

# Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project No. N.C.R.-15

Parcel Address: "B" Street, Greenville, N. C.

Owner: J. J. Perkins Owner's Address: Rock Spring Road  
Greenville, N. C.

Title: Deed Book H-34 Page 455 Date of Deed 2-14-64 I.R.S. Stamps \$ 3.72

If Subject Property Sold Last 5 Yrs:  
Actual Consideration (Terms, etc.): Yes. Part of the subject property was sold for a cash sales price of \$2,500.00

Verified by Grantor Capital Improvements Since Sale? \$ None

Current Zoning: Residential Lot Dimensions: 100 x 159ft. Land Area 16,900 sq. ft.

Highest and Best Use to Which Property is Adaptable Residential

Assessed Value: Land \$ See \* Imps. \$ None Total \$ See \*

Tax Rate 1.55 City Special Assessments \$ .74 of County rate Annual Tax \$ See \*  
\$2.17 County is school 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:            | \$ 1,000.00    |
| 2. Value Indicated By Income (Actual or Estimated) | Omitted \$ - - |
| 3. Value Indicated By Market Comparisons:          | \$ 1,000.00    |

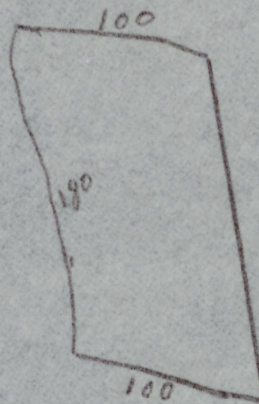
REMARKS: The subject property is low and is subject to overflow but is used for a playground. The appraiser feels the Sales Approach is more applicable.

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

PHOTO

SKETCH

None



FINAL VALUE ESTIMATE: Land \$ 1,000.00 Imps. \$ none Total \$ 1,000.00

Date January 21, 1965

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

Parcel No. 1, Lot 4

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 \_\_\_\_\_

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VALUE INDICATED BY REPLACEMENT COST

Land: Size 100 ft. X 159 ft. @ \$ 10.00 per front foot \$ 1,000.00

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 \$ 1,000.00

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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.)

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VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
<u>23</u>	<u>\$ 500.00</u>	<u>Total Adjustments Plus \$500.00</u>	<u>\$ 1,000.00</u>
<u>29</u>	<u>\$ 2,500.00</u>	<u>Total Adjustments Minus \$1,500.00</u>	<u>\$ 1,000.00</u>
Indicated Value			<u>\$ 1,000.00</u>

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