

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 17-3

Parcel Address: South side of East Second Street, 129 ft.± East of Side Street, Greenville, N.C.

Owner: Emmie S. Fleming Owner's Address: 315 West Second Street

Title: Deed Book B-27 Page 107 Date of Deed 4/4/53 I.R.S. Stamps \$ 2.75

If Subject Property Sold Last 5 Years: None
Actual Consideration (Terms, etc.): _____

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

Current Zoning: Residential Street Improvements: Second Street paved with curb and gutter; 46 ft. right-of-way.

Assessed Value: Land \$ 1400 Imps. \$ --- Total \$ 1400

Tax Rate \$ 2.81/\$100 Special Assessments \$ None Annual Tax \$ 39.34

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: \$ 5,000
IMPS.: \$ ---
TOTAL: \$ 5,000

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.

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 202' x 165'
209.6' x 170'

Total Building Value \$ _____

Land Area 36,600 sq. ft.

Other Building Improvements (Type and Value) _____

Site Description Level; wooded; heavily over-
grown; slopes to west.

 x 202' x \$ 25 = \$ 5,050

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	Sale larger; close in location; suitable for multi-family use; topography complimentary.	\$5,000
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ 5,000

REMARKS

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



P674/255

8690

Block 17
Lot 3