

Property Summary

Tax Year: 2024

REID	28433	PIN	5664-68-6735	Property Owner	CHANDLER, CHRISTINA;MCROY, MELANIE;CHANDLER, JOSHUA;CHANDLER, DONALD WAYNE II
Location Address	45 NORTH DR	Property Description	2 L 11 AND 12 PATRICK	Owner's Mailing Address	1604 CAROLINA AVE SUITE 100 WASHINGTON NC 27889

Administrative Data	
Plat Book & Page	
Old Map #	NONE
Market Area	PAT
Township	Town of Chocowinity
Planning Jurisdiction	BEAUFORT
City	TOWN OF CHOCOWINITY
Fire District	
Spec District	RES 11
Land Class	SINGLE FAMILY RES
History REID 1	
History REID 2	
Acreage	0.27
Permit Date	
Permit #	

Transfer Information	
Deed Date	10/11/2022
Deed Book	00023E
Deed Page	00286
Revenue Stamps	
Package Sale Date	5/5/1998
Package Sale Price	\$20,000
Land Sale Date	
Land Sale Price	

Improvement Summary	
Total Buildings	1
Total Units	0
Total Living Area	1,596
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$20,250
Total Appraised Building Value	\$71,651
Total Appraised Misc Improvements Value	\$1,422
Total Cost Value	\$93,323
Total Appraised Value - Valued By Cost	\$93,323
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$93,323

Building Summary

Card 1 45 NORTH DR

Building Details	
Bldg Type	RESIDENTIAL
Units	1
Living Area (SQFT)	1596
Number of Stories	1.00
Style	OTHER
Foundation	
Frame	
Exterior	FACE BRICK
Const Type	GABLE
Heating	AIR-DUCTED
Air Cond	CENTRAL
Baths (Full)	1
Baths (Half)	1
Extra Fixtures	0
Total Plumbing Fixtures	5
Bedrooms	3
Floor	HARDWOOD
Roof Cover	ASPHCOMP SHG
Roof Type	
Main Body (SQFT)	1356

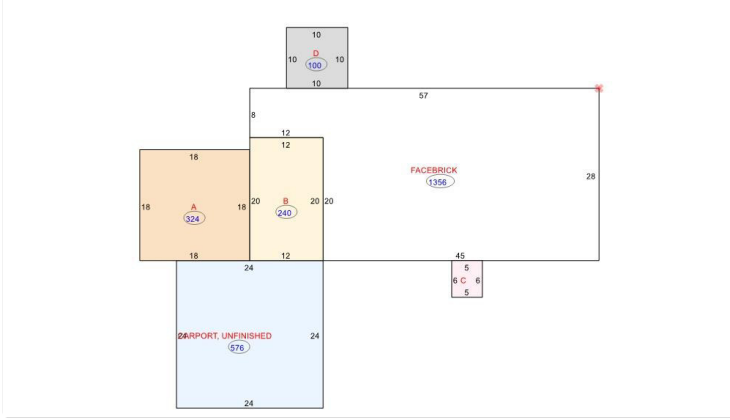
Building Description			
Year Built	1960	Effective Year	1985
Additions	5	Remodeled	1980
Interior Adj	Mason Addn Openings (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	C-10 90%
Percent Complete	100
Total Adjusted Replacement Cost New	\$117,461
Physical Depreciation (% Bad)	AVER 39%
Depreciated Value	\$71,651
Economic Depreciation (% Bad)	0
Functional Depreciation (% Bad)	0
Total Depreciated Value	\$71,651
Market Area Factor	1
Building Value	\$71,651
Misc Improvements Value	\$1,422
Total Improvement Value	\$73,073
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	PORCH OPEN FINISHED	FOP	324
1.00	BASE, SEMI-FINISHED	SFB	240
1.00	STOOP	STP	30
1.00	WOOD DECK	WDD	100
1.00	CARPORT, UNFINISHED	UCP	576

Building Sketch

Photograph



Misc Improvements Summary

Card #	Unit Quantity	Measure	Type	Base Price	Size Adj Factor	Eff Year	Phys Depr (% Bad)	Econ Depr (% Bad)	Funct Depr (% Bad)	Common Interest (% Good)	Value
1	23x23	DIMENSIONS	CANOPY RESIDENTIAL	\$4.00		1998	60	0	0		\$846
1	10x12	DIMENSIONS	STORAGE	\$12.00		1998	60	0	0		\$576
Total Misc Improvements Value Assessed: \$1,422											

Land Summary

Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value
NONE		RESIDENTIAL-FF	150.00 BY THE UNIT PRICE	\$250		DEPTH FACTOR-54.00	\$20,250
Total Land Value Assessed: \$20,250							

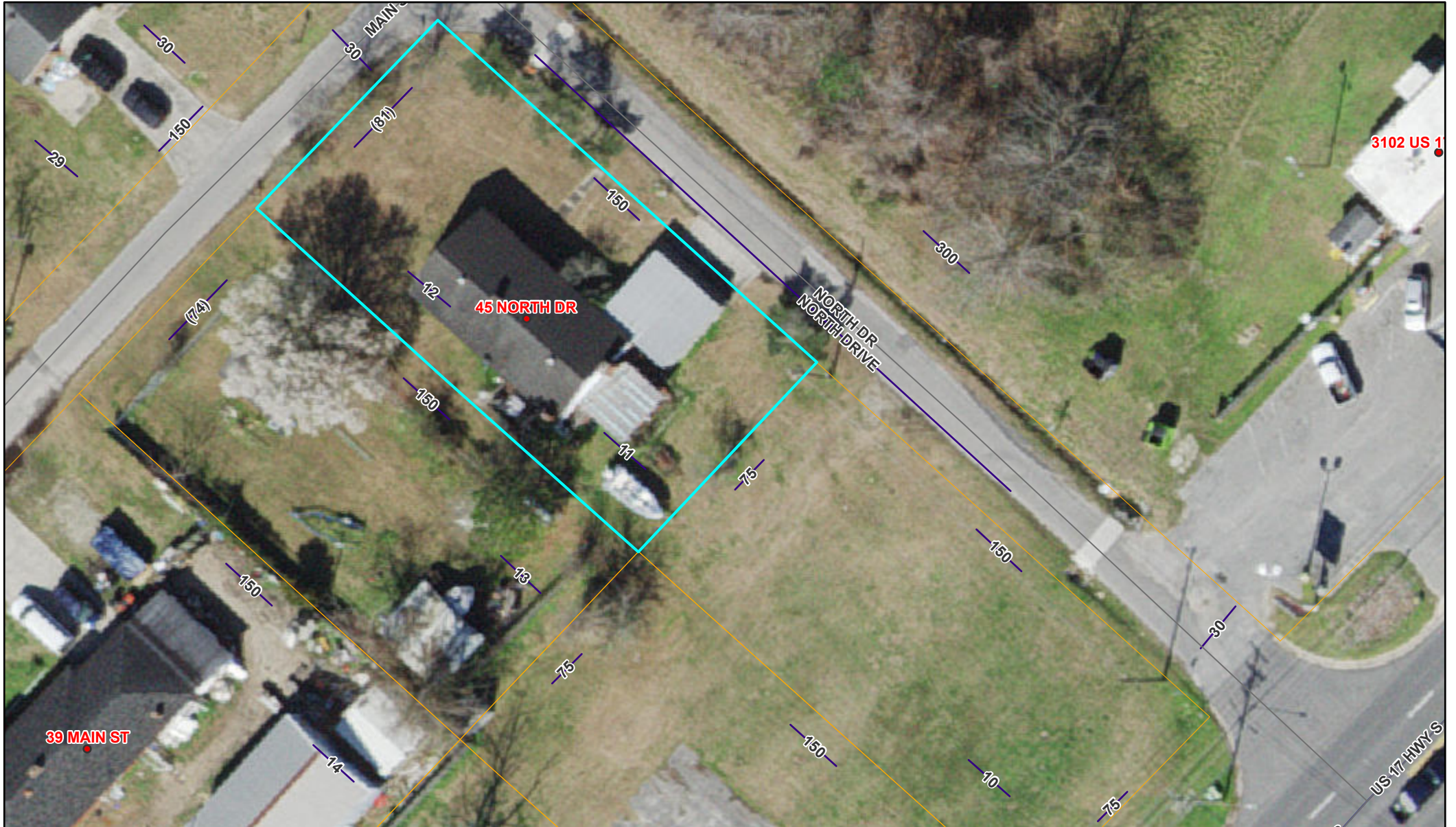
Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	CHANDLER, CHRISTINA/ MCROY, MELANIE/ CHANDLER, JOSHUA/ CHANDLER, DONALD WAYNE II	ESTATE	100	0		00023E	00286	10/11/2022
1 Back	CHANDLER, DONALD W	DEED	100	40	\$20,000	001101	00443	5/5/1998

Notes Summary

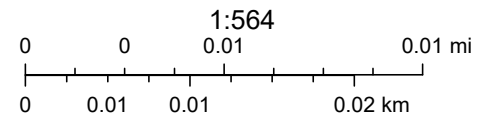
Building Card	Date	Line	Notes
No Data			

Beaufort County, NC



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- Parcels
- Centerlines
- Annotation
- Address Points
- US/NC Highways



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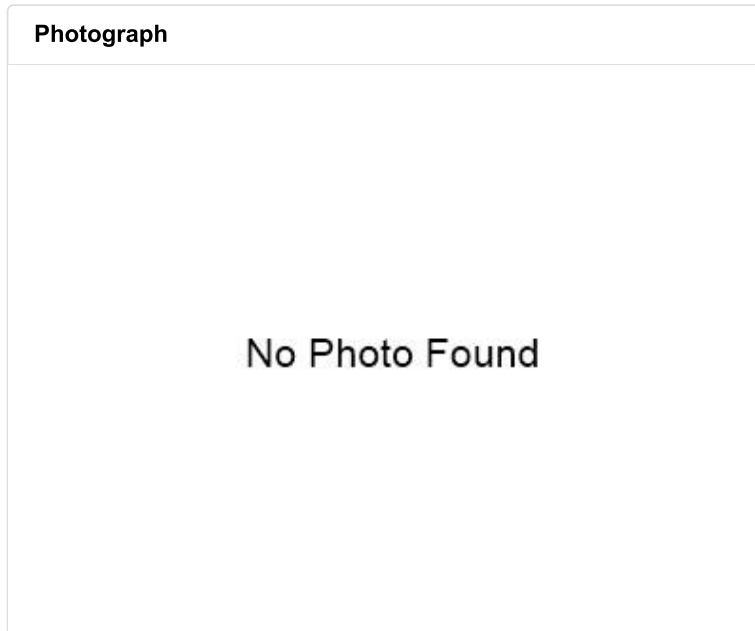
REID	28434	PIN	5664-68-5770	Property Owner	CHANDLER, CHRISTINA;MCROY, MELANIE;CHANDLER, JOSHUA;CHANDLER, DONALD WAYNE II
Location Address	0 MAIN ST EX	Property Description	1 L 13 PATRICK	Owner's Mailing Address	1604 CAROLINA AVE SUITE 100 WASHINGTON NC 27889

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Land Class	SINGLE FAMILY RES
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Acreage	0.26
Permit Date	
Permit #	

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Revenue Stamps	
Package Sale Date	
Package Sale Price	
Land Sale Date	5/5/1998
Land Sale Price	\$20,000

Improvement Summary	
Total Buildings	0
Total Units	0
Total Living Area	0
Total Gross Leasable Area	0

Property Value	
Total Appraised Land Value	\$15,563
Total Appraised Building Value	
Total Appraised Misc Improvements Value	
Total Cost Value	\$15,563
Total Appraised Value - Valued By Cost	\$15,563
Other Exemptions	
Exemption Desc	
Use Value Deferred	
Historic Value Deferred	
Total Deferred Value	
Total Taxable Value	\$15,563



Building Summary

Misc Improvements Summary

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

Land Summary

Land Class: SINGLE FAMILY RES			Deeded Acres: 0			Calculated Acres: 0.26		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
NONE		RESIDENTIAL-FF	75.00 BY THE UNIT PRICE	\$250		DEPTH FACTOR-83.00	\$15,563	
Total Land Value Assessed: \$15,563								

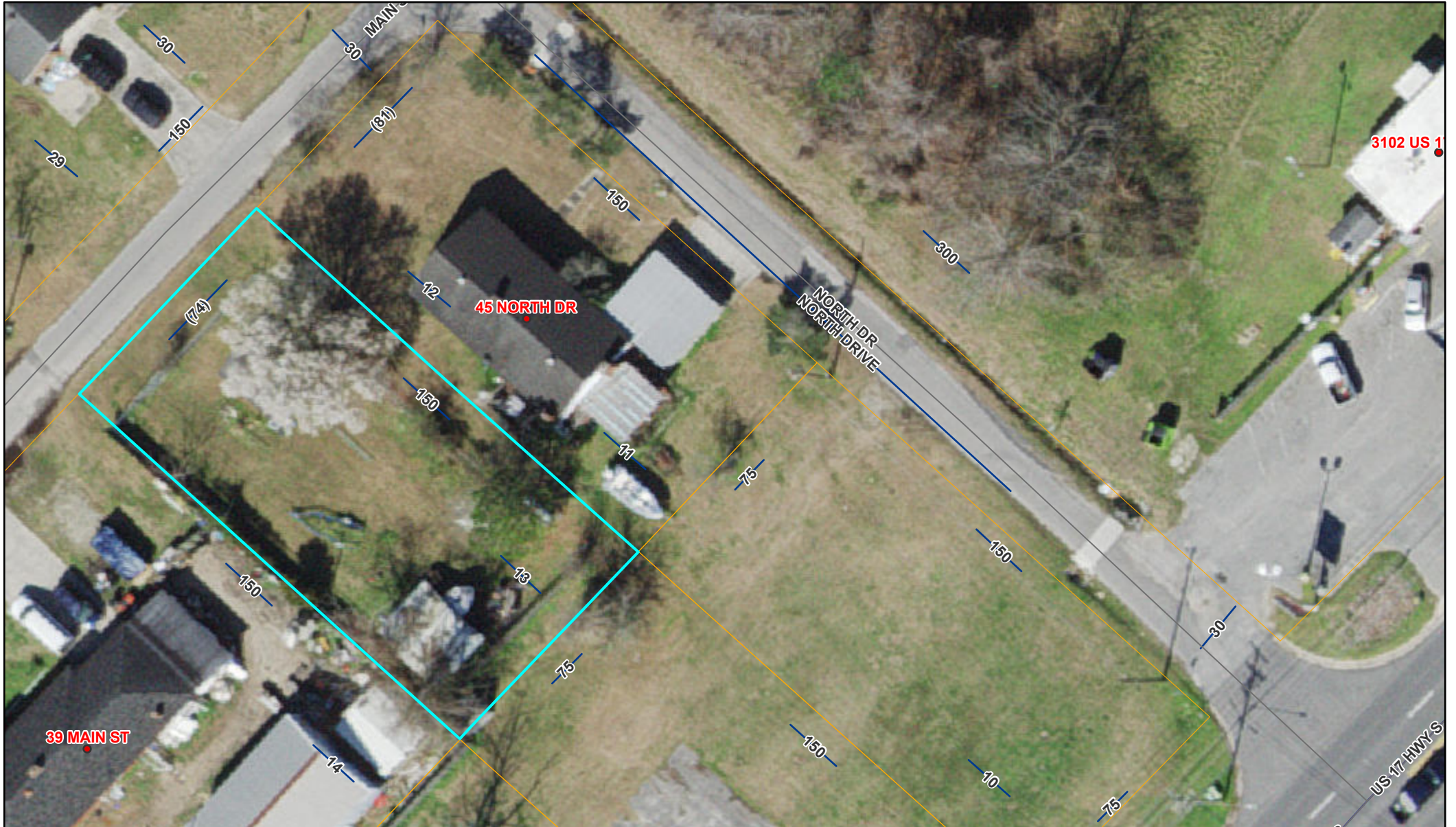
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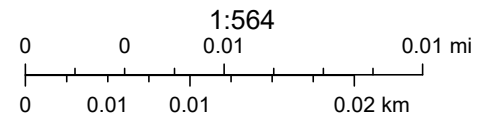
Building Card	Date	Line	Notes
No Data			

Beaufort County, NC



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