

**ORANGE COUNTY NORTH CAROLINA**

313852  
311 W FRANKLIN ST

**MAILING ADDRESS**  
FRANKLIN HOTEL INVESTORS LLC  
157 E FRANKLIN ST  
CHAPEL HILL NC 27514

Total Assessed Value  
**\$12,322,000**

**KEY INFORMATION**

Tax Year	<b>2019</b>		
Parcel ID	<b>9788261416</b>	Township	<b>7 - CHAPEL HILL</b>
Land Size	<b>0.57</b>	Land Units	<b>AC</b>
Rate Code	<b>32</b>		
District Codes	<b>DR DwnTwn.Rev, CH CHSchoolDst., G0 County, G2 Chapel Hill</b>		
Property LUC	<b>Hotel/Motel Improved</b>		
Neighborhood	<b>CH02 - 7WFRANKLIN</b>		
Legal Description	<b>KENAN &amp; FRANKLIN STS</b>		
Exempt Type	<b>-</b>		

**APPRAISAL DETAILS**

Total Land	<b>\$1,420,400</b>
Ag Credit	<b>-</b>
Land	<b>\$1,420,400</b>
Building	<b>\$10,901,600</b>
Yard Items	<b>\$0</b>
Market Total	<b>\$12,322,000</b>
Total Assessed	<b>\$12,322,000</b>

**BUILDING (1)**

Total Improvement Value **\$10,901,600**

Type	<b>Hotel-FullSv</b>	Finished Sq Ft	<b>14,243 sf</b>	Style	<b>-</b>
Quality	<b>Grade C+10</b>	Condition	<b>Average</b>	Year Built	<b>2005</b>
Exterior Walls		Full Bath	<b>-</b>	Roof Cover	
Half Bath	<b>-</b>	HVAC		Bedrooms	<b>-</b>
Garage Type	<b>-</b>				

**BUILDING (2)**

Total Improvement Value **\$10,901,600**

Type	<b>Hotel-FullSv</b>	Finished Sq Ft	<b>6,505 sf</b>	Style	<b>-</b>
Quality	<b>Grade C+10</b>	Condition	<b>Average</b>	Year Built	<b>2005</b>
Exterior Walls		Full Bath	<b>-</b>	Roof Cover	
Half Bath	<b>-</b>	HVAC		Bedrooms	<b>-</b>
Garage Type	<b>-</b>				

**BUILDING (3)**

Total Improvement Value **\$10,901,600**

Type	<b>Hotel-FullSv</b>	Finished Sq Ft	<b>10,763 sf</b>	Style	<b>-</b>
Quality	<b>Grade C+10</b>	Condition	<b>Average</b>	Year Built	<b>2005</b>
Exterior Walls		Full Bath	<b>-</b>	Roof Cover	
Half Bath	<b>-</b>	HVAC		Bedrooms	<b>-</b>
Garage Type	<b>-</b>				

**BUILDING (4)**

Total Improvement Value **\$10,901,600**

Type	<b>BsmT Parking</b>	Finished Sq Ft	<b>10,339 sf</b>	Style	<b>-</b>
Quality	<b>Grade C+10</b>	Condition	<b>Average</b>	Year Built	<b>2005</b>
Exterior Walls		Full Bath	<b>-</b>	Roof Cover	
Half Bath	<b>-</b>	HVAC		Bedrooms	<b>-</b>
Garage Type	<b>-</b>				

**BUILDING (5)**

Type	<b>Hotel-FullSv</b>	Finished Sq Ft	<b>6,033 sf</b>	Style	Total Improvement Value <b>\$10,901,600</b>
Quality	<b>Grade C+10</b>	Condition	<b>Average</b>	Year Built	<b>2005</b>
Exterior Walls		Full Bath	-	Roof Cover	
Half Bath	-	HVAC		Bedrooms	-
Garage Type	-				

**BUILDING (6)**

Type	<b>Hotel-FullSv</b>	Finished Sq Ft	<b>14,737 sf</b>	Style	Total Improvement Value <b>\$10,901,600</b>
Quality	<b>Grade C+10</b>	Condition	<b>Average</b>	Year Built	<b>2005</b>
Exterior Walls		Full Bath	-	Roof Cover	
Half Bath	-	HVAC		Bedrooms	-
Garage Type	-				

**BUILDING (7)**

Type	<b>Bsmt Parking</b>	Finished Sq Ft	<b>13,295 sf</b>	Style	Total Improvement Value <b>\$10,901,600</b>
Quality	<b>Grade B</b>	Condition	<b>Average</b>	Year Built	<b>2005</b>
Exterior Walls		Full Bath	-	Roof Cover	
Half Bath	-	HVAC		Bedrooms	-
Garage Type	-				

**MISC IMPROVEMENTS**

Improvement Type	Units/Sq Ft	Est Year Built
-	1	-
-	1	2005

**SALES**

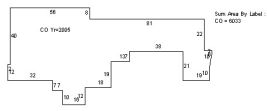
Sale Date	Sale Price	Deed Book	Deed Page	Instrument Type	Grantor
06/27/2019	\$20,525,000	6617	153	-	-
06/26/2019	-	6616	1796	-	-
07/07/2009	\$14,000,000	4778	421	-	FRANKLIN AT CHAPEL HILL
01/24/2005	\$0	3658	33	-	CAPPS
03/31/2000	\$795,000	2059	339	-	CAROLINA COACH
01/22/1993	\$0	1073	445	-	CAROLINA PROPERTY ASSOCIATES
12/30/1985	\$198,000	551	171	-	CAROLINA COACH

**LAND**

Unit / Soil Type	Description	Use Code	Acres / Lots	Value
SF	Square Ft	PRIMARY	24920	\$1,420,400

**VALUE HISTORY**

Year	Total Market Value
2011	\$10,762,642
2012	\$10,762,642
2013	\$10,762,642
2014	\$10,762,642
2015	\$10,762,642
2016	\$10,762,642
2017	\$12,322,000
2018	\$12,322,000
2019	\$12,322,000



#### Disclaimer

Orange County Assessor's Office makes every effort to produce the most accurate information possible. **No warranties, expressed or implied, are provided for the data herein, its use or interpretation.**