

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 21-11

Parcel Address: South side of East Third Street on west side of Town Branch

Owner: Unknown Owner's Address: ---

Title: Deed Book --- Page --- Date of Deed --- I.R.S. Stamps \$ ---

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

Verified by --- Capital Improvements Since Sale? \$ None

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

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

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

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: \$ 1,800

IMPS.: \$ ---

TOTAL: \$ 1,800

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

Date November 17, 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 120' x 266.2' x 282' x 103' x 34' x 81' Total Building Value \$ _____

Land Area 16,000 sq. ft. Other Building Improvements (Type and Value) _____

Site Description Vacant; below street; wooded; rough; odd shaped. _____

Site Value 1,800
 _____ 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	Subject has poor shape and is low. Location is good.	\$1,800

VALUE INDICATED BY COMPARABLES \$ 1,800

REMARKS

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



Block 21
Lot 11

8690

P674/256