

**PARCEL: 637612767031000**  
 BALCHIKONIS CHELSEA  
 BALCHIKONIS JACOB  
 3006 OLD GATE RD  
 MOREHEAD CITY, NC 28557-4956  
 ACCOUNT NUMBER: 22596

## Carteret County, North Carolina

**Tax Districts**  
 01 County, 1351 Town of Morehead City  
 Jurisdiction: 1351 - 1351 MOREHEAD CITY

Route Number:  
 Appraiser Area:  
 Tax Year: 2025 Reval Year: 2025  
 Visited By:  
 Information Source:

PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY
<b>ADDRESS:</b> 3006 OLD GATE RD MOREHEAD CITY NC 28557 <b>NBHD:</b> 1310004.00-MC W of N 20th N or Arendell <b>TOWNSHIP:</b> 13 - MOREHEAD <b>MAP #:</b> 6376	L44 S1 P1 MANDY FARMS 0.1200 AC	<b>LAND VALUE:</b> 76,440 <b>BUILDING VALUE:</b> 222,249 <b>OBXF VALUE:</b> 2,075 <b>APPRAISED VALUE:</b> 300,764 <b>DEFERRED VALUE:</b> 0 <b>ASSESSED VALUE:</b> 300,764

NOTES	PERMIT INFORMATION				SALES INFORMATION					
	Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
					6/1/2023	315,000	I		1800/386	Y
					5/15/2015	160,000	V		1508/0263	Y
					5/2/2012	135,000	V		1407/0415	N

LAND DATA - MARKET VALUE										
L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJUSTMENTS			ADJUSTED UNIT PRICE	VALUE
1	RP	RESIDENTIAL PRIMARY	0.12030	AC	98,000				637,000	76,440
<b>Total Market Land</b>			0.12030							<b>76,440</b>

OUTBUILDING DATA											
CODE	DESCRIPTION	UNITS	LENGTH	WIDTH	AREA	GRADE	CONDITION	AYB	% COMPLETE	RATE	VALUE
G10	Shed	1			192	C	Average	2005		15.7500	2,075
<b>Total OBXF Value</b>											<b>2,075</b>

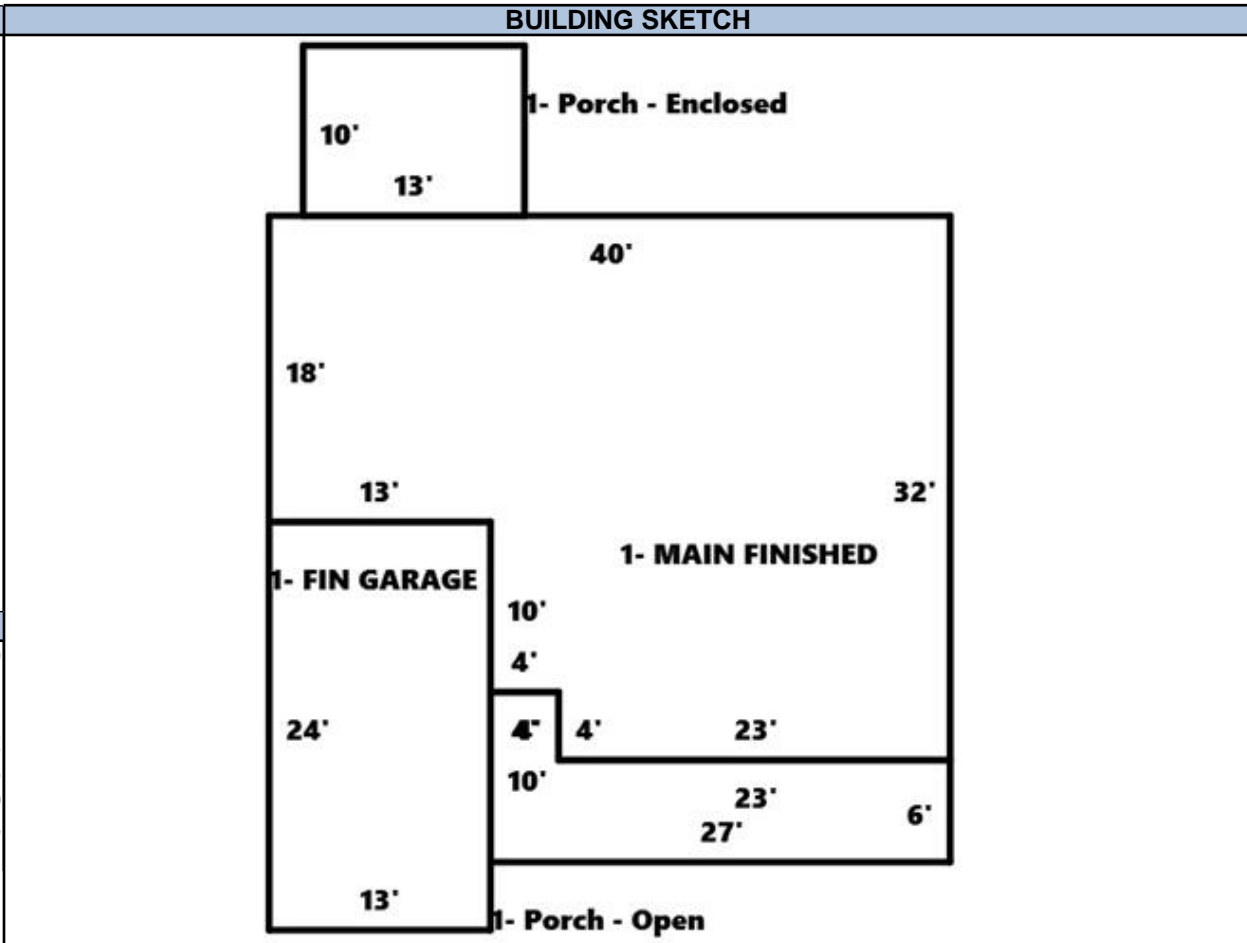
Parcel: **637612767031000**  
 BALCHIKONIS CHELSEA

**Carteret County, North Carolina**

Tax Year:2025  
 Reval Year: 2025

**BUILDING DESCRIPTION BUILDING 1 of 1**

ACTUAL YR BLT: 1987  
 BATHS FULL/HALF: 2/  
 BEDROOMS: 3  
 CONDITION: Good  
 CONDO VIEW:  
 ELEVATOR:  
 ELEVATORS:  
 EXTERIOR WALL: 26 Vinyl/Alum  
 FIREPLACE: Prefab  
 FIREPLACES: 1  
 FOUNDATION: 01 Brick  
 GRADE: C  
 HEATING SYSTEM: 11 Central Heat/AC  
 IMPROVEMENT TYPE: SFR - Single Family  
 MODEL: RES  
 PERCENT COMPLETE:  
 ROOF STRUCTURE: 02 Gable  
 ROOFING COVER: 06 Comp Shingle  
 STYLE: 20 Ranch  
 UNIT LOCATION:



**BUILDING COMPUTATION**

BUILDING VALUE:	222,249
ECONOMIC OBSOLESCENCE:	
FUNCTIONAL OBSOLESCENCE:	
HEATED AREA:	1,082
PHYSICAL DEPRECIATION:	15%
REPLACEMENT COST NEW LESS DEPR:	193,260
REPLACEMENT COST NEW:	227,365
VALUE PER SQUARE FOOT HEATED:	205.41

**BUILDING SECTIONS**

L#	LL	1ST	2ND	3RD	DESCRIPTION	RATE	ADJUSTED RATE	SIZE FACTOR	AREA	RCN
A		EPCH			Porch - Enclosed	52.50	52.50	100%	130	6,825
B		SFON			MAIN FINISHED	168.00	170.00	102%	1,082	188,539
C		FGR			FIN GARAGE	31.50	31.50	100%	312	9,828
D		OPCH			Porch - Open	26.25	26.25	100%	178	4,673

**VIEW  
 PHOTO**