PARCEL: 016103
EUBANKS KATHY M & MELANIE R MANNING
&
TAYLOR BETSEY M & MICHAEL O MANNING
171 LESLIE LN
SWANSBORO, NC 28584-8609

Onslow County, North Carolina

Tax Districts
ONSLOW COUNTY

Routing Number:42760240
Appraiser Area: AS
Tax Year: 2025 Reval Year: 2022
Visited By: on 11/15/2021
Information Source: 11 - REVAL LAND

PARCEL INFORMATION

ADDRESS:	101 LESLIE LN SWANSBORO NC 28584-8609
NBHD:	4276-CORBETT AVE COMMERCIAL
TOWNSHIP:	113 - SWANSBORO
MAP #:	1319-90
PIN #:	535503422782

PROPERTY DESCRIPTION

NC 24
0.6700 Acres

Subd: NO/SUBDIV NO SUBDIVISION RECORDED

VALUE SUMMARY (COST APPROACH)

LAND VALUE:	306,440
BUILDING VALUE:	59,120
OBXF VALUE:	3,560
APPRAISED VALUE:	369,120
DEFERRED VALUE:	0
ASSESSED VALUE:	369,120

NOTES

PERMIT INFORMATION

Date	Status	Amount	CO Date

SALES INFORMATION

Date	Price	V/I	S	Book/Page	Valid Code
7/26/2023	0	I		6005/0879	N
8/14/1979	28,000	V		0558/0694	Y

Ratio:

LAND DATA - MARKET VALUE

L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJ	ADJUSTMENT CODE	ADJUSTED UNIT PRICE	VALUE
1	42	COMMERCIAL	0.67000	SF	10.5			10.5	306,440
		Total Market Land	0.67000						**306,440**

OUTBUILDING DATA

CODE	DESC	AYB	EYB	GRADE	UNITS	LENGTH	WIDTH	AREA	RATE	% GOOD	% CMPLT	VALUE
04	SHED	1978	1978	D	1	12	16	192	15.0000	30%		860
04	SHED	1978	1978	D	1	30	20	600	15.0000	30%		2,700
	Total OBXF Value											**3,560**

Parcel: **016103**
EUBANKS KATHY M & MELANIE R MANNING &

Onslow County, North Carolina

Tax Year: 2025
Reval Year: 2022

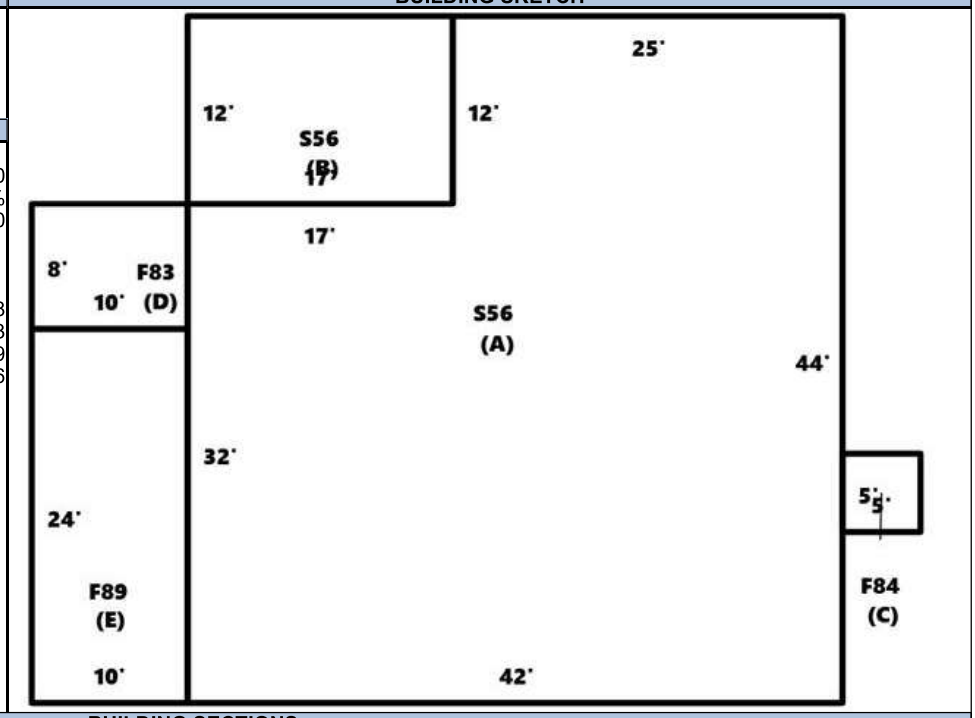
BUILDING DESCRIPTION BUILDING 1 of 1

MODEL:	C - Commercial
CLASS:	C56 - RETAIL III
ACTUAL YR BLT:	1978
EFFECTIVE YR BLT:	1998
GRADE:	D

BUILDING COMPUTATION

NEIGHBORHOOD FACTOR:	
REPLACEMENT COST NEW:	85,690
PHYSICAL DEPRECIATION:	31%
REPLACEMENT COST NEW LESS DEPR:	59,120
PERCENT COMPLETE:	
FUNCTIONAL OBSOLESCENCE:	
ECONOMIC OBSOLESCENCE:	
HEATED AREA:	1,848
TOTAL AREA:	2,193
VALUE PER SQUARE FOOT HEATED:	31.99
VALUE PER SQUARE FOOT TOTAL:	26.96

BUILDING SKETCH



BUILDING SECTIONS

L#	CODE	DESCRIPTION	FLRS	UNITS	AYB	EYB	PHYS COND	PCTC	HEAT/AC	WALL HGT	EXTERIOR WALL	ECON/ FNCT	AREA	% GOOD	RCN	VALUE
A	S56	RETAIL III	1 to 1	1	1978	1998			3-HEAT & A/C	10	01-FRAME SIDIN		1,644	69%	68,570	47,310
B	S56	RETAIL III	1 to 1	1	1978	1998			3-HEAT & A/C	10	01-FRAME SIDIN		204	69%	12,170	8,400
C	F84	PATIO		1	1978	1998							25	69%	90	60
D	F83	CANOPY		1	1978	1998							80	69%	720	500
E	F89	COVERED PATIO		1	1978	1998							240	69%	4,140	2,860