

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 21-13

Parcel Address: Vacant Lot, East Fourth Street, Greenville, N. C.

Owner: St. Paul's Episcopal Church Owner's Address: 407 East Fourth Street

Title: Deed Book W-17 Page 581 Date of Deed 4/12/29 I.R.S. Stamps \$ ---

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

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

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

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

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

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 16, 1966

Appraiser: W. Calvin Reynolds

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



**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 is well located but	\$1,800
		is rolling and well below	
		street grade.	

VALUE INDICATED BY COMPARABLES \$ 1,800

**REMARKS**

This lot is contiguous to the church site and is thus a part of the church's holdings. However, it is a separate lot and was so deeded by metes and bounds, thus the other church properties adjoining were not made a part of this appraisal.

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



Block 21  
Lot 13

P 674 | 257

8690