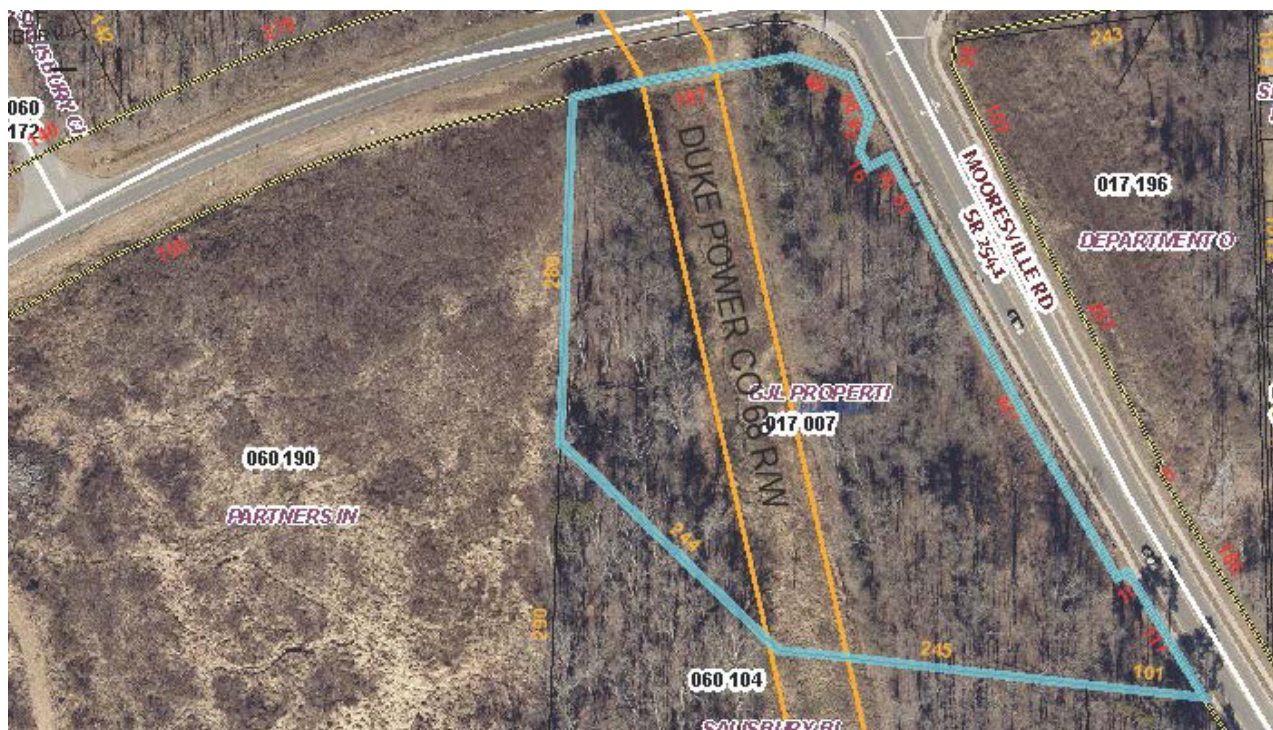


S. Martin Luther King Jr. Avenue, Salisbury
(Rowan County) NC 28144

Reserve

THURSDAY, FEBRUARY 23, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



Features

**CALL FOR
INFORMATION**

**770.425.1141
or 800.479.1763
johndixon.com**



**JOHN DIXON
& ASSOCIATES**
AUCTIONS • MARKETING

PROPERTY TYPE:	Commercial Lot
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	3.58±
TAX ID:	017 007
AGENT:	n/a

02/23 GAL: 2034, NCFL: 6397, John L. Dixon, Licensed Mississippi Real Estate Broker and Mississippi Auction License #1667

Parcel

COMMERCIAL

Parcel ID: 017 007
Twp/NBHD: 00160D : SALISBURY 60D
ESN: 242: SALISBURY CITY
Tax Dist: 101 CITY OF SALISBURY
Zoning: CMX-1 CORRIDOR MIXED USE
TR Class: C-COMMERCIAL
Land Use/Strat: 14-VACANT COMMERCIAL
Legal Desc: 3.58AC
Prop Address: 0 S MARTIN LUTHER KING JR AVE
Undivided Interest: 100.0000

Owner Mailing

Account: 6344746
Owner: GJL PROPERTIES LLC
Mailing Address: 1824 E MAIN ST
SUITE M
EASLEY SC 29640 0000

Owner Year: 2023

Land

Line:	LT:	Land Code:	Notes:	Units:	Acres:	Sq Ft:	Base Rate	Adj Rate:	Adj % 1:	Adj %2:	Land Value
1	A	U-U	ACRES - UNDEVELOPED	1	43,560		87,750	-10			78,975
2	A	U1-U1	RESIDUAL SECONDARY	2.58	112,385		67,500	-10	-20		125,388
Total:				3.58	155,945						204,363

Valuation

Appraised Land: 204,363
Appraised Building: 0
Appraised Total: 204,363
Deferred: 0
Exempts/Excluded: 0
Taxable Total: 204,363

Field Notes

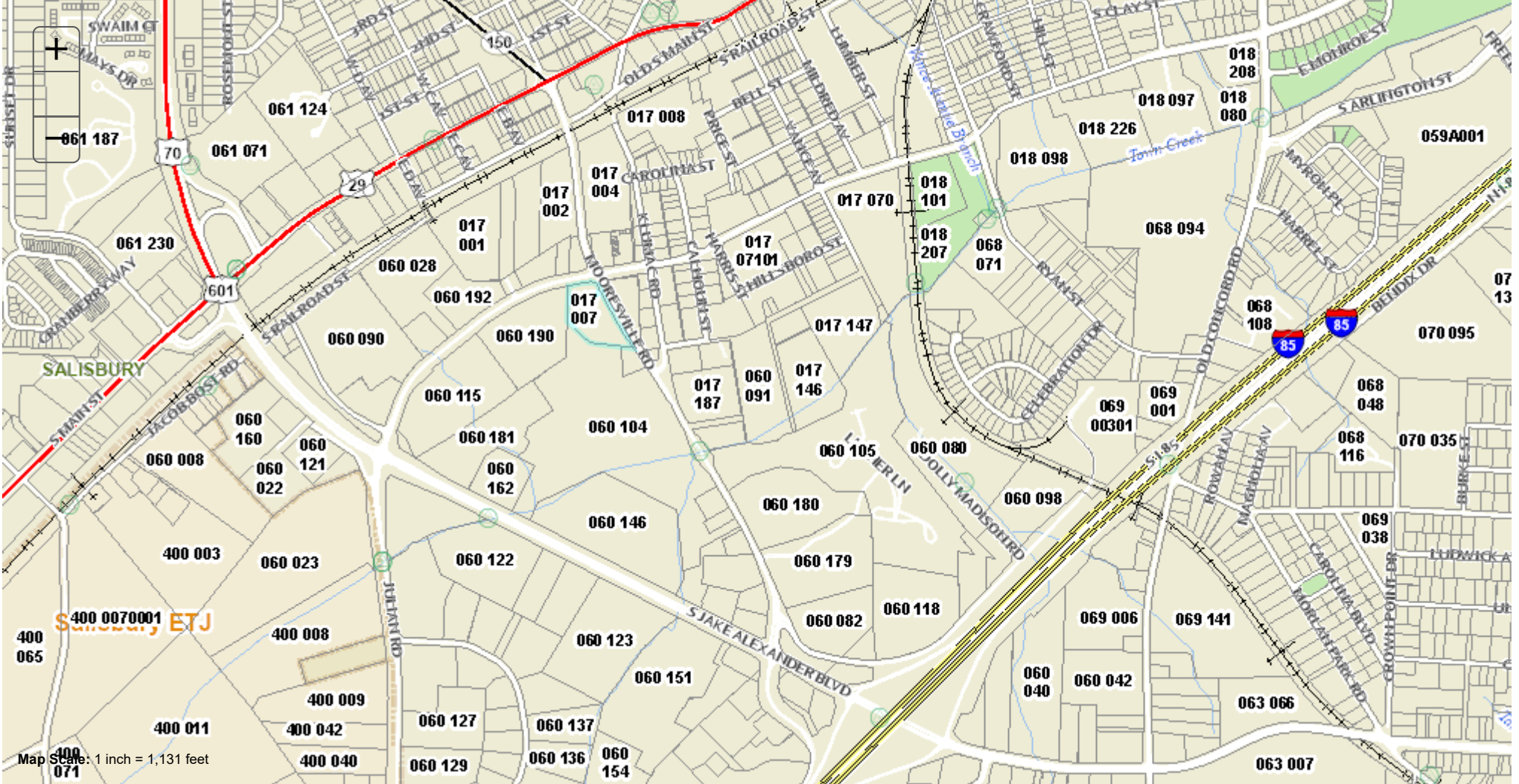
Number: Note:

10	STAMPS FOR 2 TRS: 017/007 & 193	WALLERBW 09/13/17 12:00
9	AC CHG PER PLAT EFF 1-2018	HOUCKNC 05/26/17 12:00
8	LAND-TOPO & POWERLINE ROW/ACCESS LTD	HOUCKNC 04/30/13 12:00
7	LAND SPLIT EFF 1-2014 (017-196) PER DEED	HOUCKNC 04/30/13 12:00
6	1.04AC TAKEN BY DOT TO BE USED FOR ROAD R/W EFF 1-2014	HOUCKNC 04/30/13 12:00
5	NEW REALIGNMENT OF KLUMAC THRU THIS PARCEL PER NC DOT	ROBINSLY 12/18/12 12:00
4	COR AC TO CALCULATED EFF 1-2012	HOUCKNC 06/13/11 12:00
3	07 INF APPEAL-CHG LASV	MCGUIRBA 07/31/12 12:00
2	.28AC TAKEN FOR S BOUNDARY STEFF 1-1-99	STOWEL 03/18/99 12:00
1	CALCULATED AC USED (LESS R/W)EFF 1-2012	HOUCKNC 06/13/11 12:00

Date Printed: 07/11/2022 09:50
Last Update by: EOY ROLL
Last Update: 02/11/2021

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code	Grantee
12-SEP-2017	1296	320	WD - WARRANTY DEED	13,500	L	GJL PROPERTIES LLC
12-SEP-2017	1296	319	SPEC - COMM/SHERIFF/TRUSTEE DEED	13,500		GJL PROPERTIES LLC & MILHOLLAND WILLIAM
05-FEB-2013	1211	387	DOT - DOT TAKING	228,000	1	BEAVER BENJAMIN T & MILHOLLAND MARY ANNE



400 0070001 ETJ

Map Scale: 1 inch = 1,131 feet





017 185

017 195

017 001

060 178

060 028

060 192

THERMOID WAY

MOORESVILLE RD

KLUMAC RD

SALISBURY

017 196

017 007

060 191

S MARTIN LUTHER KING JR AV

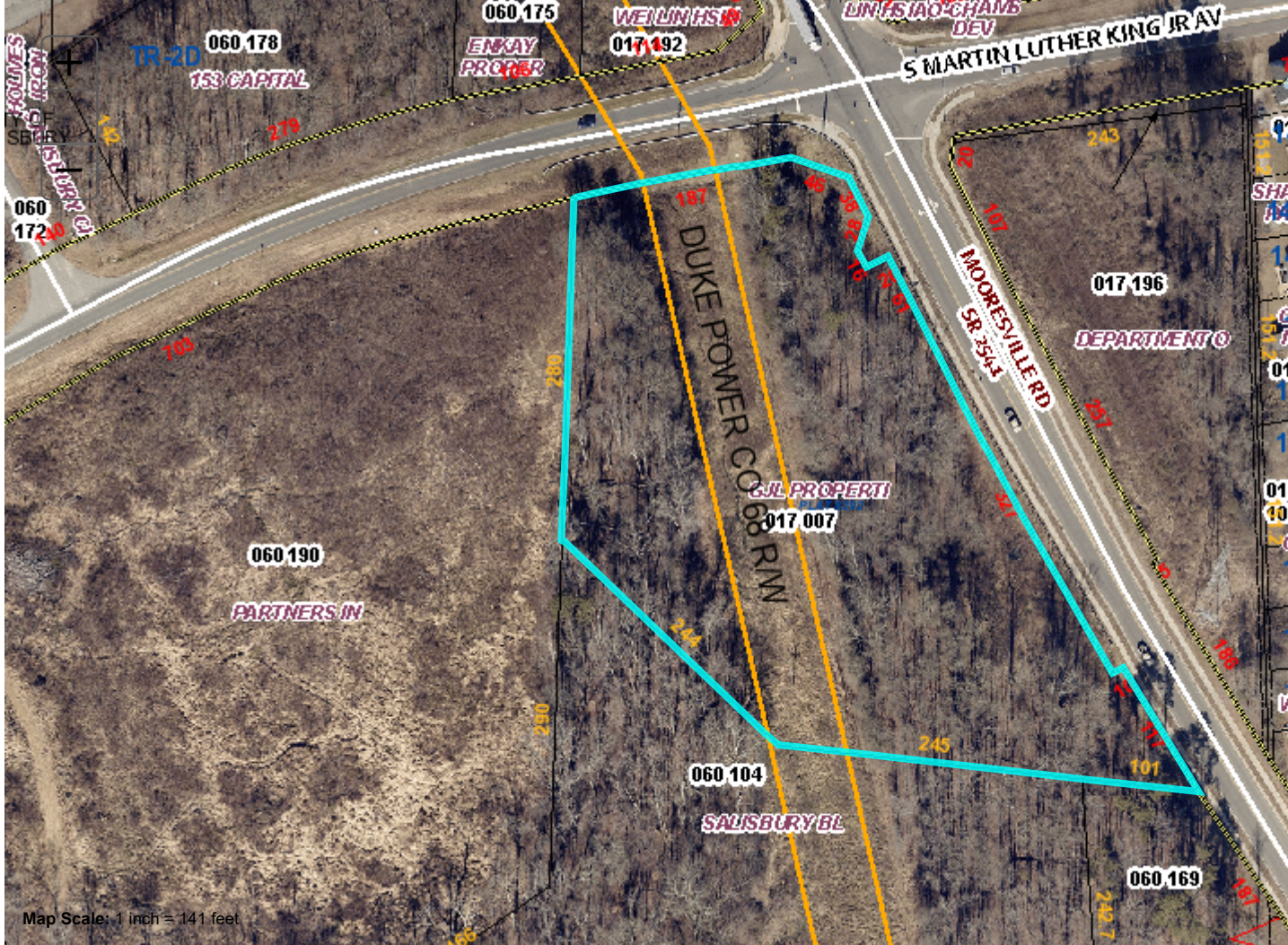
060 190

KEN

060 115

060 104

060 169



TR-2D
060 178
153 CAPITAL

060 175
ENKAY
PROPER

WEI LIN HS
017 192

UNF51AO CHAIVE
DEV
S MARTIN LUTHER KING JR AV

060
172

100

060 190

PARTNERS IN

238

DUKE POWER CO
68 R/N

G/L PROPERTI

017 007

060 104

SALISBURY BL

MOORESVILLE RD
SR-2543

017 196

DEPARTMENT

060 169

Map Scale: 1 inch = 141 feet