BLUE RIDGE OFFICE SOLUTIONS, LLC
235 E PALMER ST
FRANKLIN, NC 28734
ACCOUNT NUMBER: 143096

Macon County, North Carolina

Tax Districts
GENERAL COUNTY TAX, FRANKLIN FIRE DISTRICT TAX, LANDFILL FEE
RESIDENTIAL (2), FRANKLIN TAX

Parcel: 6594194852
Tax Year: 2027
Reval Year: 2023
Appraised By: 101 on 09/08/2023
Information Source:E - ESTIMATE

PARCEL INFORMATION

Address:	228 E PALMER ST
Neighborhood:	12114 - MAIN ST AREA
Road Type:	P - PVD PRIMARY
Township:	12 - FRANKLIN CITY
Utilities:	A-1
View:	

PROPERTY DESCRIPTION

PALMER STREETFORMER MACON FURNITURE MART
0.3700 AC

PERMIT INFORMATION

Code	Date	Permit #	Amount
MC	11/16/2022	MC-22-002306	0

SALES INFORMATION

Date	Sales Price	Valid	Book / Page
4/22/2021	19639500	N	V-40/1619
12/23/2020	0	N	M-40/2151

Plat Book: **Plat Card:**

NOTES

MACON BARBER SHOP 224 E PALMER ST PREGANANCY CTR 226 E PALMER ST DRAKE OFFICES 228 E PALMER ST

VALUE SUMMARY

LAND:	307,560
BUILDING:	1,903,380
OBXF:	0
TOTAL APPRAISED:	2,210,940
DEFERRED VALUE:	0
NET TAXABLE:	2,210,940

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		831,243	0.370	CA25			0	307,560	
							Total Acres:	**0.370**				**Total Land Value:**	**307,560**	

OUTBUILDING DATA

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

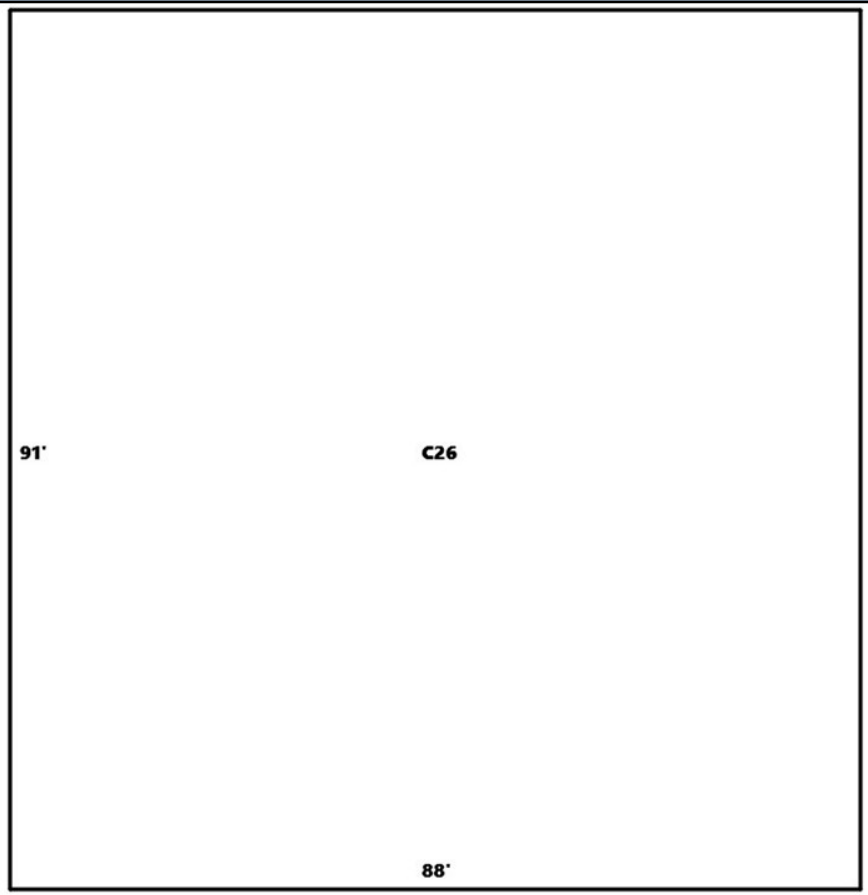
BUILDING DESCRIPTION

VALUATION METHOD:	C - COMMERCIAL
USE CODE:	C26 - OFFICE TYPICAL
STYLE:	
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	BR - BRICK
EXTERIOR WALL 2:	
ROOF STRUCTURE:	F - FLAT
ROOF COVER:	G - GRAVEL & TAR
BEDROOMS:	
FULL BATHS:	
HALF BATHS:	
ADDITIONAL FIXTURES:	
FIREPLACE TYPE/CNT/OPN/CH:	
ELEVATOR TYPE/COUNT/STOPS:	CEV/1/1
PHYS OVERRIDE:	
ECONOMIC DEPRECIATION:	
FUNCTIONAL DEPRECIATION:	
SPECIAL CONDITION CODE:	
SPECIAL CONDITION VALUE:	
DESCRIPTION:	2/S STUCCO OFFICE BLDG
REMARKS:	BRYANT BUILDING
HEATED SQUARE FEET:	16,016

BUILDING COMPUTATION

REPLACEMENT COST NEW	2,743,194
PHYSICAL DEPRECIATION	41%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	1,618,480

BUILDING SKETCH



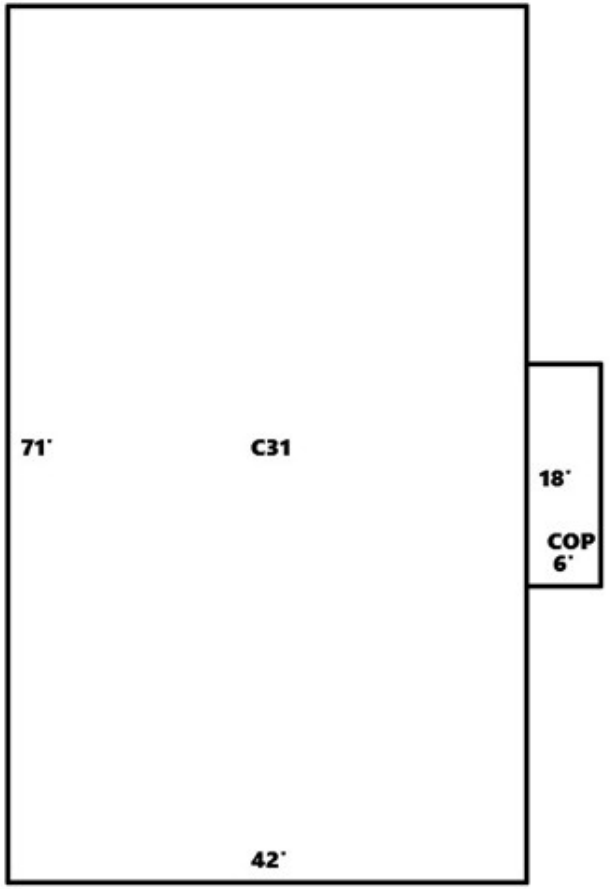
BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C26	8008	2.0	F		100%		C	1909	1990	A	59%			1425430
LLU	8008	1.0									59%			193050

BUILDING DESCRIPTION

VALUATION METHOD:	C - COMMERCIAL
USE CODE:	C31 - RETAIL STORE
STYLE:	
FOUNDATION:	C - CONTINUOUS WALL
EXTERIOR WALL 1:	CB - CONC BLOCK
EXTERIOR WALL 2:	
ROOF STRUCTURE:	F - FLAT
ROOF COVER:	G - GRAVEL & TAR
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 CB RETAIL
REMARKS:	1ST FL RETAIL/2ND FL OFFICE
HEATED SQUARE FEET:	5,964

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW	606,177
PHYSICAL DEPRECIATION	53%
FUNCTIONAL DEPRECIATION	
ECONOMIC DEPRECIATION	
% COMPLETE	
REPLACEMENT COST NEW LESS DEPRECIATION	284,900

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C31	2982	2.0	F		100%		C-10	1920	1985	A	47%			283150
COP	108	1.0									47%			1750