	Year Built	Base Area Footage	Adjusted Area Footage
1	1	COMMERCIAL	0	5280	5328

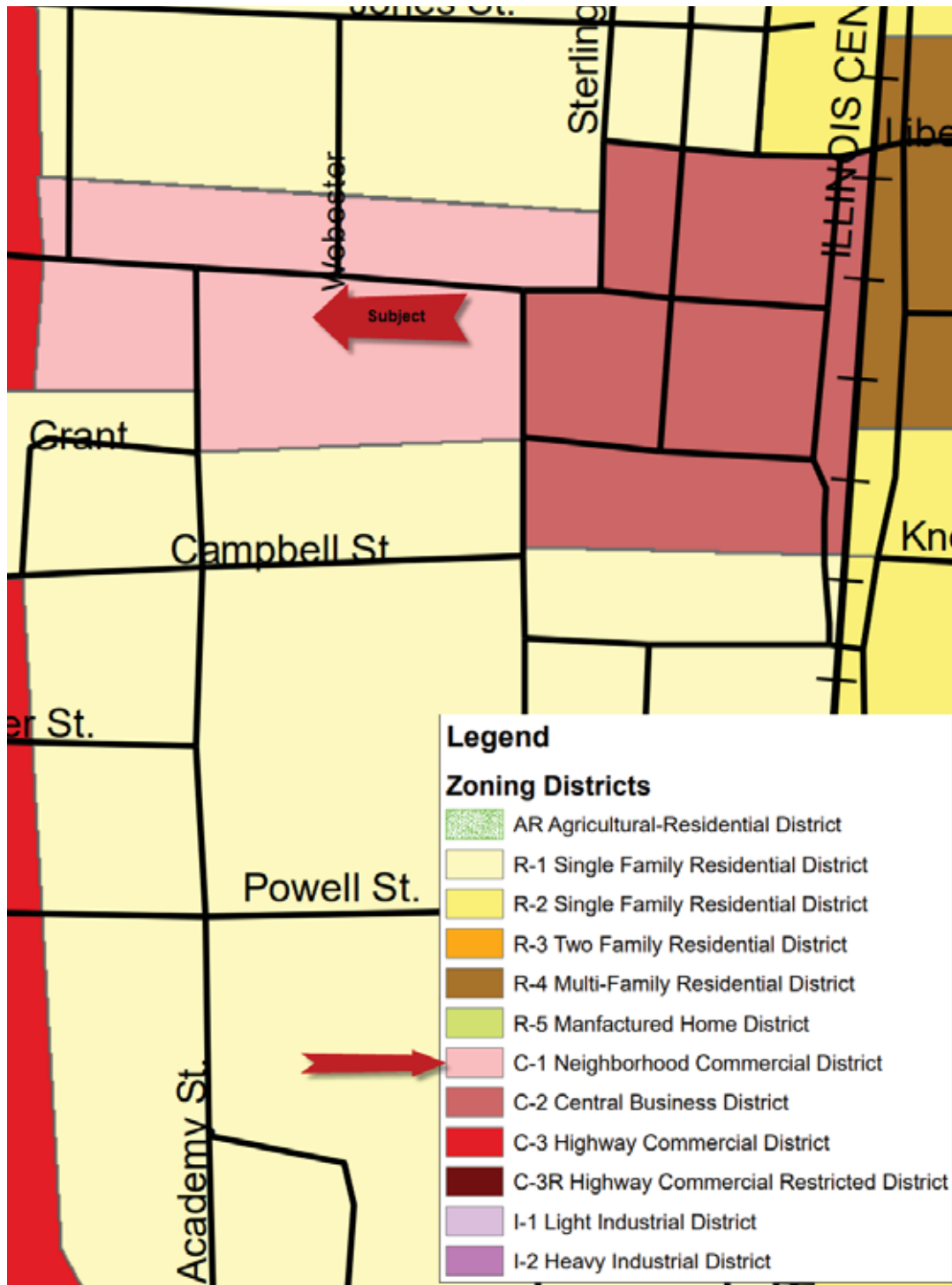
#### **4.7 C-1 Neighborhood Commercial District**

(a) Uses Permitted – R-4 and Establishments offering products for sale or retail and principally supplying everyday household needs. Because residential uses are permitted in this district and because it is anticipated that the majority of the space for this district will be used for residential purposes, great care should be taken that only the least obnoxious commercial uses shall be permitted. Permitted uses are:

1. Apparel shops.
2. Appliance sales and services.
3. Clinic, medical or dental, privately owned.
4. Laboratory, dental, medical and/or optical.
5. Studios of music, art and photography.
6. Ice cream parlors.
7. Shoe repair shops.
8. Automatic Laundromats and dry cleaners.
9. Cleaning and laundry pick-up stations.
10. Hardware store.
11. Drug stores.
12. Grocery stores.
13. Other similar uses.

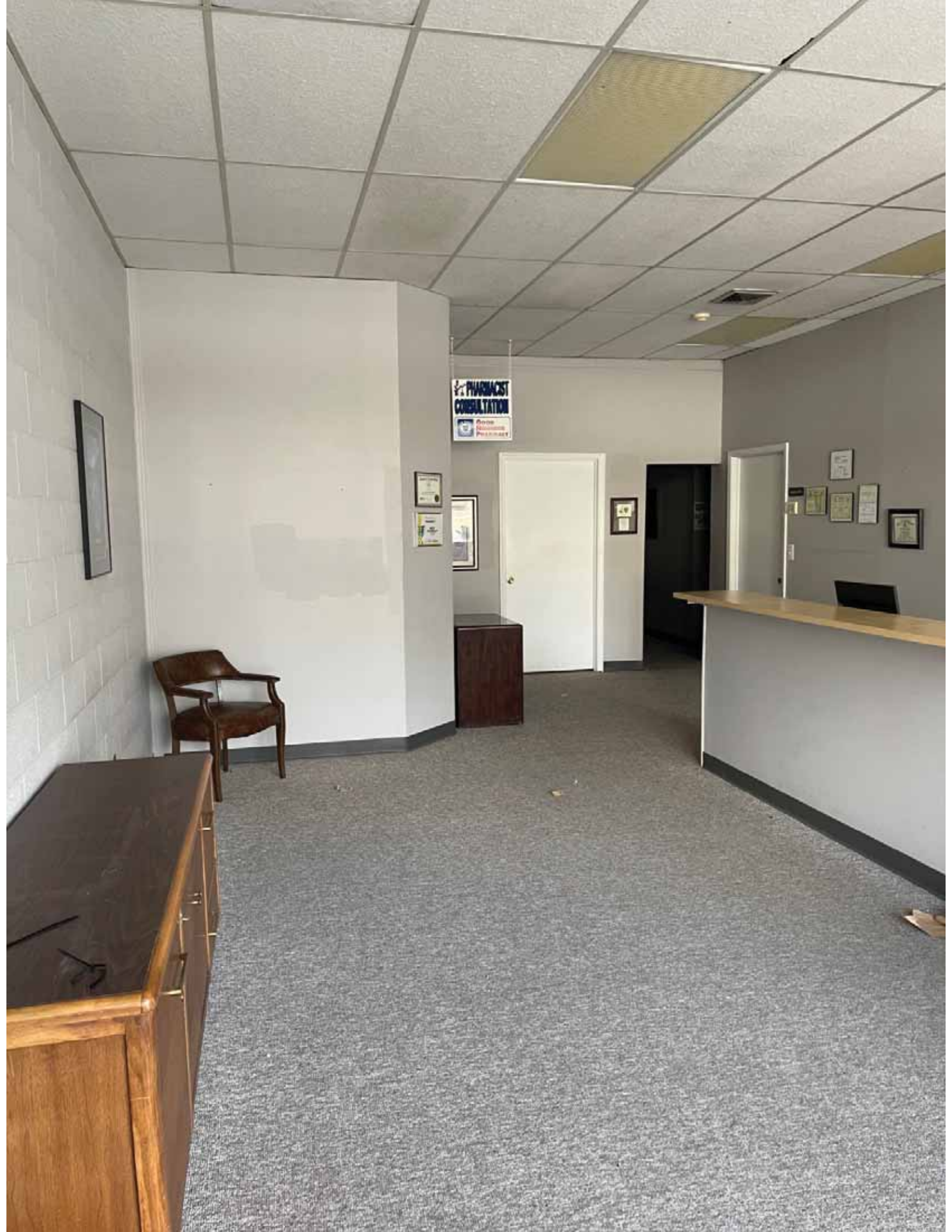
- (b) Accessory Uses Permitted
1. Customary related uses incidental to a permitted use, except that outdoor storage shall be prohibited.
  2. Non-flashing signs pertaining to the permitted uses located on the same lot.
  3. Spot lighting of building on the lot, provided such lights are shaded and so located that beams are directed away from any residential district and any public highway or street.
- (c) Building Height – No building or structure shall exceed 35 feet or 2 ½ stories in height.
- (d) Required Lot Area and Lot Width – A minimum lot size of 12,000 square feet shall be required for any neighborhood commercial use. No commercial lot shall be less than 100 feet in width as determined at the building setback line. Regulation of residential uses allowed in the district will conform to requirements as established for each residential district.
- (e) Percentage of Lot Coverage – The sum total of all buildings and accessory structures shall not cover more than 60 percent of the area of any lot.
- (f) Yards Required for Commercial Uses
1. Front Yards – The front yard building setback line shall be a minimum of 60 feet from any existing or proposed right-of-way line of any street or road. For lots fronting on an existing or proposed major street as shown on the Major Thoroughfares Plan; the front yard shall be 100 feet from the right-of-way line or any subsequent revisions thereof.
  2. Side Yards – Where a side yard abuts any residential district, a side yard of at least 25 feet shall be provided. Such space shall not be occupied by any buildings or accessory structure and shall be maintained as a landscaped buffer area.
  3. No rear yard is required except where the rear yard abuts a residential district, a rear yard of at least 25 feet shall be provided. Such strip shall be planted and maintained as a landscaped buffer area.
- (g) Signs and Outdoor Advertising – See SECTION VII, ARTICLE VII. 7.3. Sign Ordinance pertaining to nonconforming signs and outdoor advertising.
- (h) Use Limitations – No uses permitted in this zoning district shall be dangerous or offensive or detrimental to the present or intended character of this zoning district or vicinity by reason of the emission of dust, gas, smoke, noise, fumes, glare, odor, vibration, fire hazard or otherwise. Therefore, no storage of equipment, junk, building materials or vehicles or service stations, or auto or heavy equipment repair of any kind is permitted in this zoning district.

# ZONING MAP









PHARMACIST  
CONSULTATION  
Open Monday - Pharmacy



MISSISSIPPI  
INSURANCE  
FOR EMPLOYEES  
IMPORTANT  
WORKERS COMPENSATION  
NOTICE OF COVERAGE

JOB INSURANCE  
FOR EMPLOYEES  
IMPORTANT  
NOTICE OF COVERAGE







