

UIRC-GSA FRANKLIN NC, LLC
 ATTN S.BISMARCK BRACKETT
 15700 W 103RD ST
 LEMONT, IL 60439
 ACCOUNT NUMBER: 127943

Macon County, North Carolina

Parcel: 6595530865
 Tax Year: 2025
 Reval Year: 2023
 Appraised By: 21 on 06/17/2022
 Information Source: E - ESTIMATE

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

PARCEL INFORMATION		PROPERTY DESCRIPTION				SALES INFORMATION			
Address:	2123 LAKESIDE DR	LOT 6 LAUREL FALLS DEVELOPMENT				Date	Sales Price	Valid	Book / Page
Neighborhood:	12102 - EAST FRANKLIN COMM	1.1000 AC				9/6/2012	1779000	N	D-35/1689
		PERMIT INFORMATION							
Road Type:	R - PVD PRIVATE	Code	Date	Permit #	Amount	6/7/2011	0	N	I-34/2458
Township:	12 - FRANKLIN CITY					6/7/2011	0	N	I-34/2461
Utilities:	A-1					8/15/2005	560000	N	L-29/1454
View:						Plat Book:		Plat Card:	

NOTES	VALUE SUMMARY
	LAND: 115,500 BUILDING: 1,205,550 OBXF: 7,200 TOTAL APPRAISED: 1,328,250 DEFERRED VALUE: 0 NET TAXABLE: 1,328,250

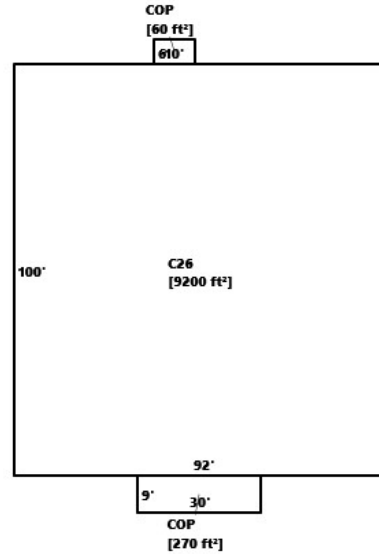
LAND DATA - MARKET VALUE														
MTH	CODE	DESCRIPTION	ZONING	TOPO 1	TOPO 2	PRICE PER ACRE	ACRES	ADJ 1	ADJ 2	ADJ 3	UTILITIES	VALUE	NOTES	
1	A	0501	COMM SECONDARY	FC2	L	105,000	1.100				0	115,500		
Total Acres:							1.100	Total Land Value:					115,500	

OUTBUILDING DATA																	
CODE	DESC	GRADE	COUNT	LENGTH	WIDTH	UNITS	UNIT PRICE	STORIES	AYB	EYB	COND	PHYS	FOBS	EOBS	% CMPLT	TAX VALUE	NOTES
45	PAVING, ASPHALT	C				7500			2009	2009	A					7200	PARKING

BUILDING DESCRIPTION

VALUATION METHOD: C - COMMERCIAL
 USE CODE: C26 - OFFICE TYPICAL
 STYLE:
 FOUNDATION: S - SLAB
 EXTERIOR WALL 1: BR - BRICK
 EXTERIOR WALL 2:
 ROOF STRUCTURE: H - HIP
 ROOF COVER: A - ASPH SHINGLE
 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: 1/S BR OFFICE
 REMARKS:
 HEATED SQUARE FEET: 9,200

BUILDING SKETCH



BUILDING COMPUTATION

REPLACEMENT COST NEW 1,339,489
 PHYSICAL DEPRECIATION 100%
 FUNCTIONAL DEPRECIATION
 ECONOMIC DEPRECIATION
 % COMPLETE
 REPLACEMENT COST NEW LESS DEPRECIATION 1,205,550

BUILDING SECTION DETAIL

TYPE	AREA	#ST	HEAT TYPE	HEAT%	AIR%	SPRINKLER%	GRADE	AYB	EYB	COND	P%	E%	F%	VALUE
C26	9200	1.0	P		100%		C	2009	2009	A				1191640
COP	60	1.0												2530
COP	270	1.0												11380