

**PARCEL: 041319**  
 ISBELL BRYAN ANDREW  
 105 RIVER BEND RD  
 JACKSONVILLE, NC 28540-2930  
 ACCOUNT NUMBER: 437803000

# Onslow County, North Carolina

**Tax Districts**  
 ONSLOW COUNTY



Routing Number: 21500006  
 Appraiser Area: CH  
 Tax Year: 2025 Reval Year: 2022  
 Visited By: on 08/26/2021  
 Information Source: 11 - REVAL LAND

PARCEL INFORMATION		PROPERTY DESCRIPTION	VALUE SUMMARY (COST APPROACH)								
<b>ADDRESS:</b>	105 RIVERBEND RD JACKSONVILLE NC 28540-2930	L10 S2 OAKHURST RIVER ESTATES 0.6095 Acres	<b>LAND VALUE:</b>	45,000							
<b>NBHD:</b>	2150-OAKHURST RIVER		<b>BUILDING VALUE:</b>	198,586							
<b>TOWNSHIP:</b>	110 - JACKSONVILLE		<b>OBXF VALUE:</b>	1,240							
<b>MAP #:</b>	331G-1		<b>APPRAISED VALUE:</b>	244,826							
<b>PIN #:</b>	435720914700		<b>DEFERRED VALUE:</b>	0							
		<b>Subd: 21/186 OAKHURST RIVER EST SEC 2</b>	<b>ASSESSED VALUE:</b>	244,826							
			<b>EXCLUSION(VET):</b>	Not Available							
NOTES		PERMIT INFORMATION			SALES INFORMATION						
		Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
						12/15/2017	150,000	I		4715/0016	Y
						5/6/1992	87,000	V		1048/0740	Y
								<b>Ratio: 163%</b>			

LAND DATA - MARKET VALUE									
L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJ	ADJUSTMENT CODE	ADJUSTED UNIT PRICE	VALUE
1	01	RESIDENTIAL	0.60950	G	45,000			45,000	45,000
		<b>Total Market Land</b>	0.60950						<b>45,000</b>

OUTBUILDING DATA												
CODE	DESC	AYB	EYB	GRADE	UNITS	LENGTH	WIDTH	AREA	RATE	% GOOD	% CMLPT	VALUE
13	CONCRETE	1984	1984	C	1	17	23	391	3.9900	30%		467
13	CONCRETE	1984	1984	C	1	10	64	640	4.0000	30%		773
04S	SHED	2008	2008		1	16	10	1		100%		0
		<b>Total OBXF Value</b>										<b>1,240</b>



