

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 17-2

Parcel Address: Vacant lot, East Third Street, Greenville, N. C.

Owner: Herbert M. Wilkerson and wife Owner's Address: 106 South Woodlawn Drive

Title: Deed Book Q-31 Page 412 Date of Deed 3/22/60 I.R.S. Stamps \$.55

If Subject Property Sold Last 5 Years:
Actual Consideration (Terms, etc.): ---

Verified by --- Capital Improvements Since Sale? \$ ---

Current Zoning: Residential Street Improvements: Third Street paved with concrete curb and gutters; 50' right-of-way.

Assessed Value: Land \$ 1305 Imps. \$ None Total \$ 1305

Tax Rate \$ 281/\$100 Special Assessments \$ None Annual Tax \$ 36.67

Report Unlawful Usage or Violation of Codes and Ordinances: None

PHOTOGRAPHS and DRAWING

Highest And Best Use To Which Property Is Adaptable Residential

CERTIFICATION:

I hereby certify to the Redevelopment Commission of Greenville, N. C., that I have carefully inspected the property herein described; that to the best of my knowledge and belief, the information contained in this report is correct; that I have no personal interest, present or prospective, in the property referred to; that I have applied accepted methods and standards of real estate appraisal practice and thereby find the present market value of the property to be:

LAND: \$ 2,200
IMPS.: \$ _____
TOTAL: \$ 2,200

This appraisal is based upon the following condition: I have accepted the legal description furnished by you as correct.

Date November 16, 1966

Appraiser: W. Calvin Reynolds, SRA

W. CALVIN REYNOLDS, SRA
835 NORTH MAIN STREET
HIGH POINT, N. C.

Plot No. N.C. R-15

Parcel No. 17-2

DESCRIPTION OF IMPROVEMENTS

Building Number	<u>Vacant Lot</u>				
Use					
Type Construction					
Condition					
Number of Rooms					
Plumbing:					
Lavatory.....					
Toilet.....					
Tub or Shower.....					
Kitchen Sink.....					
Hot Water.....					
Type Roof					
Type Heating					
Floor Area:					
Basement.....					
First.....					
Second.....					
Third.....					
Porches, etc.....					
Year Built					
Future Economic Life					
Monthly Rental					
Utilities Included					
Assessed Valuation					

REPRODUCTION VALUE

Reproduction Cost					
Basement.....					
First.....					
Second.....					
Third.....					
Porches, etc.....					
Reproduction Value					
Depreciation					
Depreciated Value					

Land Size 95' x 170'
94' x 165' Total Building Value \$ _____

Land Area 15,000 sq. ft. Other Building Improvements (Type and Value)

Site Description Vacant; low; open; slopes westward to creek.

Site Value 2,200
 _____ x _____ x \$ _____ = \$ _____

Site Improvements (Type and Value) None

VALUE INDICATED BY DEPRECIATED REPRODUCTION COST \$ _____

INCOME VALUE

Gross Annual Income

No. of Units _____

Actual \$ _____

Economic \$ _____

BASIS: _____

GROSS INCOME MULTIPLIER _____

COMPARABLES: _____

VALUE INDICATED BY INCOME \$ _____

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
22	\$2,667	Good location for subject but small frontage is a drawback as is the adverse, low topography.	\$2,200
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ 2,200

REMARKS

W. CALVIN REYNOLDS, SRA
835 NORTH MAIN STREET
HIGH POINT, N. C.



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Block 17
Lot 2