

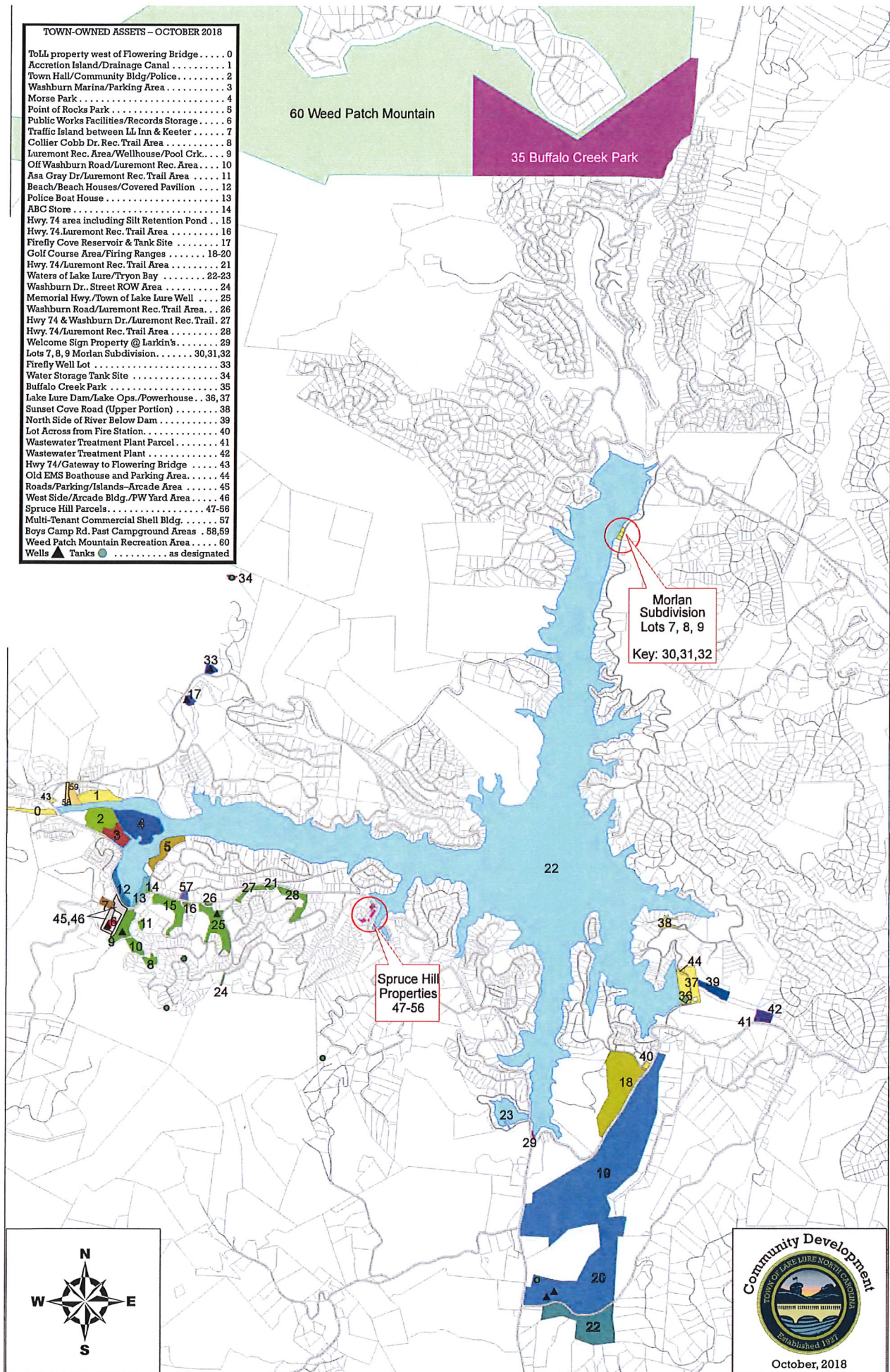


# **TOWN OWNED LAND ASSETS**

**ADOPTED FEBRUARY 12, 2019**

# TOWN-OWNED ASSETS - OCTOBER 2018

Toll property west of Flowering Bridge	0
Accretion Island/Drainage Canal	1
Town Hall/Community Bldg/Police	2
Washburn Marina/Parking Area	3
Morse Park	4
Point of Rocks Park	5
Public Works Facilities/Records Storage	6
Traffic Island between L.L. Inn & Keeter	7
Collier Cobb Dr. Rec. Trail Area	8
Luremont Rec. Area/Wellhouse/Pool Crk.	9
Off Washburn Road/Luremont Rec. Area	10
Asa Gray Dr/Luremont Rec. Trail Area	11
Beach/Beach Houses/Covered Pavilion	12
Police Boat House	13
ABC Store	14
Hwy. 74 area including Silt Retention Pond	15
Hwy. 74/Luremont Rec. Trail Area	16
Firefly Cove Reservoir & Tank Site	17
Golf Course Area/Firing Ranges	18-20
Hwy. 74/Luremont Rec. Trail Area	21
Waters of Lake Lure/Tryon Bay	22-23
Washburn Dr. Street ROW Area	24
Memorial Hwy./Town of Lake Lure Well	25
Washburn Road/Luremont Rec. Trail Area	26
Hwy 74 & Washburn Dr./Luremont Rec. Trail	27
Hwy. 74/Luremont Rec. Trail Area	28
Welcome Sign Property @ Larkin's	29
Lots 7, 8, 9 Morlan Subdivision	30,31,32
Firefly Well Lot	33
Water Storage Tank Site	34
Buffalo Creek Park	35
Lake Lure Dam/Lake Ops./Powerhouse	36,37
Sunset Cove Road (Upper Portion)	38
North Side of River Below Dam	39
Lot Across from Fire Station	40
Wastewater Treatment Plant Parcel	41
Wastewater Treatment Plant	42
Hwy 74/Gateway to Flowering Bridge	43
Old EMS Boathouse and Parking Area	44
Roads/Parking/Islands-Arcade Area	45
West Side/Arcade Bldg./PW Yard Area	46
Spruce Hill Parcels	47-56
Multi-Tenant Commercial Shell Bldg.	57
Boys Camp Rd. Past Campground Areas	58,59
Weed Patch Mountain Recreation Area	60
Wells	as designated





## Town of Lake Lure - Property Holdings

ID	TAXPIN	PROPERTY DESCRIPTION	ACRES	TAX VALUE	ADDRESS	USE	Public Infrastructure	Road ROW / Drainage	Park / Recreation	Green Space / Viewshed	Lake or River Access	Town Gateways / Entrances	Appreciating Real Estate / Future Private Investment	Possible Future Public Infrastructure	Historic	Vehicle Parking
0	1645782	ROCKY BROAD RIVER	2.74	\$100		Rocky Broad River West of Flowering Bridge			X		X					
1	1647424	ACCRETION ISLAND & DRAINAGE CANAL	5.50	\$308,000	US 64/ 74A	Boys Camp road Dredging Spoils Pit	X				X			X		
2	1648652	TOWN OF LAKE LURE PB32/133	7.77	\$3,987,000	2932/2948 MEMORIAL HWY	Town Hall/ Community Bldg/ Morse Park	X		X		X					
3	1648621	TOWN OF LAKE LURE PB 32/133 BOAT DOCKS	4.50	\$1,701,800	MEMORIAL HWY	Marina			X		X					X
4	1604697		12.90	\$3,325,100	2930 MEMORIAL HWY	Morse Park			X	X	X					
5	1617245	JACK LONDON RD	5.23	\$1,931,200	JACK LONDON RD	Point of Rocks Park			X	X	X		X			
6	1612896	BLDG 2ND STREET	0.55	\$184,000	138 BOTTOMLESS POOLS DR	Public Works	X						X			X
7	1601458	UN-DEV PARK AREA	1.37	\$184,000	PROCTOR RD	Traffic Island and Parking between LL Inn and Keeter							X			X
8	1617244	COLLIER COBB DR	1.32	\$5,000	COLLIER COBB DR	Luremont Recreation/ Trails			X							
9	1633701	SHEDS HWY 64-74-A	4.48	\$336,300	BOTTOMLESS POOLS RD	Luremont Recreation/ Trails; wellhouse										
10	1616936	OFF WASHBURN RD	2.00	\$9,100	BOTTOMLESS POOLS RD	Luremont Recreation/ Trails			X							
11	1635941	ASA GRAY	0.62	\$3,400	ASA GRAY DR	Luremont Recreation/ Trails			X							
12	1609739	BLDG HWY 74	1.70	\$824,700	2724 MEMORIAL HWY	Beach			X		X				X	X
13	1616938	POLICE BOAT HOUSE	0.64	\$448,600	2662 MEMORIAL HWY	East side of Beach			X		X				X	X
14	1616937	ABC STORE	0.21	\$214,400	2654 MEMORIAL HWY	ABC Store							X			
15	1616929	HWY 74	5.84	\$168,700	MEMORIAL HWY	Luremont Recreation/ Trails			X	X						
16	1616927	HWY 74	0.34	\$14,800	MEMORIAL HWY	Luremont Recreation/ Trails			X	X						
17	1643158	FIREFLY COVE REV WELL & TANK SITE PB 28 PG 285	1.06	\$1,000	BOYS CAMP RD	Well Site	X									
18	1641854	BLDGS MEMORIAL HWY GOLF COURSE TRACT PB 2-28	238.02	\$1,209,000	622/658 MEMORIAL HWY	Golf Course	X		X					X		
19	1641854	BLDGS MEMORIAL HWY GOLF COURSE TRACT PB 2-28			622/658 MEMORIAL HWY	Golf Course / Donald Ross Trails / Regional Center	X		X					X		
20	1641854	BLDGS MEMORIAL HWY GOLF COURSE TRACT PB 2-28			622/658 MEMORIAL HWY	South of Island Creek road								X		
21	1616915	HWY 74	0.50	\$4,000	MEMORIAL HWY	Luremont Recreation/ Trails			X							
22	1647423	WATERS OF LAKE LURE	808.63	\$1,188,600	US 64/74A HWY	Lake			X							
23	1647423	WATERS OF LAKE LURE			US 64/74A HWY	Lake			X							
24	1625665	RAW FOR PUBLIC STREET	0.25	\$100	WASHBURN RD	Luremont Recreation/ Trails			X	X						
25	1641490	MEMORIAL HWY TOWN OF LL WELL	7.24	\$9,700	2495 MEMORIAL HWY	Luremont Recreation/ Trails	X			X						
26	1616931	HWY 74	0.20	\$26,100	WASHBURN RD	Luremont Recreation/ Trails			X	X						
27	1616914	HWY 74 & WASHBURN DR	1.60	\$26,100	MEMORIAL HWY	Luremont Recreation/ Trails			X	X						
28	1616924	HWY 74	3.60	\$23,400	MEMORIAL HWY	Luremont Recreation/ Trails			X	X						
29	1622120	HIGHWAY 74	0.28	\$65,000	MEMORIAL HWY	Welcome Sign Property at Larkin's				X		X				
30	1631749	LT 9 MORLAN SUBD	0.24	\$320,000	BUFFALO SHOALS RD	Recreation/ Green Space (Restricted Use)			X	X	X					
31	1631750	LT 8 MORLAN SUBD	0.24	\$320,000	BUFFALO SHOALS RD	Recreation/ Green Space (Restricted Use)			X	X	X					
32	1631751	LT 7 MORLAN SUBD	0.23	\$320,000	BUFFALO SHOALS RD	Recreation/ Green Space (Restricted Use)			X	X	X					
33	1645478	RIDGE @ FIREFLY WELL LOT PB29 PG20	1.23	\$200	BOYS CAMP RD	Well Site	X									
34	1646241	WATER STORAGE TANK SITE	0.43	\$100	BOULDER RUN DR	Firefly Cove Water Tank	X									
35	1647994	PB 31/130	200.00	\$510,000	2191 BUFFALO CREEK RD	Buffalo CreekPark			X	X						
36	1649749	LAKE LURE DAM LOT B PB34 PG108	8.46	\$619,500	197 BUFFALO SHOALS RD	Dam and Lake Operations	X				X				X	
37	1649749	LAKE LURE DAM LOT B PB34 PG108			197 BUFFALO SHOALS RD	Dam and Lake Operations	X				X				X	
38	219448	BUFFALO SHOALS ROAD	0.74	\$5,000	BUFFALO SHOALS RD	Sunset Cove Road Upper Portion		X								
39	227254	NEAR DAM SITE	2.00	\$7,200	BUFFALO SHOALS RD	North side of river downstream of dam	X				X					
40	1616909	CHARLOTTE RD	0.50	\$50,000	MEMORIAL HWY	Corner across from Fire Station										
41	1616904	HWY 74	0.08	\$1,000	MEMORIAL HWY	WWTP	X									
42	1616959	BLDG HWY 74	3.00	\$80,200	182/184 MEMORIAL HWY	WWTP	X									
43	231863	RES HWY 74	0.29	\$227,400	104/ 106 BOYS CAMP ROAD	Western Gateway to Flowering Bridge			X		X	X	X			X
44	1649750	LOT B PB34 PG108	0.49	\$175,100	273 BUFFALO SHOALS RD	Old EMS boathouse and parking area					X		X			X
45	No parcel	Roads, parking and islands between arcade and highway		\$0	Arcade Street	Roads, parking and islands between arcade and highway		X								X
46	No parcel	Western side of arcade bldg and public works yard		\$0	Keeter Lane	Western side of arcade bldg and public works yard	X	X								X
47	224427	Spruce Hill Parcel	0.06	\$3,000	82°12'433"W 35°25'49.762" N—Spr	Vacant Parcel on Spruce Hill Dr										
48	224429	Spruce Hill Parcel	0.07	\$6,000	82°12'33.533"W 35°25'48.574"N—S	Vacant Parcel on Spruce Hill Dr										
49	224422	Spruce Hill Parcel	0.07	\$6,000	82°12'33.806"W 35°25'48.129"N—S	Vacant Parcel on Spruce Hill Dr										
50	224421	Spruce Hill Parcel	0.07	\$6,000	82°12'34.128"W 35°25'47.699"N—S	Vacant Parcel on Spruce Hill Dr										
51	224420	Spruce Hill Parcel	0.06	\$6,000	82°12'34.421"W 35°25'47.278"N—S	Vacant Parcel on Spruce Hill Dr										
52	218336	Spruce Hill Parcel	0.05	\$6,000	82°12'34.993"W 35°25'46.404"N—S	Vacant Parcel on Spruce Hill Dr										
53	224424	Spruce Hill Parcel	0.09	\$3,300	82°12'36.157"W 35°25'46.466"N—S	Vacant Parcel on Spruce Hill Dr										
54	224425	Spruce Hill Parcel	0.14	\$3,100	82°12'36.788"W 35°25'46.175"N—S	Vacant Parcel on Spruce Hill Dr										
55	224426	Spruce Hill Parcel	0.08	\$3,100	82°12'34.271"W 35°25'49.092"N—Sp	Vacant Parcel on Spruce Hill Dr										
56	224428	Spruce Hill Parcel	0.11	\$2,900	82°12'34.321"W 35°25'49.575"N—S	Vacant Parcel on Spruce Hill Dr										
57	1604850	Commercial Shell building	0.78	\$396,400	2654 Memorial Highway	Multi-tenant Shell building; gutted	X		X			X	X			
58	1648077	Boys Camp Road Parcel	1.00	\$100	82°14'2.444"W 35°26'15.756"N—Bo	Vacant Parcel on Boys Camp Rd			X							
59	1648078	Boys Camp Road Parcel	2.31	"under review"	82°14'1.029"W 35°26'15.835"W—B	Vacant Parcel on Boys Camp Rd			X							
60	1647993	Weed Patch Mountain Recreation Area	1398.00	\$2,638,400	82°13'22.247"W 35°28'59.882"N—W	Recreation Area			X							

2735.91 21905700.00

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	0
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GIS DATA	
Tax PIN	1645782
Property Description (From GIS)	ROCKY BROAD RIVER
Acres	2.74
Address	
Zoning District	L-1

PROPERTY USAGE	
Current Use	Rocky Broad River West of Flowering Bridge
History	
Future Use	
Property Restrictions	
Town Services / Maintenance Requirements	
Impact / Relationship with Surrounding Properties	

FINANCIAL	
Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	0
Assessed Property Value (land and buildings)	\$100
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

0





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

1

### GIS DATA

Tax PIN

1647424

Property Description  
(From GIS)

ACCRETION ISLAND & DRAINAGE CANAL

Acres

5.50

Address

US 64/ 74A

Zoning District

R-2

### PROPERTY USAGE

Current Use

Boys Camp road Dredging Spoils Pit

History

Future Use

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$308,000

Annual Income

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	1
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
X	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

1



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

2

### GIS DATA

Tax PIN

1648652

Property Description  
(From GIS)

TOWN OF LAKE LURE PB32/133

Acres

7.77

Address

2932/2948 MEMORIAL HWY

Zoning District

GU - government use

### PROPERTY USAGE

Current Use

Town Hall / Community Bldg / Police Department  
Morse Park Meadows  
Welcome Center  
Tennis courts (2), basketball court, playground, picnic shelters  
Parking areas  
Boat docks on river removed in 2015 (not used, in disrepair)

History

Town Hall constructed in 1995 on land accreted from the river.

Future Use

The walking path in Morse Park could be extended along the river to connect with the Flowering Bridge (in cooperation with the property to the west).

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Mowing, landscaping, paving, maintenance of buildings, courts, equipment

Impact / Relationship  
with Surrounding  
Properties

Separated from the Flowering Bridge by a 3-acre parcel (Pinnacle Sotheby's, Carolina Moon Coffee). Across the highway to the south is a parcel that, in town center transportation plans, could contain a roundabout and an alternate route to the town center and a new State Park entrance.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$3,967,000



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	2
Annual Income	
Income Potential	
Annual Costs (est.)	

STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

2

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	2
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

3

### GIS DATA

Tax PIN

1648621

Property Description  
(From GIS)

TOWN OF LAKE LURE PB 32/133 BOAT DOCKS

Acres

4.50

Address

MEMORIAL HWY

Zoning District

GU - government use

### PROPERTY USAGE

Current Use

Washburn Marina building and floating docks  
Parking area for marina and Morse Park

History

Future Use

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Paving  
Building maintenance  
Dock maintenance

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$1,701,600

Annual Income

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	3
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
X	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

3



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	<div>3</div>
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

4

### GIS DATA

Tax PIN

1604697

Property Description  
(From GIS)

OFF HWY 74

Acres

12.90

Address

2930 MEMORIAL HWY

Zoning District

GU - government use

### PROPERTY USAGE

Current Use

Morse Park. Peninsula, gazebo, small ponds and wetlands area, walking paths, decorative gardens. Includes two large, engineered dewatering pits for emergency dredging use.

History

Morse Park. Peninsula, gazebo, small ponds and wetlands area, walking paths, decorative gardens. Includes two large, engineered dewatering pits for emergency dredging use.

Future Use

Plans since the 1980s have called for a pedestrian bridge to link the end of the peninsula (by the gazebo) with the Point of Rocks Park off of Jack London.

Property Restrictions

Town Services /  
Maintenance  
Requirements

Mowing, landscaping, spoils pit maintenance, gazebo maintenance, shoreline stabilization, pathway maintenance

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	4
Assessed Property Value (land and buildings)	\$3,325,100
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

4
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

4





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	5
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GIS DATA	
Tax PIN	1617245
Property Description (From GIS)	JACK LONDON RD
Acres	5.23
Address	JACK LONDON RD
Zoning District	R-1

PROPERTY USAGE	
Current Use	Point of Rocks Park. Directly across from the point of Morse Park peninsula and the narrow channel connecting the main lake to the marina bay.
History	
Future Use	Walking trails Eastern terminus of a pedestrian bridge to Morse Park
Property Restrictions	
Town Services / Maintenance Requirements	
Impact / Relationship with Surrounding Properties	At the northeast corner, the property comes within 1 lot of Mark Twain drive. On the southwest corner, it is separated from the ABC store lot by one parcel (owned by Lemuel Oates)

FINANCIAL	
Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	5
Assessed Property Value (land and buildings)	\$1,931,200
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
X	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

5





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

6

### GIS DATA

Tax PIN

1612898

Property Description  
(From GIS)

BLDG 2ND STREET

Acres

0.55

Address

136 BOTTOMLESS POOLS DR

Zoning District

CTC

### PROPERTY USAGE

Current Use

Public Works Yard  
Main public works building.  
Open storage shed  
Closed records storage building

History

Future Use

Move public works to the NC-9 area and redevelop this parcel as part of an expanded town center (retail, residential, dining, offices, gathering spaces, etc.)

Property Restrictions

Town Services /  
Maintenance  
Requirements

Maintain buildings and yard.

Impact / Relationship  
with Surrounding  
Properties

Adjoins the arcade building parcel to the north. The southeast corner of the lot is owned by John Hayward Moore.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$184,000

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	6
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
X	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
X	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

6





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

6



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	7
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GIS DATA	
Tax PIN	1601458
Property Description (From GIS)	UN-DEV PARK AREA
Acres	1.37
Address	PROCTOR RD
Zoning District	CTC

PROPERTY USAGE	
Current Use	Traffic Island and Parking between LL Inn and Keeter
History	
Future Use	Can be repurposed as part of a town center development project that realigns streets and adds buildings to create a walkable main street with retail, offices, residential, dining, etc.
Property Restrictions	
Town Services / Maintenance Requirements	Mowing, paving
Impact / Relationship with Surrounding Properties	Utilized for overflow parking by the Inn and during street festivals. Serves as the primary access to Proctor Road.

FINANCIAL	
Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$184,000

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	7
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
X	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
X	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

7



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

8

### GIS DATA

Tax PIN

1617244

Property Description  
(From GIS)

COLLIER COBB DR

Acres

1.32

Address

COLLIER COBB DR

Zoning District

R-1A

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions

Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$5,000

Annual Income

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	8
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

8
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# LUREMONT

The Luremont area was one of several residential communities envisioned in the original E.L. Draper development plan for Lake Lure. It was the only one platted and improved with roads and lots in the 1920s. Luremont lies east of the town center, from the Bottomless Pools to what is now the Lure Ridge subdivision and west along the lake from Jack London Court to Holmes Road. All of the roads were named for noted intellectuals, both contemporary (in the 1920s) and historic, including writers, scientists, musicians, philosophers. See below for a cross-reference of original street names to today's street names.

The Luremont Plan included eyebrow-like public areas along the highway and for trail/pathway corridors that ran throughout the development, like connective tissue between the roads that provided walkability to and from the town center, the Point of Rocks and the lake.

Street Names from 1926 Lake Lure General Development Plan – Luremont Section	Biographical Info	Street Name Today
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## Western Portion

Sidney Lanier Drive	American musician and poet (1842-1881)	Sidney Lanier Drive Washburn Road
Louis Agassiz Road	Swiss-born American biologist, geologist, physician (1807-1873)	Washburn Road
Asa Gray Drive & Ridge	American botanist (1810-1888)	Asa Gray Drive
Bill Nye Road	Edgar Wilson (Bill) Nye - American journalist and humorist (1850-1896)	Asa Gray
Joel Chandler Harris	American journalist, fiction writer, folklorist (Uncle Remus stories) (1848-1908)	Harris Road
Luther Burbank	American botanist, horticulturalist, pioneer in agricultural science (1849-1926)	Luther Burbank Road
Thomas A. Edison	American inventor and businessman (1847-1931)	Thomas A Edison Road
Fred A. Olds Road	Historian, newspaper columnist, lecturer, and editor, probably was born in North Carolina (1853-1935)	Fred A. Olds Road
Collier Cobb Drive	Professor of geology at the University of North Carolina and a specialist in	Upper Collier Cobb Drive Lower Collier Dobb Drive
Jack London Road and Court	American Author, journalist, and social activist (1876-1916)	Jack London Road and Court

Street Names from 1926 Lake Lure General Development Plan – Luremont Section	Biographical Info	Street Name Today
Earnest Thompson Seton Road	British author, wildlife artist, one of the founding pioneers of the Boy Scouts of America (1860 – 1946)	Seton Road
Lyman Abbot Road	Congregationalist theologian, editor, and author (1835-1922)	Abbott Road Seton Road
Isaac Walton Court	Izzak Walton - English writer best known as the author of <i>The Compleat Angler</i> (1594-1683)	Knight Hollow Way
John Burroughs Road	American naturalist and essayist important in the evolution of the U.S. conservation movement (1837-1921)	Resort Lane
Benjamin Franklin Drive	One of the Founding Fathers of the United States, he was an author, printer, political theorist, politician, postmaster, scientist, inventor, civic activist, statesman, and diplomat. (1706-1790)	Shady Grove Lane
Charles W. Eliot Road	American academic who served as the president of Harvard from 1869	Lakeview Road (initial section)
Crawford W. Long Road	American surgeon and pharmacist best known for his first use of inhaled diethyl ether as an anesthetic (1815-1878)	Not Built
Bret Harte Road	American author and poet (1836-1902 Not built)	

#### Eastern Portion

Oliver Wendell Holmes Drive	Sr. - physician, poet, professor, lecturer, and author, member of the Fireside Poets (1809-1894)	Holmes Road
Eli Whitney Road	Inventor of the cotton gin (1765-1825)	Ridgeview Circle
Nathaniel Hawthorne Drive	American novelist and short story writer. (1804-1864)	Hawthorne Drive
Harrison Fisher Court	Illustrator (1877-1934)	Fisher Court
Gene Stratton Porter	She was an author, amateur naturalist, wildlife photographer, movie producer/studio owner (1863-1924)	Gene Stratton Porter Road
Horace Kephart Drive and Court	Travel writer and librarian, best known as the author of <i>Our Southern Highlanders</i> , about his life in the	Burroughs Road Horace Kephart Drive (not marked)
Frances Hodgson Burnett Road	English-American playwright and author. (1849-1924)	Lure Ridge Drive



Street Names from 1926 Lake Lure General Development Plan – Luremont Section	Biographical Info	Street Name Today
Robert Louis Stevenson Drive	Scottish novelist, poet, essayist, and travel writer. His most famous works are <i>Treasure Island</i> , <i>Kidnapped</i> , and <i>Strange Case of Dr Jekyll and Mr Hyde</i> . (1850-1894)	Lure Ridge Drive
Anatole France Road	French poet, journalist, and novelist (1844-1924)	Not Built
Albert Payson Terhune Road	American author, dog breeder, and journalist. (1872-1942)	Not Built
Joseph Conrad Court	Polish novelist. (1857-1924)	Not Built
Margaret Morley Road	American educator, biologist and writer (1858-1923)	Not Built
Rudyard Kipling Road and Court	English short-story writer, poet, and novelist (1865-1936)	Not Built
Edgar A. Guest Road	English-born American poet (1881-1959)	Not Built
Charles Dana Gibson Road	Graphic artist, best known for his creation of the Gibson Girl, an iconic representation of the beautiful and independent American woman at the turn of the 20th century. (1867-1944)	Not Built
Lafcadio Hearn Road	International writer, known best for his books about Japan. Also known also by the Japanese name Koizumi Yakumo (1856-1904)	Not Built
John McCormick Court	?	Not Built

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

9

### GIS DATA

Tax PIN

1633701

Property Description  
(From GIS)

SHEDS HWY 64-74-A

Acres

4.48

Address

BOTTOMLESS POOLS RD

Zoning District

GU - government use

### PROPERTY USAGE

Current Use

Luremont Recreation / Trails  
Wellhouse  
Both sides of Pool Creek (to covered bridge)  
Access road to Parmley property

History

Luremont Recreation/ Trails

Future Use

See "Luremont History" tab

Property Restrictions

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	9
Assessed Property Value (land and buildings)	\$336,300
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

9



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

9



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

10

### GIS DATA

Tax PIN

1616936

Property Description  
(From GIS)

OFF WASHBURN RD

Acres

2.00

Address

BOTTOMLESS POOLS RD

Zoning District

R-1A

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$9,100

Annual Income



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	10
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	10
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

11

### GIS DATA

Tax PIN

1635941

Property Description  
(From GIS)

ASA GRAY

Acres

0.62

Address

ASA GRAY DR

Zoning District

R-1A

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions

Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$3,400

Annual Income

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	11
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

11



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

12

### GIS DATA

Tax PIN

1609739

Property Description  
(From GIS)

BLDG HWY 74

Acres

1.70

Address

2724 MEMORIAL HWY

Zoning District

GU - government use

### PROPERTY USAGE

Current Use

Beach

Two beach houses. Larger one has a covered pavilion on the beach.

Water park (equipment owned by Lake Lure Tours, Inc.)

Operated under a concession agreement with the town (current 10-year agreement runs through 2017)

History

Future Use

Property Restrictions

Town Services /  
Maintenance  
Requirements

Maintenance shared between the town and concessionaire

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$824,700

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	12
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
X	Historic
X	Vehicle Parking

### Pictures

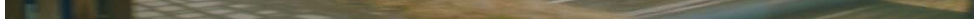


# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

12





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

13

### GIS DATA

Tax PIN

1616938

Property Description  
(From GIS)

POLICE BOAT HOUSE

Acres

0.64

Address

2662 MEMORIAL HWY

Zoning District

CG - commercial general

### PROPERTY USAGE

Current Use

East side of Beach and Pool Creek  
ABC parking lot  
boat docks on Pool Creek  
Police boat house and contractor docks

History

Future Use

Could be part of town center redevelopment plan.  
Could be utilized as part of a concession (ski boats, rental boats)  
Could be incorporated into another use for the ABC store

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Maintenance of buildings, docks, shoreline

Impact / Relationship  
with Surrounding  
Properties

Close relationship with the ABC store

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$448,600

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	13
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
X	Historic
X	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

13



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

14

### GIS DATA

Tax PIN

1616937

Property Description  
(From GIS)

ABC STORE

Acres

0.21

Address

2654 MEMORIAL HWY

Zoning District

CG - commercial general

### PROPERTY USAGE

Current Use

ABC Store

History

Was the town hall / administration building before the late 90s

Future Use

This is a very strategic, desirable location in the heart of the town center, with a view of Chimney Rock, with access to the lake and commercial zoning. Restaurant? Retail? Lake-related business (with docks & boathouse)?

Property Restrictions

Town Services /  
Maintenance  
Requirements

Building maintenance

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$214,400

Annual Income

Annual rent: \$6,000  
Annual ABC store profit sharing: \$14,000-\$15,000



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	14
Income Potential	\$40,000 to \$60,000 in annual rent to a restaurant?
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
X	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	14
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

15

### GIS DATA

Tax PIN

1616929

Property Description  
(From GIS)

HWY 74

Acres

5.84

Address

MEMORIAL HWY

Zoning District

R-4 (along Memorial Hwy)  
R-1A (southern portion along Asa Gray Dr.)

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails  
Includes a silt retention pond east of the Lakeview Grocery.

History

See "Luremont History" tab

Future Use

This property runs along Memorial Highway from the retention pond at the gas station to the Log Home Sales business at Knight Hollow Way (across from the Towne Center 4-unit building). It then climbs up to Asa Gray Drive. A trail has been flagged along the property in a full loop behind La Strada and down to Bottomless Pools Drive, following the old Asa Gray roadway that was never paved. There is room for trailhead parking along the highway across from HNG Outreach. Some of the flag line requires a trail easement from the Wilsons (parcel 1635103). The southernmost finger of the town's property connects with Asa Gray, but in a narrow and very steep ravine.

Property Restrictions

Town Services /  
Maintenance  
Requirements

Periodic cleanout of sediment from the pond.

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	15
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$168,700
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





**Town of Lake Lure - Land Assets**

**PROPERTY ABSTRACT**

Lake Lure Property ID	15
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

16

### GIS DATA

Tax PIN

1616927

Property Description  
(From GIS)

HWY 74

Acres

0.34

Address

MEMORIAL HWY

Zoning District

R-4

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$14,600

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	16
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

16





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	17
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GIS DATA	
Tax PIN	1643158
Property Description (From GIS)	FIREFLY COVE REV WELL & TANK SITE PB 28 PG 285
Acres	1.06
Address	BOYS CAMP RD
Zoning District	R-3

PROPERTY USAGE	
Current Use	Well Site
History	Purchased by the Town from the Firefly Cove developer in a deal to dedicate the water system infrastructure installed by the developer (wells, pumps, reservoir and distribution lines).
Future Use	
Property Restrictions	
Town Services / Maintenance Requirements	
Impact / Relationship with Surrounding Properties	

FINANCIAL	
Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$1,000

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	17
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

17



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

18-20

### GIS DATA

Tax PIN

1649620

Property Description  
(From GIS)

BLDGS MEMORIAL HWY GOLF COURSE TRACT PB 2-28

Acres

201.98

Address

622/658 MEMORIAL HWY

Zoning District

GU - government use

### PROPERTY USAGE

Current Use

All of the golf course along Memorial Highway (both sides), around the school tract and the portion south of Island Creek Road.  
Includes the old residential dump/landfill.  
Includes the driveway frontage on Island Creek Road and the former police practice range.

History

The golf course property was acquired (purchased or gifted?) by the town in the early 1930s from [real estate company]. Nine holes were built of the 18 originally planned. The course is popularly purported to have been designed by Donald Ross, the famed Scottish course architect active in North Carolina in the 1920's. However, extensive research has revealed no documentation to substantiate this. There are numerous print references to Lake Lure's course being designed by the firm of (Wayne) Stiles and (John) Van Kleeck of Boston. They are mentioned on Lake Lure development advertising for the Chimney Rock Mountains Corporation and in newspaper clippings. The Donald Ross attribution is part of an oral tradition that seems to start in the 60's or 70s, where people recall having seen and read something about Donald Ross's involvement, or having seen plans with his name on them, or hearing this from their relatives. Because Donald Ross was active in the region at the time that Lake Lure's course was being built (Ross designed courses in Asheville and Tryon), it's likely that he was on site at some point. As Chimney Rock and the new Lake Lure development was being marketed heavily, there is evidence of much golf promotion and photo ops with famous golfers visiting the course under construction. A mention and photo of Donald Ross could have linked him to the course in someone's mind and that has strengthened through years of the telling.



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	18-20
Future Use	<p>The acreage south of the golf course has been identified for school expansion in the future and the general assembly has authorized the Town to sell, lease or gift any of this acreage for school purposes. The general development plan for the area also includes these possible uses: library, recreation center, commercial development along NC-9.</p> <p>The area south of Island Creek road falls off into a ravine. Development ideas have included a convenience center for trash/recycling/woody debris, a site for the public works facility, an area to deposit dredging spoils (to create a level building site).</p> <p>The golf course itself has always required a subsidy from the town budget, currently \$75,000 per year plus building maintenance expenses. The community has considered options for re-use of the property as a park, for commercial or residential development, as a different kind of recreation amenity</p>
Property Restrictions	<p>Includes the old residential landfill east of the school. This landfill was remediated by the state in 2014. A Declaration of Perpetual Land Use Restrictions is in place and filed with the deed. The DPLUR outlines a number of allowable and prohibited uses. The state (DENR) must be notified of any structural changes planned for the landfill area (which is denoted on maps and with bollards on site). There is also a letter outlining annual maintenance requirements for the area, particularly the rip-rap slope above the drainage creek. Each January, the Town is required to send in a certification that the DPLUR is still in place and that we are in compliance. Nothing toxic was found in the landfill and gas monitoring probes are in place. The Town is required to periodically mow the landfill area and to keep the riprap free of woody vegetation.</p>
Town Services / Maintenance Requirements	<p>The golf course operator mows greens and fairways, operates the irrigation system and performs minor building maintenance. The Town performs major building maintenance.</p>
Impact / Relationship with Surrounding Properties	

### FINANCIAL

Acquisition Date	early 1930s
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$1,209,000
Annual Income	

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	18-20
Income Potential	
Annual Costs (est.)	\$75,000 in annual subsidy to operate the golf course \$5,000 annual building maintenance budget

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
X	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	18-20
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	18-20
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

18-20



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

21

### GIS DATA

Tax PIN

1616915

Property Description  
(From GIS)

HWY 74

Acres

0.50

Address

MEMORIAL HWY

Zoning District

R-4

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$4,000

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	21
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	21
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

22 & 23

### GIS DATA

Tax PIN

1647423

Property Description  
(From GIS)

WATERS OF LAKE LURE

Acres

808.63

Address

US 64/74A HWY

Zoning District

L-1

### PROPERTY USAGE

Current Use

Lake (22)  
Tryon Bay Cove (23)

History

Future Use

Property Restrictions

Town Services /  
Maintenance  
Requirements

Dredging  
Fishery management  
Water Quality  
Boating Management  
Lake Structures Management

Impact / Relationship  
with Surrounding  
Properties

The health and scenic beauty of the lake, coupled with the quality of life and experiences it provides, is central to the economic vitality of all of Lake Lure.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$1,188,600

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	22 & 23
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	22 & 23
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

24

### GIS DATA

Tax PIN

1625665

Property Description  
(From GIS)

R/W FOR PUBLIC STREET

Acres

0.25

Address

WASHBURN RD

Zoning District

R-1A

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails  
This is the long, narrow extension of Dogwood Lane the houses a water storage reservoir.

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$100

Annual Income



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	24
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

24



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

25

### GIS DATA

Tax PIN

1641490

Property Description  
(From GIS)

MEMORIAL HWY TOWN OF LL WELL

Acres

7.24

Address

2495 MEMORIAL HWY

Zoning District

R-4 (along Memorial Hwy)  
R-1A (southern portion along Washburn Road and Asa Gray)

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$9,700



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	25
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

25



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

26

### GIS DATA

Tax PIN

1616931

Property Description  
(From GIS)

HWY 74

Acres

0.20

Address

WASHBURN RD

Zoning District

R-4

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$26,100

Annual Income

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	26
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

26





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

27

### GIS DATA

Tax PIN

1616914

Property Description  
(From GIS)

HWY 74 & WASHBURN DR

Acres

1.60

Address

MEMORIAL HWY

Zoning District

R-4

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$26,100

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	27
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	27
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

28

### GIS DATA

Tax PIN

1616924

Property Description  
(From GIS)

HWY 74

Acres

3.60

Address

MEMORIAL HWY

Zoning District

R-4 (along Memorial Highway)  
R-1A (southern portion of property along Luther Burbank)

### PROPERTY USAGE

Current Use

Luremont Recreation/ Trails

History

See "Luremont History" tab

Future Use

Walking trails to create new recreational/scenic/wellness amenities reachable from the town center area

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South of Memorial Highway, the Luremont area is sparsely developed with homes. Many undeveloped lots provide green space. The Town owns 12 parcels in the area between Bottomless Pools and the Willow Brook center.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$23,400



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	28
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

28



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

29

### GIS DATA

Tax PIN

1622120

Property Description  
(From GIS)

HIGHWAY 74

Acres

0.28

Address

MEMORIAL HWY

Zoning District

CG - commercial general

### PROPERTY USAGE

Current Use

Welcome Sign Property at Larkin's

History

Future Use

Property Restrictions

Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

Rock wall with Welcome to Lake Lure lettering and lighting was installed using donated labor and materials

\$65,000



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	29
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
X	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	29
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

30

### GIS DATA

Tax PIN

1631749

Property Description  
(From GIS)

LT 9 MORLAN SUBD

Acres

0.24

Address

BUFFALO SHOALS RD

Zoning District

R-1

### PROPERTY USAGE

Current Use

Recreation / Green Space (Restricted Use)

History

Three lakefront lots were gifted to the town by John Hayward Moore. While each lot has 100 feet of shoreline, they are quite steep and narrow--the land falls from the edge of Buffalo Creek Road down to the water. These lots were considered unbuildable, or at least very limited in their options, and Mr. Moore felt the tax valuation far exceeded their practical value.

Future Use

Possible public boat docks and stairs. Possible sewer connection to a nearby manhole. Water available from nearby private/shared wells. Not many options for parking; a tall retaining wall could create space for a few cars.

Property Restrictions

A condition of the gift was that the Town would keep these lots undeveloped (to maintain natural habitat on the lakeshore) or to only use them for public park or recreational purposes.

Town Services /  
Maintenance  
Requirements

None

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

April 2010

Acquisition Cost

The loss of property tax revenues. In 2010, these three lots were valued at \$480,000, \$100,000 and \$100,000. Local tax collections in 2010 were \$1,428 (\$1008, \$210 and \$210).

Improvements since  
Acquisition

None

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	30
Assessed Property Value (land and buildings)	\$320,000
Annual Income	None
Income Potential	
Annual Costs (est.)	None

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

30





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

31

### GIS DATA

Tax PIN

1631750

Property Description  
(From GIS)

LT 8 MORLAN SUBD

Acres

0.24

Address

BUFFALO SHOALS RD

Zoning District

R-1

### PROPERTY USAGE

Current Use

Recreation / Green Space (Restricted Use)

History

Three lakefront lots were gifted to the town by John Hayward Moore. While each lot has 100 feet of shoreline, they are quite steep and narrow--the land falls from the edge of Buffalo Creek Road down to the water. These lots were considered unbuildable, or at least very limited in their options, and Mr. Moore felt the tax valuation far exceeded their practical value.

Future Use

Possible public boat docks and stairs. Possible sewer connection to a nearby manhole. Water available from nearby private/shared wells. Not many options for parking; a tall retaining wall could create space for a few cars.

Property Restrictions

A condition of the gift was that the Town would keep these lots undeveloped (to maintain natural habitat on the lakeshore) or to only use them for public park or recreational purposes.

Town Services /  
Maintenance  
Requirements

None

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

April 2010

Acquisition Cost

The loss of property tax revenues. In 2010, these three lots were valued at \$480,000, \$100,000 and \$100,000. Local tax collections in 2010 were \$1,428 (\$1008, \$210 and \$210).

Improvements since  
Acquisition

None

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	31
Assessed Property Value (land and buildings)	\$320,000
Annual Income	None
Income Potential	
Annual Costs (est.)	None

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures

See #30

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

32

### GIS DATA

Tax PIN

1631751

Property Description  
(From GIS)

LT 7 MORLAN SUBD

Acres

0.23

Address

BUFFALO SHOALS RD

Zoning District

R-1

### PROPERTY USAGE

Current Use

Recreation / Green Space (Restricted Use)

History

Three lakefront lots were gifted to the town by John Hayward Moore. While each lot has 100 feet of shoreline, they are quite steep and narrow--the land falls from the edge of Buffalo Creek Road down to the water. These lots were considered unbuildable, or at least very limited in their options, and Mr. Moore felt the tax valuation far exceeded their practical value.

Future Use

Possible public boat docks and stairs. Possible sewer connection to a nearby manhole. Water available from nearby private/shared wells. Not many options for parking; a tall retaining wall could create space for a few cars.

Property Restrictions

A condition of the gift was that the Town would keep these lots undeveloped (to maintain natural habitat on the lakeshore) or to only use them for public park or recreational purposes.

Town Services /  
Maintenance  
Requirements

None

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

April 2010

Acquisition Cost

The loss of property tax revenues. In 2010, these three lots were valued at \$480,000, \$100,000 and \$100,000. Local tax collections in 2010 were \$1,428 (\$1008, \$210 and \$210).

Improvements since  
Acquisition

None

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	32
Assessed Property Value (land and buildings)	\$320,000
Annual Income	None
Income Potential	
Annual Costs (est.)	None

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

See #30



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	33
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GIS DATA	
Tax PIN	1645478
Property Description (From GIS)	RIDGE @ FIREFLY WELL LOT PB29 PG20
Acres	1.23
Address	BOYS CAMP RD
Zoning District	R-1A

PROPERTY USAGE	
Current Use	Well Site
History	Purchased by the Town from the Firefly Cove developer in a deal to dedicate the water system infrastructure installed by the developer (wells, pumps, reservoir and distribution lines).
Future Use	
Property Restrictions	
Town Services / Maintenance Requirements	Driveway and building maintenance
Impact / Relationship with Surrounding Properties	

FINANCIAL	
Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$200
Annual Income	
Income Potential	
Annual Costs (est.)	

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

33

STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures



Town of Lake Lure - Land Assets

PROPERTY ABSTRACT

Lake Lure Property ID

33



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

34

### GIS DATA

Tax PIN	1646241
Property Description (From GIS)	WATER STORAGE TANK SITE
Acres	0.43
Address	BOULDER RUN DR
Zoning District	M-1

### PROPERTY USAGE

Current Use	Firefly Cove Water Tank
History	Purchased by the Town from the Firefly Cove developer in a deal to dedicate the water system infrastructure installed by the developer (wells, pumps, reservoir and distribution lines).
Future Use	
Property Restrictions Town Services / Maintenance Requirements	Water reservoir maintenance. The access road is privately maintained by the Firefly Cove POA.
Impact / Relationship with Surrounding Properties	Abuts the western edge of the boulder field at Rumbling Bald State Park, a 6-acre lot owned by the Carolina Climber's Coalition. This property is surrounded by the 27-acre parcel at the upper end of Boulder Run Drive owned by the Maddux family. This area is not to be used for access to the climbing area (other than for maintenance). The POA will be installing an electric gate at the beginning of Boulder Run Drive in 2015.

### FINANCIAL

Acquisition Date	October 2008
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$100



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	34
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	34
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

35

### GIS DATA

Tax PIN

1647994

Property Description  
(From GIS)

PB 31/130

Acres

200.00

Address

2191 BUFFALO CREEK RD

Zoning District

None: Currently outside of the Town limits. Plan to annex this into town.

### PROPERTY USAGE

Current Use

Buffalo Creek Park - mountain biking and hiking trails. This property lies between Rumbling Bald Resort and the undeveloped sections of the Grey Rock community. It is bordered on the north and west by lands owned by the Carolina Mountain Land Conservancy. This property holds a section of the Lake Lure Summits Trail, a planned trail system that will circumnavigate the lake and connect the surrounding peaks. This park is an important trailhead and access point for northern portions of the state park (the north-facing side of Rumbling Bald Mountain). The trail system utilizes the town's property and the adjacent CMLC Weed Patch tract.

History

This property was acquired by the town through a grant from the Parks & Recreation Trust Fund (PARTF). It was purchased from CMLC at a below-market cost, using the contributed value as the local matching requirement for the grant. It has been improved with trails using grants from PARTF and the Recreational Trails Program (RTP). Prior to the town's ownership, the CMLC purchased it out of the Grey Rock developer's bankruptcy. It was part of the larger Weed Patch tract acquisition, which contained some future phases of Grey Rock and green space. Prior to Grey Rock, it had been owned by a paper/timber company.

Future Use

No plans other than a park. Transfer to State Park ownership is a possibility. The town will be gaining additional acreage from the CMLC as part of a local cash match requirement for a trailbuilding grant.

Property Restrictions

There is a conservation easement on this property (held by the Carolina Mountain Land Conservancy). To protect the watershed, it prohibits development on all but the easternmost portion (along Buffalo Creek). Trails and limited structures (like viewing platforms) are permissible...always refer to the easement document before any new construction or planned changes in use. The CMLC conducts annual site monitoring visits to ensure compliance. They have a similar easement on their adjacent property.

The .3 mile gravel access trail that connects the town's northern trailhead with the southern trailhead inside the Rumbling Bald Resort follows and crosses Buffalo Creek. Along its distance, the trail is on both town and Resort property. A joint easement agreement is in place.

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

35

**Town Services /  
Maintenance  
Requirements**

The town has minimal maintenance responsibility for the trailhead parking area and .3 mile gravel access trail. The backcountry trails are maintained by local volunteers (hikers, riders) organized by the Rutherford Outdoor Coalition and the AmeriCorps Trail Stewardship program. Firefighting and rescue would be provided by the Fairfield, Lake Lure and Bill's Creek stations.

**Impact / Relationship  
with Surrounding  
Properties**

This is part of the larger CMLC Weed Patch tract that borders it on two sides.  
It is the buffer/connection between Rumlbing Bald Resort and Gray Rock.  
It is a connecting corridor for the Summits Trail  
It is a green space buffer for the northern boundary of Rumbling Bald Resort

### FINANCIAL

**Acquisition Date**

12/15/2010

**Acquisition Cost**

\$0

**Improvements since  
Acquisition**

\$300,000 of trail design and construction, footbridges (grant funded)

**Assessed Property  
Value (land and  
buildings)**

\$510,000

**Annual Income**

\$0

**Income Potential**

Park user donation box  
Advertising at trailhead

**Annual Costs (est.)**

\$1,000

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
X	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

35

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

36 & 37

### GIS DATA

Tax PIN

1649749

Property Description  
(From GIS)

LAKE LURE DAM LOT B PB34 PG108

Acres

8.46

Address

197 BUFFALO SHOALS RD

Zoning District

GU - government use

### PROPERTY USAGE

Current Use

36 - Dam and Lake Operations Office (west of road)  
37 - Powerhouse and area east of road

History

Future Use

Property Restrictions

Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$619,500

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	36 & 37
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
X	Historic
	Vehicle Parking

### Pictures



ID-37



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

36 & 37





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

36 & 37



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	36 & 37
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

38

### GIS DATA

Tax PIN

219448

Property Description  
(From GIS)

BUFFALO SHOALS ROAD

Acres

0.74

Address

BUFFALO SHOALS RD

Zoning District

R-1

### PROPERTY USAGE

Current Use

Sunset Cove Road Upper Portion

History

Future Use

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$5,900

Annual Income

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	38
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
X	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	38
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

39

### GIS DATA

Tax PIN

227254

Property Description  
(From GIS)

NEAR DAM SITE

Acres

2.00

Address

BUFFALO SHOALS RD

Zoning District

R-2

### PROPERTY USAGE

Current Use

North side of river downstream of dam

History

Future Use

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

South side of river (adjacent to the dam access road) is a 1.26-acre tract owned by John Hayward Moore

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$7,200

Annual Income

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	39
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

40

### GIS DATA

Tax PIN

1616909

Property Description  
(From GIS)

CHARLOTTE RD

Acres

0.50

Address

MEMORIAL HWY

Zoning District

R-1

### PROPERTY USAGE

Current Use

Corner across from Fire Station

History

Future Use

Property Restrictions

Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

### FINANCIAL

Acquisition Date

1993

Acquisition Cost

Improvements since  
Acquisition

Assessed Property  
Value (land and  
buildings)

\$50,000

Annual Income



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	40
Income Potential	
Annual Costs (est.)	

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

41

### GIS DATA

Tax PIN

1616904

Property Description  
(From GIS)

HWY 74

Acres

0.08

Address

MEMORIAL HWY

Zoning District

R-1

### PROPERTY USAGE

Current Use

Wastewater Treatment Plant (WWTP)  
Small, triangular parcel on southwest side of plant along Memorial Highway

History

Treatment plant built in the late 60's or early 70s

Future Use

Possible relocation and expansion of the plant onto the adjacent hillside (see below).

Or, decommissioning of the plant and conversion to a water treatment plant that utilizes the lake as a storage reservoir.

Property Restrictions  
Town Services /  
Maintenance  
Requirements

Impact / Relationship  
with Surrounding  
Properties

The property to the west, between the treatment plant and Buffalo Shoals Road, is a 24-acre tract owned by John Hunt. It comprises the side of a hill that rises 240 feet above the treatment plant and dam access road. The top of the hill is on an adjoining tract to the south, 18 acres behind the Point of View restaurant and the homes along Memorial Highway.

### FINANCIAL

Acquisition Date

Acquisition Cost

Improvements since  
Acquisition

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	41
Assessed Property Value (land and buildings)	\$1,000
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	<div>41</div>
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	42
-----------------------	----

### GIS DATA

Tax PIN	1616959
Property Description (From GIS)	BLDG HWY 74
Acres	3.00
Address	182/184 MEMORIAL HWY
Zoning District	R-1

### PROPERTY USAGE

Current Use	Wastewater Treatment Plant (WWTP)
History	Treatment plant built in the late 60's or early 70s
Future Use	Possible relocation and expansion of the plant onto the adjacent hillside (see below). Or, decommissioning of the plant and conversion to a water treatment plant that utilizes the lake as a storage reservoir.
Property Restrictions	
Town Services / Maintenance Requirements	
Impact / Relationship with Surrounding Properties	The property to the west, between the treatment plant and Buffalo Shoals Road, is a 24-acre tract owned by John Hunt. It comprises the side of a hill that rises 240 feet above the treatment plant and dam access road. The top of the hill is on an adjoining tract to the south, 18 acres behind the Point of View restaurant and the homes along Memorial Highway.

### FINANCIAL

Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$90,200
Annual Income	
Income Potential	

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

42

Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

43

### GIS DATA

Tax PIN

231863

Property Description  
(From GIS)

RES HWY 74

Acres

0.29

Address

104/ 106 BOYS CAMP ROAD

Zoning District

CG

### PROPERTY USAGE

Current Use

Western Gateway to Flowering Bridge  
Used for visitor parking and a port-a-potty

History

The home of several restaurants, most recently El Sureno. The town acquired the property in 2013 as a strategic investment.  
The DOT is preparing to deed the Town the old bridge, the old roadway and the area between the old roadway and the new bridge (which will have riverfront access)

Future Use

Several options:  
- Flowering Bridge parking  
- Restrooms  
- a gateway welcome feature  
- sell or lease for commercial retail development  
- acquire surrounding property that will provide river access and greater development possibilities

Property Restrictions

Town Services /  
Maintenance  
Requirements

Need to maintain the one-lane roadway that was the old highway to the bridge. This is an access to Alan Moore's riverfront property to the east.

Impact / Relationship  
with Surrounding  
Properties

Corner lot that adjoins a small, narrow parcel owned by the American Legion to the north. To the east is a parcel owned by Alan Moore that has river frontage. Behind these three lots (to the north) is a 2.6 acre tract owned by Fraulein Swearingen (Beio).

### FINANCIAL

Acquisition Date

July 2013

Acquisition Cost

\$243,000

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	43
Improvements since Acquisition	About \$15,000 in building demolition
Assessed Property Value (land and buildings)	\$227,400
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
X	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

43



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

44

### GIS DATA

Tax PIN

1649750

Property Description  
(From GIS)

LOT B PB34 PG108

Acres

0.49

Address

273 BUFFALO SHOALS RD

Zoning District

R-1 (lakefront)  
GU - government use (portion north of Buffalo Shoals Rd.)

### PROPERTY USAGE

Current Use

Old EMS boathouse and parking area

History

In 2013, this parcel was subdivided from a larger lot that included all of the dam. This created a lot with 100 feet of shoreline that included an existing boathouse (originally used by the EMS rescue boat). The subdivision will make it easier to sell this property (for private or commercial use) if the Town desires. A portion of property was included across the road to provide a parking area.

Future Use

The boathouse requires significant maintenance and enhancement to meet the Town's needs (e.g., it's not long enough to house the fireboat under roof). Instead of putting money into this property with marginal value to the town, we have proposed selling the property to someone that can make good use of it and to invest those funds in a planned dock structure at the Lake Operations office that can house multiple town boats (a floating, aluminum, open-sided, roofed dock).

The lot has several attractive uses: (1) as a boathouse/day use lot for someone living off of the lake (neighboring lots are used in this manner) (2) as a commercial business with lakefront boat mooring and access: a fishing guide, ski school, tour boat, construction/service business, etc.

Property Restrictions

The lot does not have access to water or sewer and the area across the road won't support a sewer drainage field. We researched options for adding a connection to the town's sewer in this area, but they were cost prohibitive as the sewer line runs in close to 100 feet of water through the dam. In order to subdivide a lot in this condition, the Town placed a restrictive covenant on the deed that prohibits the construction of a dwelling unit.

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	44
Town Services / Maintenance Requirements	The old boathouse is in disrepair.
Impact / Relationship with Surrounding Properties	To the east, the property adjoins the north side of the dam. To the west, it abuts a small parcel with a boathouse and day-use cabin (without water and sewer facilities).

### FINANCIAL

Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	\$175,100
Annual Income	
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
X	Lake or River Access
	Town Gateways / Entrances
X	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
X	Vehicle Parking

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

44

### Pictures





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	45
-----------------------	----

GIS DATA	
Tax PIN	No parcel
Property Description (From GIS)	Roads, parking and islands between arcade and highway
Acres	
Address	Arcade Street
Zoning District	CTC

PROPERTY USAGE	
Current Use	Roads, parking and islands between arcade and highway
History	
Future Use	Can be repurposed as part of a town center development project that realigns streets and adds buildings to create a walkable main street with retail, offices, residential, dining, etc.
Property Restrictions	
Town Services / Maintenance Requirements	Paving, stormwater, mowing, fountains/monuments, trees
Impact / Relationship with Surrounding Properties	

FINANCIAL	
Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	
Annual Income	

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	45
Income Potential	
Annual Costs (est.)	

### STRATEGIC VALUE / ATTRIBUTES

X	Public Infrastructure
X	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
X	Possible Future Public Infrastructure
	Historic
X	Vehicle Parking

### Pictures

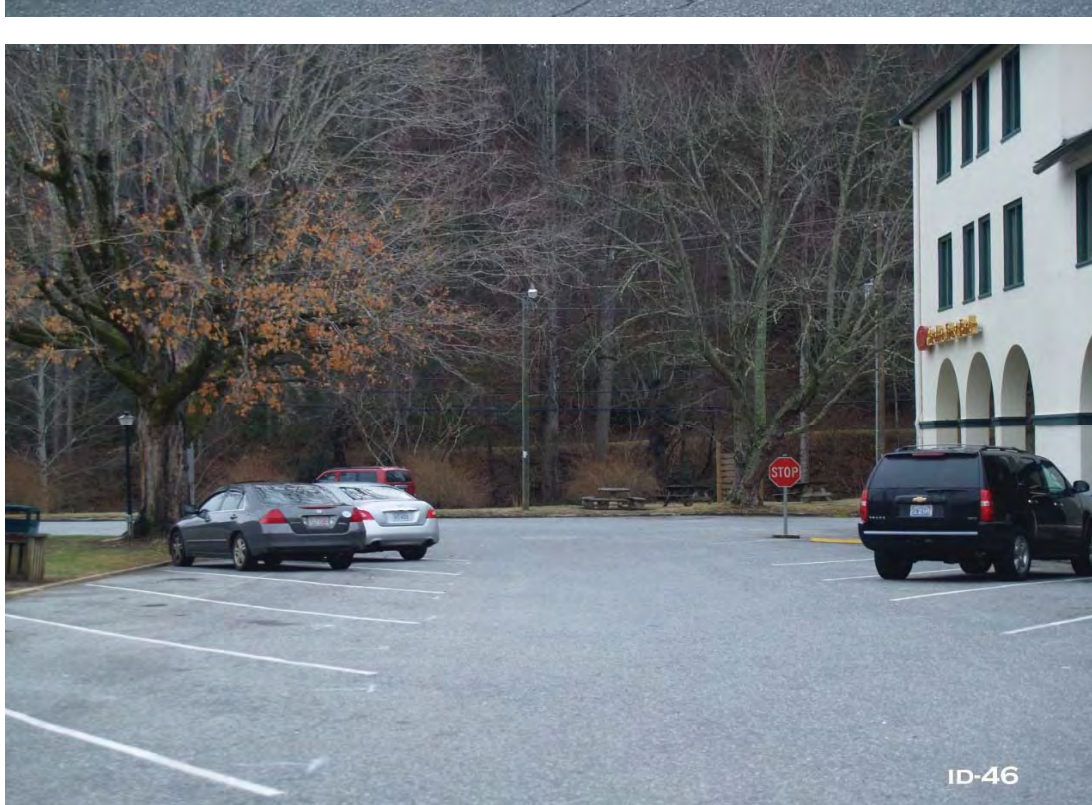


# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

45



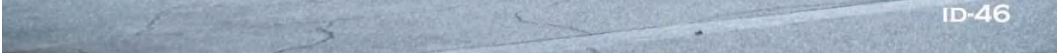


# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID

45





# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	45
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# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	46
-----------------------	----

GIS DATA	
Tax PIN	No parcel
Property Description (From GIS)	Western side of arcade bldg and public works yard
Acres	
Address	Keeter Lane
Zoning District	CTC

PROPERTY USAGE	
Current Use	Western side of arcade bldg and public works yard
History	
Future Use	Can be repurposed as part of a town center development project that realigns streets and adds buildings to create a walkable main street with retail, offices, residential, dining, etc.
Property Restrictions	
Town Services / Maintenance Requirements	
Impact / Relationship with Surrounding Properties	

FINANCIAL	
Acquisition Date	
Acquisition Cost	
Improvements since Acquisition	
Assessed Property Value (land and buildings)	

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	46
Annual Income	
Income Potential	
Annual Costs (est.)	

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
X	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
X	Possible Future Public Infrastructure
	Historic
X	Vehicle Parking

Pictures

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	47
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GIS DATA	
Tax PIN	224427
Property Description (From GIS)	Vacant parcel
Acres	0.06
Address	82°12'433" W 35°25'49.762" N—Spruce Hill
Zoning District	R-4

PROPERTY USAGE	
Current Use	Vacant
History	



**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

Likely non-conforming as to setbacks

none

none

## **FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$3,000

**Annual Income**

zero

**Income Potential**

Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]



## Property Summary

Tax Year: 2018

REID	224427	PIN	0642-47-1063	Property Owner	TOWN OF LAKE LURE
Location Address	0 MEMORIAL HWY	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value							
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$3,000						
Market Area	R91B	Deed Book	001110	Total Appraised Building Value							
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value							
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$3,000						
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$3,000						
Fire District		Package Sale Price		Other Exemptions	\$3,000						
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City						
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred							
History REID 1		<div>Improvement Summary</div> <table><tr><td>Total Buildings</td><td>0</td></tr><tr><td>Total Units</td><td>0</td></tr><tr><td>Total Living Area</td><td>0</td></tr></table>		Total Buildings	0	Total Units	0	Total Living Area	0	Historic Value Deferred	
Total Buildings	0										
Total Units	0										
Total Living Area	0										
History REID 2		Total Deferred Value									
Acreage	0		Total Taxable Value								
Permit Date											
Permit #											

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R4		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000	SHAPE-50.00	\$3,000
Total Land Value Assessed: \$3,000						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	48
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GIS DATA

Tax PIN	224423
Property Description (From GIS)	Vacant parcel
Acres	0.07
Address	82°12'33.533"W 35°25'48.574"N—Spruce Hill
Zoning District	R-4

PROPERTY USAGE

Current Use	Vacant parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

none
none

**FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$6,000

**Annual Income**

zero

**Income Potential**

--

Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]





## Property Summary

Tax Year: 2018

REID	224423	PIN	0642-46-1943	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value	
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$6,000
Market Area	R91B	Deed Book	001110	Total Appraised Building Value	
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value	
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$6,000
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$6,000
Fire District		Package Sale Price		Other Exemptions	\$6,000
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		<b>Improvement Summary</b>		Historic Value Deferred	
History REID 2				Total Deferred Value	
Acreage	0			Total Taxable Value	
Permit Date					
Permit #		Total Buildings	0		
		Total Units	0		
		Total Living Area	0		

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R4		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000		\$6,000
Total Land Value Assessed: \$6,000						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	49
-----------------------	----

GIS DATA

Tax PIN	224422
Property Description (From GIS)	Vacant Parcel
Acres	0.07
Address	82°12'33.806"W 35°25'48.129"N—Spruce Hill
Zoning District	R-4

PROPERTY USAGE

Current Use	Vacant parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

none
none

**FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

zero

**Assessed Property  
Value (land and  
buildings)**

\$6,000

**Annual Income**

zero

**Income Potential**

--

Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]





## Property Summary

Tax Year: 2018

REID	224422	PIN	0642-46-1829	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value	
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$6,000
Market Area	R91B	Deed Book	001110	Total Appraised Building Value	
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value	
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$6,000
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$6,000
Fire District		Package Sale Price		Other Exemptions	\$6,000
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	0	Total Units	0	Total Taxable Value	
Permit Date		Total Living Area	0		
Permit #					

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R4		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000		\$6,000
Total Land Value Assessed: \$6,000						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	50
-----------------------	----

GIS DATA	
Tax PIN	224421
Property Description (From GIS)	Vacant Parcel
Acres	0.07
Address	82°12'34.128"W 35°25'47.699"N—Spruce Hill
Zoning District	R-4

PROPERTY USAGE	
Current Use	Vacant Parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

none
none

**FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$6,000

**Annual Income**

zero

**Income Potential**

zero



Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]



## Property Summary

Tax Year: 2018

REID	224421	PIN	0642-46-0895	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value	
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$6,000
Market Area	R91B	Deed Book	001110	Total Appraised Building Value	
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value	
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$6,000
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$6,000
Fire District		Package Sale Price		Other Exemptions	\$6,000
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		<b>Improvement Summary</b>		Historic Value Deferred	
History REID 2				Total Deferred Value	
Acreage	0			Total Taxable Value	
Permit Date					
Permit #		Total Buildings			
		Total Units			
		Total Living Area			

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R4		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000		\$6,000
Total Land Value Assessed: \$6,000						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	51
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GIS DATA	
Tax PIN	224420
Property Description (From GIS)	Vacant Parcel
Acres	0.06
Address	82°12'34.421"W 35°25'47.278"N—Spruce Hill
Zoning District	R-4

PROPERTY USAGE	
Current Use	Vacant Parcel
History	



**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

none
none

**FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$6,000

**Annual Income**

zero

**Income Potential**

zero

Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]



## Property Summary

Tax Year: 2018

REID	224420	PIN	0642-46-0870	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value	
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$6,000
Market Area	R91B	Deed Book	001110	Total Appraised Building Value	
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value	
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$6,000
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$6,000
Fire District		Package Sale Price		Other Exemptions	\$6,000
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	0	Total Units	0	Total Taxable Value	
Permit Date		Total Living Area	0		
Permit #					

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R4		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000		\$6,000
Total Land Value Assessed: \$6,000						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			



# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	52
-----------------------	----

GIS DATA	
Tax PIN	218336
Property Description (From GIS)	Vacant Parcel
Acres	0.05
Address	82°12'34.993"W 35°25'46.404"N—Spruce Hill
Zoning District	R-4

PROPERTY USAGE	
Current Use	Vacant Parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

none
none

**FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$6,000

**Annual Income**

zero

**Income Potential**

zero

Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]





## Property Summary

Tax Year: 2018

REID	218336	PIN	0642-46-0722	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value	
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$6,000
Market Area	R91B	Deed Book	001110	Total Appraised Building Value	
Township	Chimney Rock	Deed Page	00687	Total Appraised Misc Improvements Value	
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$6,000
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$6,000
Fire District		Package Sale Price		Other Exemptions	\$6,000
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	0	Total Units	0	Total Taxable Value	
Permit Date		Total Living Area	0		
Permit #					

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R4		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000		\$6,000
Total Land Value Assessed: \$6,000						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00687	8/17/2015
1 Back	GRAY, MICHAEL A/ GRAY, SARA C	DEED	100	4		000955	00039	3/3/2008

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	53
-----------------------	----

GIS DATA	
Tax PIN	224424
Property Description (From GIS)	Vacant Parcel
Acres	0.09
Address	82°12'36.157"W 35°25'46.466"N—Spruce Hill
Zoning District	R-1A

PROPERTY USAGE	
Current Use	Vacant Parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

Non-conforming (lot size), but likely pre-existing

none

none

## **FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$3,300

**Annual Income**

zero

**Income Potential**

zero

Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]





## Property Summary

Tax Year: 2018

REID	224424	PIN	0642-36-9713	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value	
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$3,300
Market Area	R91B	Deed Book	001110	Total Appraised Building Value	
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value	
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$3,300
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$3,300
Fire District		Package Sale Price		Other Exemptions	\$3,300
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	0	Total Units	0	Total Taxable Value	
Permit Date		Total Living Area	0		
Permit #					

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0		Calculated Acres: 0	
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R1A		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000	MIGRATION ADJUSTMENT-94.21 ROAD TYPE-66.41 TOPOGRAPHY-84.32	\$3,300
Total Land Value Assessed: \$3,300						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	54
-----------------------	----

GIS DATA	
Tax PIN	224425
Property Description (From GIS)	Vacant Parcel
Acres	0.14
Address	82°12'36.769"W 35°25'46.175N—Spruce Hill
Zoning District	R-1A

PROPERTY USAGE	
Current Use	Vacant Parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

Non-conforming (lot size), but likely pre-existing

none

none

## **FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$3,100

**Annual Income**

zero

**Income Potential**



Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]



## Property Summary

Tax Year: 2018

REID	224425	PIN	0642-36-8760	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value	
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$3,100
Market Area	R91B	Deed Book	001110	Total Appraised Building Value	
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value	
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$3,100
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$3,100
Fire District		Package Sale Price		Other Exemptions	\$3,100
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred	
History REID 1		Improvement Summary		Historic Value Deferred	
History REID 2		Total Buildings	0	Total Deferred Value	
Acreage	0	Total Units	0	Total Taxable Value	
Permit Date		Total Living Area	0		
Permit #					

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES		Deeded Acres: 0		Calculated Acres: 0		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R1A		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000	ROAD TYPE-65.55 SHAPE-79.33	\$3,100
Total Land Value Assessed: \$3,100						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	55
-----------------------	----

GIS DATA	
Tax PIN	224426
Property Description (From GIS)	Vacant Parcel
Acres	0.08
Address	82°12'34.27"W 35°25'49.092"N—Spruce Hill
Zoning District	R-1A

PROPERTY USAGE	
Current Use	Vacant Parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

Non-conforming (lot size), but likely pre-existing

none

none

## **FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$3,100

**Annual Income**

zero

**Income Potential**



Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]



## Property Summary

Tax Year: 2018

REID	224426	PIN	0642-46-0998	Property Owner	TOWN OF LAKE LURE
Location Address	0 SPRUCE HILL	Property Description		Owner's Mailing Address	2948 MEMORIAL HWY LAKE LURE NC 28746

Administrative Data		Transfer Information		Property Value							
Old Map #	NONE	Deed Date	8/17/2015	Total Appraised Land Value	\$3,100						
Market Area	R91B	Deed Book	001110	Total Appraised Building Value							
Township	Chimney Rock	Deed Page	00685	Total Appraised Misc Improvements Value							
Planning Jurisdiction	RUTHERFORD	Revenue Stamps		Total Cost Value	\$3,100						
City	LAKE LURE	Package Sale Date		Total Appraised Value - Valued By Cost	\$3,100						
Fire District		Package Sale Price		Other Exemptions	\$3,100						
Spec District	F17 TWN LL MUNI FIRE	Land Sale Date		Exemption Desc	City						
Land Class	SINGLE FAMILY RES	Land Sale Price		Use Value Deferred							
History REID 1		<div>Improvement Summary</div> <table><tr><td>Total Buildings</td><td>0</td></tr><tr><td>Total Units</td><td>0</td></tr><tr><td>Total Living Area</td><td>0</td></tr></table>		Total Buildings	0	Total Units	0	Total Living Area	0	Historic Value Deferred	
Total Buildings	0										
Total Units	0										
Total Living Area	0										
History REID 2		Total Deferred Value									
Acreage	0			Total Taxable Value							
Permit Date											
Permit #											

## Building Summary

### Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Value
No Data									
Total Misc Improvements Value Assessed:									

## Land Summary

Land Class: SINGLE FAMILY RES		Deeded Acres: 0		Calculated Acres: 0		
Zoning	Soil Class	Description	Size	Rate	Land Adjustment	Land Value
R1A		RESIDENTIAL	1.00 BY THE UNIT PRICE	\$6,000	ROAD TYPE-65.55 SHAPE-79.33	\$3,100
Total Land Value Assessed: \$3,100						

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	TOWN OF LAKE LURE	DEED	100	0		001110	00685	8/17/2015

## Notes Summary

Building Card	Date	Line	Notes
No Data			

# Town of Lake Lure - Land Assets

## PROPERTY ABSTRACT

Lake Lure Property ID	56
-----------------------	----

GIS DATA	
Tax PIN	224428
Property Description (From GIS)	Vacant parcel
Acres	0.11
Address	82°12'34.321"W 35°25'49.575"N—Spruce Hill
Zoning District	R-1A

PROPERTY USAGE	
Current Use	Vacant Parcel
History	

**Future Use**

**Property Restrictions**

**Town Services /  
Maintenance  
Requirements**

**Impact / Relationship  
with Surrounding  
Properties**

Non-conforming (lot size), but likely pre-existing

none

none

## **FINANCIAL**

**Acquisition Date**

8/17/2015

**Acquisition Cost**

**Improvements since  
Acquisition**

none

**Assessed Property  
Value (land and  
buildings)**

\$2,900

**Annual Income**

zero

**Income Potential**



Annual Costs (est.)

STRATEGIC VALUE / ATTRIBUTES

	Public Infrastructure
	Road ROW / Drainage
	Park / Recreation
	Green Space / Viewshed
	Lake or River Access
	Town Gateways / Entrances
	Appreciating Real Estate / Future Private Investment
	Possible Future Public Infrastructure
	Historic
	Vehicle Parking

Pictures

[Attached]

