PARCEL ID. NUMBER	TAX YEAR	VALUATION YEAR	DATE SITE INSPECTED	INSPECTED BY	ACCOUNT NUMBER	PARCEL REFERENCE #	DATE LAST REVIEWED	REVIEWED BY	TWP	CIT	FIR	SSD	SAN	DRN	WAT	EXM	APL	NOT	DATE PRINTED	CARD
2-051 -366	2025	2023	09/22/2011		110870	6717	01/31/2025	AM	2		A		1						7/8/2025	1 / 1

PROPERTY LEGAL DESCRIPTION	USE CODE	DATE RECORDED	BLOCK	LOT	DEED BOOK	DEED PAGE	PLAT CAB	SLIDE #
366 MONTEGO SC6 PT1	110.00	05/31/2016			3440	0307		

PROPERTY SITUS ADDRESS	CALC ACRES	DEEDED ACRES	SURVEY ACRES	ASSESSED ACRES	NEIGHBORHOOD	ZONE	INSP CODE
1918 CARACARA DR 28560	0.341		0.000	0.341	20IW-TWP 2 - FFH CARACARA WOODLINE		

SUBDIVISION DESCRIPTION	LOT DIMENSION DESCRIPTION
3786 - FAIRFIELD HARBOUR-MONTEGO SEC 6 PT 1(LTS 1-436) 8 PAGES	

OWNER NAME AND MAIL ADDRESS

DALBERTO, STEPHEN & WENDY
1918 CARACARA DR
NEW BERN, NC 28560

CRAVEN COUNTY, NORTH CAROLINA

VALUE SUMMARY

MARKET LAND	PRIOR LAND	USE LAND
40,000		0
MARKET BUILDING	**PRIOR BUILDING**	**USE BUILDING**
180,570		0
TOTAL MARKET	**TOTAL PRIOR**	**TOTAL USE**
220,570		0

SALES SUMMARY

#	DATE	CONSIDERATION	BOOK	PAGE	TYPE	CONF
1	05/31/2016	160,000	3440	0307	ST	RS
2	06/28/2005	179,900	2323	1000	ST	ST
3	06/19/2001	126,500	1828	0930	ST	ST
4	03/03/1999		1682	0199	ST	NS

LAND INFORMATION

#	MTH	CURR USE	CODE	QUANTITY	DESCRIPTION
1	BS	RS	79	1.000	BASE SITE
2					
3					
4					

LAND INFORMATION

#	ACCESS	TOPO	VIEW	UTLS	EFF. FRONT FOOT.	AVG. DEPTH	UNIT PRICE	DEPTH FACTOR	LAND ADJ	LOC ADJ	EXP FACTOR	ADJUSTED UNIT PRICE	USE VALUE	ASSESSED VALUE
1	02	01	01	01			40000.00	0.00	1.00	1.00	1.00	40000.00	Y	40000
2														
3														
4														

BUILDING INFORMATION

FOUNDATION

#	DESCRIPTION	UNITS
1	(04)ENCLOSED MASONRY	3
2		
3		
4		

EXTERIOR WALLS

#	DESCRIPTION	UNITS
1	(27)ALUMINUM/VINYL	38
2		
3		
4		

ROOF TYPE

#	DESCRIPTION	UNITS
1	(03)GABLE	8
2		
3		
4		

ROOF MATERIALS

#	DESCRIPTION	UNITS
1	(04)SHINGLE-	4
2		
3		
4		

FLOORS

#	DESCRIPTION	UNITS
1	(14)CARPET/VINYL	12
2		
3		
4		

INTERIOR FINISH

#	DESCRIPTION	UNITS
1	(07)FINISHED	30
2		
3		
4		

PLUMBING

#	DESCRIPTION	UNITS
1	(03)COMPLETE AVERAGE	8
2		
3		
4		

ELECTRICAL

#	DESCRIPTION	UNITS
1	(03)AVERAGE SERVICE	3
2		
3		
4		

CONSTRUCTION QUALITY

#	DESCRIPTION	UNITS
1	GOOD MINUS	10
2		
3		
4		

HEATING/COOLING

BASE	OTHER	CODE
7333	2500	008

ADJUSTMENTS

#	DESCRIPTION	UNITS
1		
2		
3		
4		

TYPE OF STRUCTURE

#	DESCRIPTION
1	RESIDENTIAL CONSTRUCTION
2	
3	
4	

#	SUB-TYPE DESCRIPTION	MTH	CUR	ORG	CLS	YEAR BUILT	YEAR REMODELED	EFF YEAR	ROOMS	BR	BATHS	UNITS CLASS	UNITS CONSTR	UNITS ADJUST	UNITS TOTAL	CONDITION PHYS	CONDITION FUNC	CONDITION ECON
1	RES-SINGLE FAMILY	UC	RS		C-	1999		2000	5	3	2.0	10	106		116	0.79	1.00	1.00
2																		
3																		
4																		

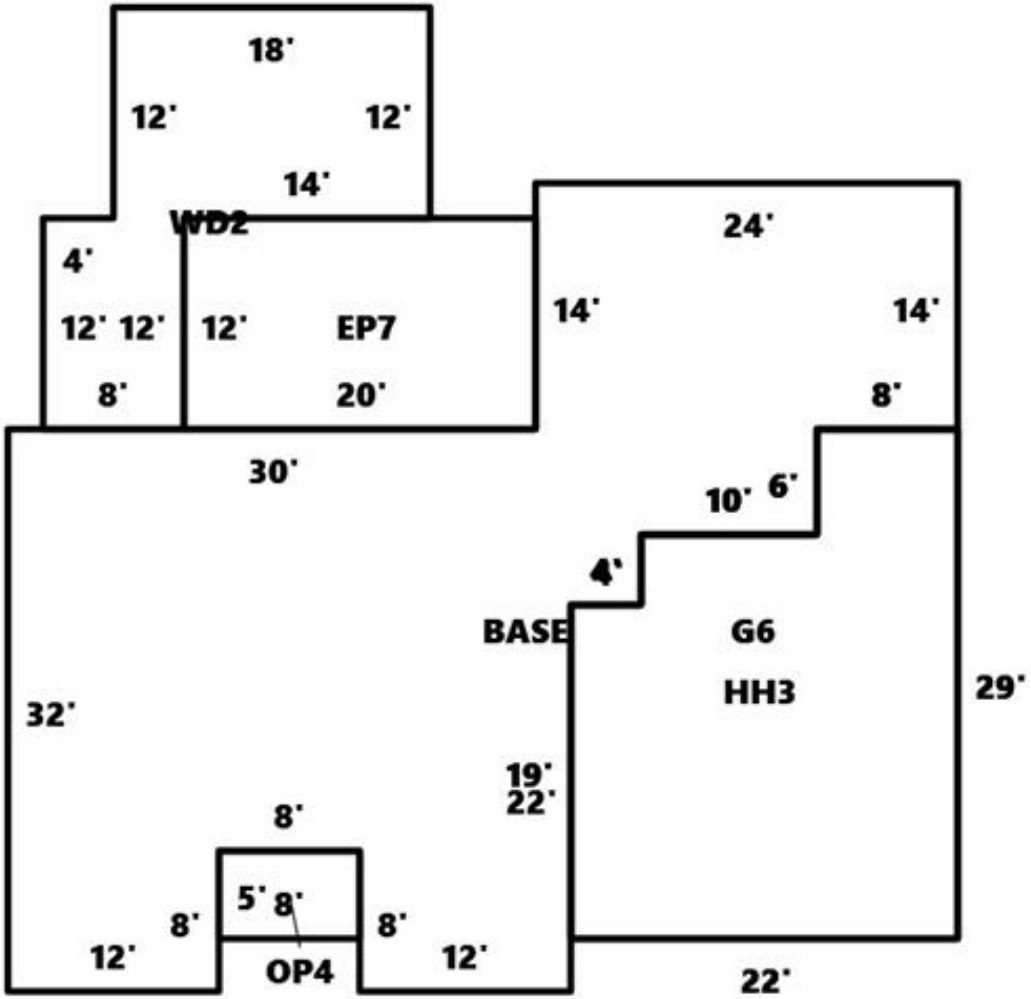
#	AREA BASE	AREA TOTAL HEATED	AREA ADJUSTED	RATE BASE	RATE ADJUSTED	VALUE PER SQUARE FOOT	ADDITIONAL FEATURES	MARKET VAL NEW	PERCENT COMPLETED	NEIGH. FACTOR	ASSESSED VALUE	USE VALUE
1	1396	1557	2126	93.80	108.81		11520	228567		1.000	180570	Y
2												
3												
4												

MARKET/USE ACRES VALUE

#	CLASS	MA/AU	NUMBER OF ACRES	VALUE
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				

ADDITIONAL FEATURES

#	DESCRIPTION	VALUE
1	1 R-3 FIX-AVER	5500
1	1 1-ST 1-OPEN	7300


18'
12'
12'
14'
WD2
4'
12' 12'
12'
EP7
8'
20'
24'
14'
14'
8'
30'
10' 6'
4'
BASE
G6
HH3
29'
32'
19'
22'
8'
5' 8'
8'
8'
12'
OP4
12'
22'

NOTES