

## Property Summary

Tax Year: 2026

REID	38223	PIN	5695-24-3682	Property Owner	CLARK, LINDA;MCROY, MARY;CARVER, JAMES;CARVER, STEPHEN;CARVER, DAVID JR;CARVER, CHRISTOPHER
Location Address	303 MAGNOLIA DR	Property Description	1 LOT #2 BLK C PAMLICO VILLAGE	Owner's Mailing Address	388 S ASBURY CHURCH RD WASHINGTON NC 27889

Administrative Data		Transfer Information		Property Value	
Plat Book & Page		Deed Date	1/5/2025	Total Appraised Land Value	\$27,440
Old Map #	NONE	Deed Book	00025E	Total Appraised Building Value	\$221,009
Market Area	2013	Deed Page	00184	Total Appraised Misc Improvements Value	
Township	Long Acre Township	Revenue Stamps		Total Cost Value	\$248,449
Planning Jurisdiction	BEAUFORT	Package Sale Date	3/26/2019	Total Appraised Value - Valued By Cost	\$248,449
City		Package Sale Price	\$41,500	Other Exemptions	
Fire District	NORTHSIDE FIRE	Land Sale Date		Exemption Desc	
Spec District	RES 05	Land Sale Price		Use Value Deferred	
Land Class	SINGLE FAMILY RES	Improvement Summary		Historic Value Deferred	
History REID 1		Total Buildings	1	Total Deferred Value	
History REID 2		Total Units	0	Total Taxable Value	\$248,449
Acreage	0.56	Total Living Area	2,664		
Permit Date		Total Gross Leasable Area	0		
Permit #					

## Building Summary

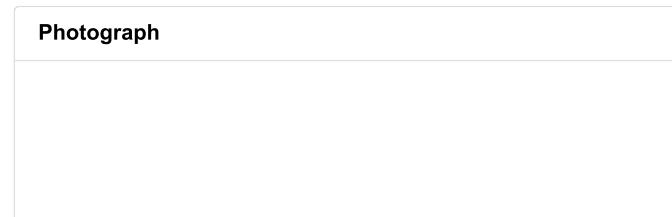
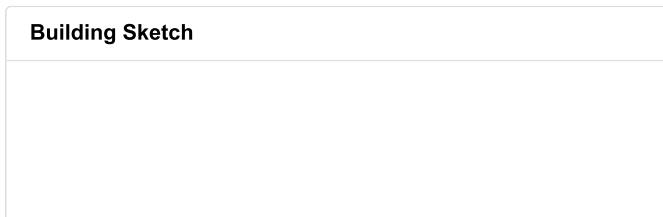
Card 1 303 MAGNOLIA DR

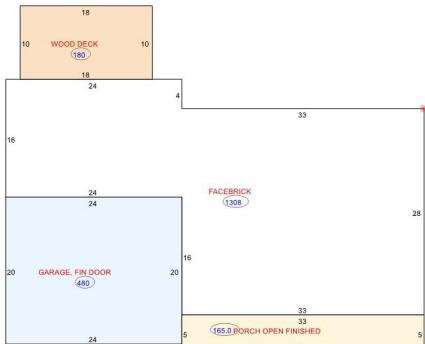
Building Details	
Building Type	RESIDENTIAL
Building Use	SINGLE FAMILY RES
Units	1
Living Area (SQFT)	2664
Number of Stories	2.00
Style	CONVENTIONAL
Foundation	BRICK
Frame	
Exterior	ALUM, VINL
Const Type	GABLE
Heating	HEAT PUMP
Air Cond	CENTRAL
Baths (Full)	2
Baths (Half)	1
Extra Fixtures	0
Total Plumbing Fixtures	8
Bedrooms	5
Floor	CARPET
Roof Cover	ASPHCOMP SHG
Roof Type	
Main Body (SQFT)	1212

Building Description			
Year Built	1969	Effective Year	1969
Additions	7	Remodeled	1980
Interior Adj	Masonry Fireplace (1.00)		
Other Features			

Building Total & Improvement Details	
Grade	C 100%
Percent Complete	100
Total Adjusted Replacement Cost New	\$346,409
Physical Depreciation (%) Bad)	0%
Depreciated Value	\$200,917
Economic Depreciation (%) Bad)	0%
Functional Depreciation (%) Bad)	0%
Total Depreciated Value	\$200,917
Market Area Factor	1.1
Building Value	\$221,009
Misc Improvements Value	
Total Improvement Value	\$221,009
Assessed Land Value	
Assessed Total Value	

Addition Summary			
Story	Type	Code	Area
1.00	FINISHED GARAGE	FGR	144
1.00	FINISHED OPEN PORCH	FOP	165
1.00	WOOD DECK	WDD	180
1.00	BASE AREA	BAS	96
1.00	FINISHED GARAGE	FGR	336
1.00	FINISHED UPPER STORY	FINU	1212
1.00	FINISHED UPPER STORY	FINU	144





## 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: 0.56		
Zoning	Soil Class	Description	Size	Rate	Size Adj. Factor	Land Adjustment	Land Value	
R20		Res Build Site	0.56 BY THE ACRE PRICE	\$35,000	1.4		\$27,440	
Total Land Value Assessed: \$27,440								

## Ownership History

	Owner Name	Deed Type	% Ownership	Stamps	Sale Price	Book	Page	Deed Date
Current	CLARK, LINDA/ MCROY, MARY/ CARVER, JAMES/ CARVER, STEPHEN/ CARVER, DAVID JR/ CARVER, CHRISTOPHER	ESTATE	100	0		00025E	00184	1/5/2025
1 Back	CARVER, CARLTON STEVENSON HRS	SUBS TRUSTEE'S DEED	100	166	\$41,500	001985	00124	3/26/2019
2 Back	CARVER, CARLTON STEVENSON/ CLARK, LINDA CARVER/ CARVER, JAMES ROYALL/ CARVER, STEPHEN MICHAEL/ MCROY, MARY CARVER	ESTATE	100	0		00018E	00142	1/27/2018
3 Back	CARVER, LEROY A/ CARVER, PHYLLIS	DEED	100, 100	0		000643	00378	1/1/1753

## Notes Summary

Building Card	Date	Line	Notes
No Data			