BERG, JOSHUA
BERG, TIFFANY
5850 GEORGIA RD
FRANKLIN, NC 28734-5115
ACCOUNT NUMBER: 162288

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, LANDFILL FEE
RESIDENTIAL (1), FRANKLIN TAX

Parcel: 6594193754
Tax Year: 2027
Reval Year: 2023
Appraised By: 21 on 06/13/2022
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	43 PHILLIPS ST
Neighborhood:	12114 - MAIN ST AREA
Road Type:	P - PVD PRIMARY
Township:	12 - FRANKLIN CITY
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

PHILLIPS ST
0.0400 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
BC	4/6/2026	BC-26-000724	15000

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
3/24/2026	375000	N	H-44/1122
6/1/2023	339000	N	N-42/2253
1/22/2020	265000	N	R-39/1883
9/16/1994	70000	N	O-20/1791

Plat Book: **Plat Card:**

NOTES

BROOKLYN BAGELS

VALUE SUMMARY

LAND:	38,400
BUILDING:	113,840
OBXF:	0
TOTAL APPRAISED:	152,240
DEFERRED VALUE:	0
NET TAXABLE:	152,240

LAND DATA - MARKET VALUE

	MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES
1	A	0500	COMM PRIMARY	FC1	L		960,000	0.040				0	38,400	
							Total Acres:	**0.040**				**Total Land Value:**	**38,400**	

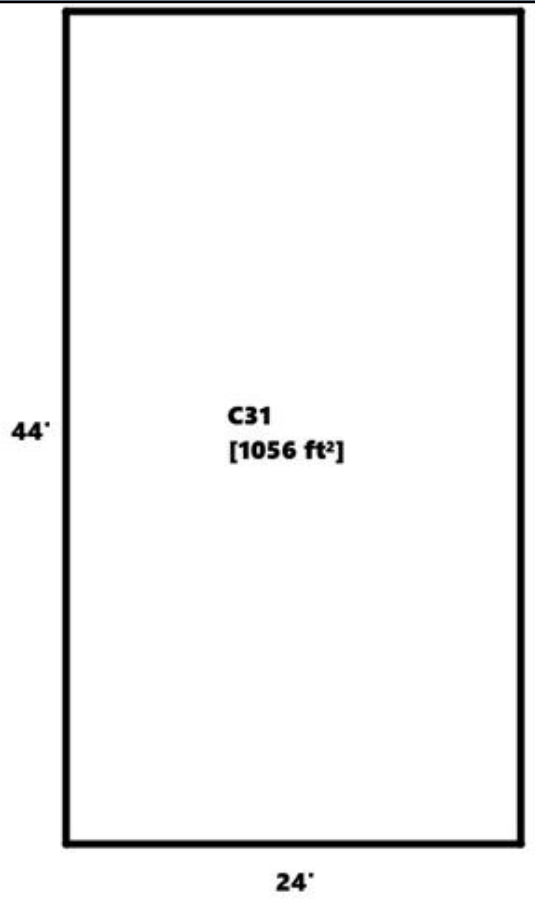
OUTBUILDING DATA

CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES

BUILDING DESCRIPTION

VALUATION METHOD:	C - COMMERCIAL
USE CODE:	C31 - RETAIL STORE
STYLE:	
FOUNDATION:	S - SLAB
EXTERIOR WALL 1:	BR - BRICK
EXTERIOR WALL 2:	ST - STONE
ROOF STRUCTURE:	S - SHED
ROOF COVER:	M - METAL
BEDROOMS:	
FULL BATHS:	
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	2/S BR RETAIL
REMARKS:	
HEATED SQUARE FEET:	2,112

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	242,208
PHYSICAL DEPRECIATION	53%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	113,840

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C31	1056	2.0	P		100%		C	1935	1985	A	47%			113840