

**PARCEL: 630418216453000**  
 LUND LYNELLE SERENA  
 5901 MCLEAN STREET  
 EMERALD ISLE, NC 28594-3428  
 ACCOUNT NUMBER: 46665

## Carteret County, North Carolina

Route Number:

Appraiser Area:

Tax Year: 2025 Reval Year: 2025

Visited By:

Information Source:

### Tax Districts

01 County, 1556 Town of Emerald Isle NON OFRT, 96 EI Non-Ocean-Front  
**Jurisdiction:**1556 - 1556 TWN OF EMERALD ISLE

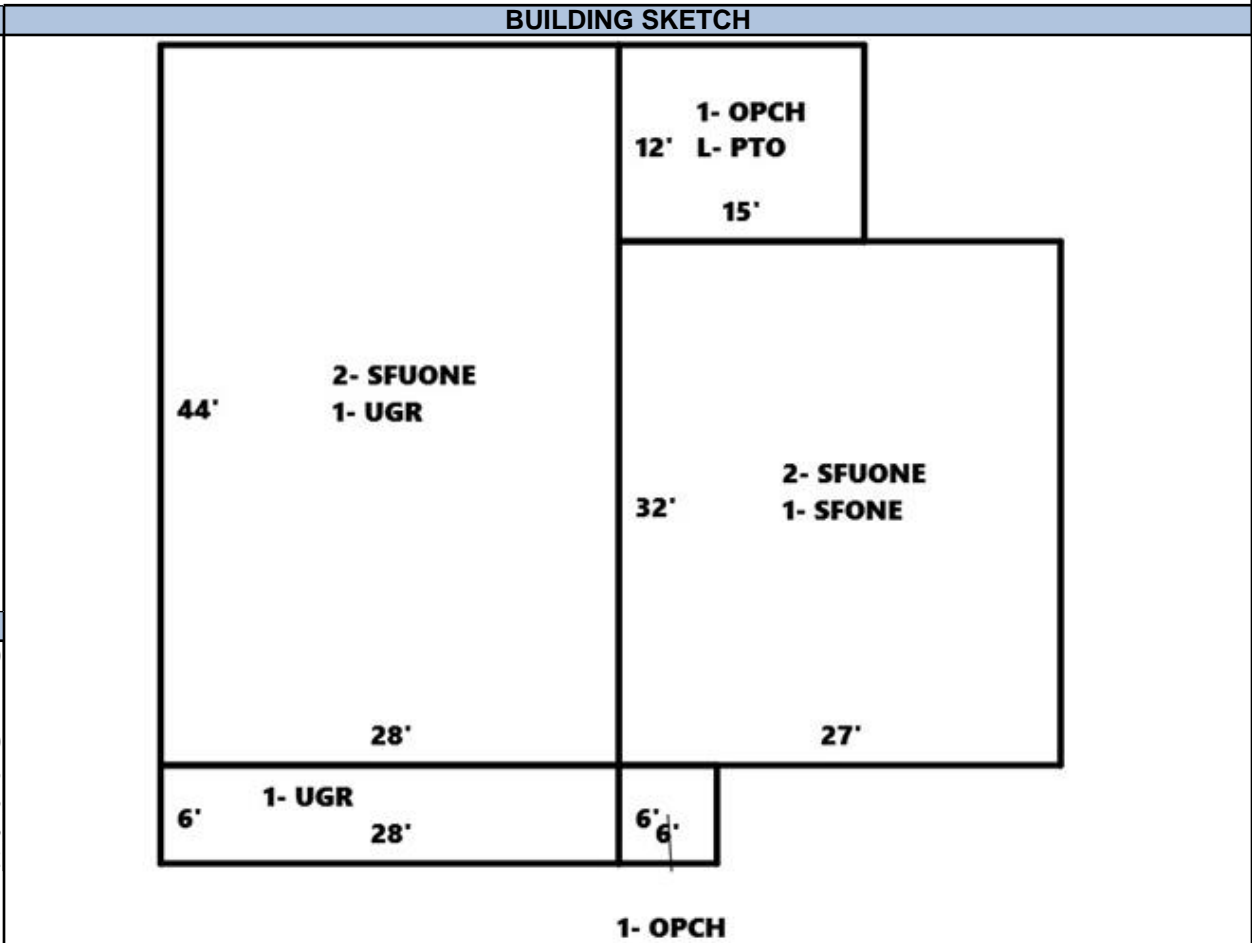
PARCEL INFORMATION	PROPERTY DESCRIPTION	VALUE SUMMARY
<b>ADDRESS:</b> 5901 MCLEAN DR EMERALD ISLE NC 28594 <b>NBHD:</b> 2512002.00-Emerald Isle Center E <b>TOWNSHIP:</b> 15 - WHITE OAK <b>MAP #:</b> 6304	L15 BBB SURF LANDING COVE 0.2440 AC	<b>LAND VALUE:</b> 250,360 <b>BUILDING VALUE:</b> 685,310 <b>OBXF VALUE:</b> 0 <b>APPRAISED VALUE:</b> 935,670 <b>DEFERRED VALUE:</b> 0 <b>ASSESSED VALUE:</b> 935,670

NOTES	PERMIT INFORMATION	SALES INFORMATION								
	Date	Status	Amount	CO Date	Date	Price	V/I	S	Book/Page	Valid Code
					5/24/2021	657,500	V		1723/0255	Y
					3/31/2017	325,000	V		1571/0353	N
					2/1/2011	0	V		1366/0108	N
					1/25/2011	0	V		1365/0251	N

LAND DATA - MARKET VALUE										
L#	CODE	DESCRIPTION	SIZE	TYPE	BASE RATE	ADJUSTMENTS	ADJUSTED UNIT PRICE	VALUE		
1	RP1	RESIDENTIAL PRIMARY	0.24360	AC	550,000		1,026,065.574	250,360		
<b>Total Market Land</b>			0.24360					<b>250,360</b>		

OUTBUILDING DATA											
CODE	DESCRIPTION	UNITS	LENGTH	WIDTH	AREA	GRADE	CONDITION	AYB	% COMPLETE	RATE	VALUE

BUILDING DESCRIPTION BUILDING 1 of 1	
ACTUAL YR BLT:	1992
BATHS FULL/HALF:	4/
BEDROOMS:	4
CONDITION:	Average
CONDO VIEW:	
ELEVATOR:	
ELEVATORS:	
EXTERIOR WALL:	18 Brick
FIREPLACE:	
FIREPLACES:	
FOUNDATION:	01 Brick
GRADE:	C+
HEATING SYSTEM:	11 Central Heat/AC
IMPROVEMENT TYPE:	SFR - Single Family
MODEL:	RES
PERCENT COMPLETE:	
ROOF STRUCTURE:	01 Hip
ROOFING COVER:	06 Comp Shingle
STYLE:	10 Conventional
UNIT LOCATION:	



BUILDING COMPUTATION	
BUILDING VALUE:	685,310
ECONOMIC OBSOLESCENCE:	
FUNCTIONAL OBSOLESCENCE:	
HEATED AREA:	2,960
PHYSICAL DEPRECIATION:	22%
REPLACEMENT COST NEW LESS DEPR:	380,728
REPLACEMENT COST NEW:	488,113
VALUE PER SQUARE FOOT HEATED:	231.52

BUILDING SECTIONS										
L#	LL	1ST	2ND	3RD	DESCRIPTION	RATE	ADJUSTED RATE	SIZE FACTOR	AREA	RCN
A		UGR			Garage - Unfinished	30.45	30.45	90%	1,232	33,763
A			SFUO		UPPER ONE	141.75	144.75	81%	1,232	144,449
C		OPCH			Porch - Open	26.25	26.25	100%	180	4,725
F		SFON			MAIN FINISHED	168.00	173.00	81%	864	121,072
F			SFUO		UPPER ONE	141.75	144.75	81%	864	101,302
G		UGR			Garage - Unfinished	30.45	30.45	100%	168	5,116
H		OPCH			Porch - Open	26.25	26.25	106%	36	1,002

**VIEW  
PHOTO**