

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project No. N.C.R.-15
 Parcel Address: E. First Street, Greenville, N. C. (vacant lot)
 Owner: E. H. Taft, Jr. Owner's Address: 119 W. Third Street Greenville, N. C.
 Title: Deed Book M-27 Page 111 Date of Deed 12-9-53 I.R.S. Stamps \$ 5.50
 If Subject Property Sold Last 5 Yrs: No
 Actual Consideration (Terms, etc.): _____
 Verified by owner Capital Improvements Since Sale? \$ none
 Current Zoning: residential Lot Dimensions: 100 ft. x 180 ft. Land Area 21,700
 Highest and Best Use to Which Property is Adaptable Residential
 Assessed Value: Land \$ See * Below Imps. \$ - - Total \$ See * Below
 City - \$1.55 County - \$2.17 Special Assessments \$.74 of County rate is school tax Annual Tax \$ _____
 Report Unlawful Usage or Violation of Codes and Ordinances: none

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

- | | |
|---|--------------------|
| 1. Value Indicated By Replacement Cost: _____ | \$ <u>1,200.00</u> |
| 2. Value Indicated By Income (Actual or Estimated) <u>omitted</u> | \$ <u>- -</u> |
| 3. Value Indicated By Market Comparisons: _____ | \$ <u>1,300.00</u> |

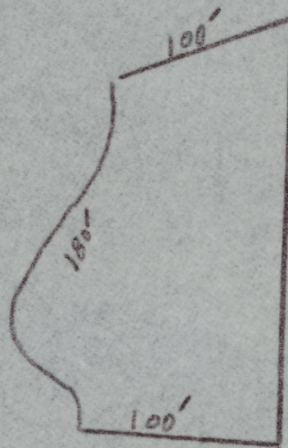
REMARKS: The appraiser feels that Sale No. 29 under Market Data Approach should bear the most weight in estimating fair market value. This a very low lot and is the back yard of several houses. The appraiser has used the market approach.

* The subject property was assessed for taxes with other land; therefore, the tax assessment is not available.

PHOTO

SKETCH

None



FINAL VALUE ESTIMATE: Land \$ 1,300.00 Imps. \$ none Total \$ 1,300.00

Date January 15, 1965

Appraiser D. G. Nichols *D. G. Nichols*

Parcel No. 1 Lot 2

Address Greenville, N. C.

DESCRIPTION OF IMPROVEMENTS
(Use Separate Sheet for Each Major Structure)

Functions: vacant land Construction: _____ No. Stories: _____
 Rooms: _____ No. Baths: _____ Inside _____ Bldg. Area: Enclosed _____
 Outside _____ Porches _____
 Foundation _____ Heat _____ Elect. _____ Age _____ Condition _____
 If Remodeled When and How _____ Remaining Useful Life _____

VALUE INDICATED BY REPLACEMENT COST

Land: Size 100 ft. X 180 ft. @ \$ 12.00 per front foot \$ 1,200.00

Improvements:

Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Total Cost New All Improvements \$ _____

Depreciation:

Total _____ % \$ _____

Depreciated Value Improvements \$ _____

Indicate Value \$ 1,200.00

VALUE INDICATED BY INCOME
(Use Actual Rents or Estimate if Not Rented)

No. Units _____ @ \$ _____ /Unit \$ _____

No. Units _____ @ \$ _____ /Unit \$ _____

Total Rental Income \$ _____

Indicated Value \$ _____

How Calculated? _____

(If net income capitalized show calculations on separate sheet.)

VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
29	\$ 2,500.00	Total Adjustments Minus \$1,300.00	\$ 1,200.00
23	\$ 500.00	Total Adjustments Plus \$800.00	\$ 1,300.00
Indicated Value			\$ 1,300.00

Parcel No. 1, lot 2