

D.RIZZO

BK2253 PG 122

FILED

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PENDER COUNTY NC 10/28/2003

\$100.00

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

JOYCE H. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, NC

JR

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax \$100.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20_____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: R. Daniel Rizzo, Attorney at Law

Brief description for the Index: Tract 1 containing 0.29 acres

THIS DEED made this 27th day of October, 2003, by and between

GRANTOR

JIMMY A. PIERCE, unmarried
P. O. Box 2704
Surf City, NC 28445

GRANTEE

SUMTER, INC.,
a North Carolina Corporation
P. O. Box 4180
Surf City, NC 28445

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of _____, _____ Township, _____ Pender _____ County, North Carolina and more particularly described as follows:

Being all of Tract 1 containing 0.29 acres and being a portion of Lot 53 of the J.H. Batts heirs subdivision as shown on map entitled "Boundary Survey & Division Showing Portion of Lot 53 J. H. Batts Subdivision Prepared For Jimmy A. Pierce" prepared by John L. Pierce & Associates, P.A. on February 21, 2003 and recorded in Map Book 35, Page 111, Slide 479, Pender County Registry.

Together with a non-exclusive right to a proposed 20 foot ingress, egress, regress and utility easement as shown on the above mentioned map.

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____.

A map showing the above described property is recorded in Plat Book 35 page 111 Slide 479

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TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)	Jimmy A. Pierce
By: _____	(SEAL)
Title: _____	
By: _____	(SEAL)
Title: _____	
By: _____	(SEAL)
SEE BLACK INK ONLY	

	State of North Carolina - County of <u>Pender</u>
	I, the undersigned Notary Public of the County and State aforesaid, certify that <u>Jimmy A. Pierce</u> personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>27th</u> day of <u>October</u>, 2003
My Commission Expires: <u>7-8-2008</u>	

USE BLACK INK ONLY

ROBISON COUNTY, N.C.

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____ a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of each entity, he signed the forgoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20_____.
 My Commission Expires: _____

Notary Public

The foregoing Certificate(s) of Peggy K. Coleman is/are certified to be correct.
This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
By: JOYCE M. SWICEGOOD Register of Deeds for Pendleton County
Deputy/Assistant - Register of Deeds

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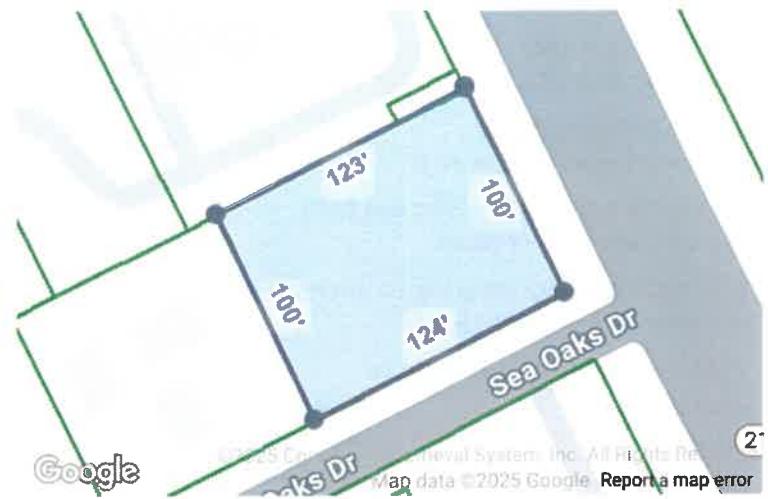
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Wednesday, December 03, 2025



LOCATION

Property Address	50 Hwy NC
Subdivision	J H Batts Division
County	Pender County, NC

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	4235-44-7567-0000
Alternate Parcel ID	
Account Number	811668
District/Ward	
Census Trct/Blk	9201.04/1
Assessor Roll Year	2024

PROPERTY SUMMARY

Property Type	Residential
Land Use	Vacant Land Potentially Developable
Improvement Type	
Square Feet	

CURRENT OWNER

Name	Sumter Inc
Mailing Address	Po Box 4180 Surf City, NC 28445-0057

SCHOOL ZONE INFORMATION

North Topsail Elementary School	5.3 mi
Elementary: Pre K to 5	Distance
Topsail Middle School	7.4 mi
Middle: 6 to 8	Distance
Topsail High School	7.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 11/14/2025

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/28/2003	\$50,000			Warranty Deed		2253/122
3/7/2003	\$200,000			Warranty Deed	16	2063/8
3/7/2003				Warranty Deed		1A/5184

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2023	Assessment Year	2023	Surf City	0.41
Appraised Land	\$127,358	Assessed Land	\$127,358	Pender County	0.7375
Appraised Improvements		Assessed Improvements			
Total Tax Appraisal	\$127,358	Total Assessment	\$127,358		
		Exempt Amount			
		Exempt Reason			

TAXES

Year	City Taxes	County Taxes	Total Taxes
2022	\$522.17	\$939.27	\$1,579.25
2021	\$522.17	\$821.46	\$1,461.43
2020	\$522.17	\$821.46	\$1,461.43

2017	\$517.93	\$865.32	\$1,500.10
2016	\$517.93	\$865.32	\$1,487.47
2013	\$517.93	\$646.78	\$1,256.29

MORTGAGE HISTORY

No mortgages were found for this parcel.

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Vacant Land Potentially Developable	Lot Dimensions	
Block/Lot	/53	Lot Square Feet	12,632
Latitude/Longitude	34.440804°/-77.558009°	Acreage	0.29

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	Paved
Electric Source	Topography	Level
Water Source	District Trend	
Sewer Source	Special School District 1	
Zoning Code	Special School District 2	
Owner Type		

LEGAL DESCRIPTION

Subdivision	J H Batts Division	Plat Book/Page	35/111
Block/Lot	/53	District/Ward	
Description	Tr 1,Portion Lt 53 J H Batts S/D Pb 35/111		

INTERNET ACCESS

courtesy of Fiberhomes.com

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
0.2 PCT	Moderate		An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths of less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100- year flooding.	3720423500K	01/17/2025

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
40206739	Expired	09/30/2016	09/16/2015	\$169,900			Teresa G. Batts	Teresa Batts Real Estate, LLC		



TOWN OF *Surf City*

North Carolina

Big enough to be competitive, but small enough to be happy!

[Home](#)

[Register](#)

Parcel Id 42354475670000

Tax Account Id 5603

Property Location 14085 HWY 50/210

Zoning Code

Owner Name/Address SUMTER INC

Land Value 127,358

PO BOX 4180

Improvement Value 0

SURF CITY, NC 28445

Exempt Value 0

Total Assessed Value 127,358

Property Tax

 [View Current Bill](#)

Last Payment: 09/29/2025

Year	Due Date	Type	Billed	Balance	Interest	Total Due	Status
2025	01/05/2026	Tax	675.00	0.00	0.00	0.00	Paid
	Total 2025		675.00	0.00	0.00	0.00	
2024	01/05/2025	Tax	522.17	0.00	0.00	0.00	Paid
	Total 2024		522.17	0.00	0.00	0.00	
2023	01/05/2024	Tax	522.17	0.00	0.00	0.00	Paid
	Total 2023		522.17	0.00	0.00	0.00	

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Real Estate

View Bill

As of	12/3/2025
Bill Year	<u>2025</u>
Bill	46602
Owner	SUMTER INC
Parcel ID	42354475670000

[View payments/adjustments](#)

Installment	Pay By	Amount	Payments/Credits	Balance	Interest	Due
1	1/5/2026	<u>\$1,057.08</u>	\$1,057.08	\$0.00	\$0.00	\$0.00
TOTAL		\$1,057.08	\$1,057.08	\$0.00	\$0.00	\$0.00

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Parcel

ParID / PIN: 42354475670000 / 4235-44-7567-0000
Year: 2024
nship: 102: TOPSAIL
Neighborhood: R2067:
ESN: :

Owner

Account Number: 811668
Current Book/Page: 2253/122

Name: SUMTER INC
Name 2:
Mailing Address: PO BOX 4180
SURF CITY NC 28445

Legal

Physical Address: 50 HWY
Legal Description: TR 1, PORTION LT 53 J H BATT S/D
PB 35/111

Sub Code: 2-080
Plat: 00350111

Tax Districts/
Charge Codes: G01 100% - PENDER COUNTY
C53 100% - TOWN OF SURF CITY
R40 100% - PENDER EMS

Tax District Setup

Tax Dist 1: G01 100% - PENDER COUNTY
Tax Dist 2: C53 100% - TOWN OF SURF CITY
Tax Dist 3: R40 100% - PENDER EMS
Tax Dist 4:
Tax Dist 5:

Recorded Transaction

Date	Book	Page	Instrument	Sale Price	Validity Code
28-OCT-03	2253	122	WD - WARRANTY DEED	50,000	
07-MAR-03	2063	008	WD - WARRANTY DEED	200,000	
07-MAR-03	1A	5184	WD - WARRANTY DEED		

Description

NBHD Code / Name: R2067:
Class: R : RESIDENTIAL
Land Use: 131 : Vacant Land - Potentially Developable
Appraisal Territory: 0
Zoning: INCORP
Living Units:
topography: A : LEVEL
:
:
Location:
Road Type: 1 : PAVED
Traffic: :

Utilities:

:

:

:

Restrictions:

:

Calculated Acres:

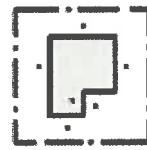
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VC Notice / VC Date:

:

Valuation

Appraised Land:	127,358
Appraised Building:	0
Appraised Total:	127,358
Deferred:	0
Exempts/Excluded:	0
Assessed Real:	127,358
Personal:	
Total Assessed:	127,358



Sorry, no sketch available
for this record

Item	Area



Sorry, no photo available
for this record

Real Estate Tax Rates

Bill Year 2025
Bill 46602

Description	Tax Rate
PENDER COUNTY	0.73750000
COUNTY WIDE EMS	0.09250000

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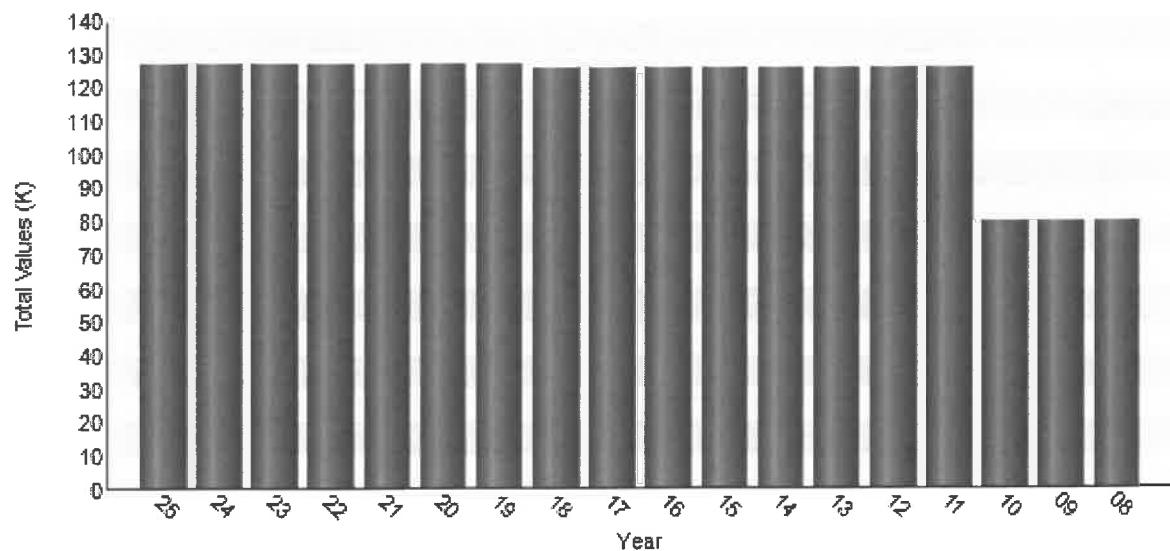
Real Estate Assessment History

Owner SUMTER INC
Parcel ID 42354475670000

Number of years 20 ▼

Year	Land Value	Building Value	Personal Value	Total Value
2025	127358	0	0	127358
2024	127358	0	0	127358
2023	127358	0	0	127358
2022	127358	0	0	127358
2021	127358	0	0	127358
2020	127358	0	0	127358
2019	127358	0	0	127358
2018	126324	0	0	126324
2017	126324	0	0	126324
2016	126324	0	0	126324
2015	126324	0	0	126324
2014	126324	0	0	126324
2013	126324	0	0	126324
2012	126324	0	0	126324
2011	126324	0	0	126324
2010	80231	0	0	80231
2009	80231	0	0	80231
2008	80231	0	0	80231

Tax Assessment History



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