

Parcel Appraisal Report

Project Name Shore Drive Redevelopment N.C.R. - 15
Project No. _____
E. Second Street, Greenville, N. C.
 Parcel Address: _____
J. E. Collins, Jr. Greenville, N. C.
 Owner: _____ Owner's Address: _____
 Title: Deed Book 0-25 Page 352 Date of Deed 1-25-50 I.R.S. Stamps \$ none
 If Subject Property Sold Last 5 Yrs: none
 Actual Consideration (Terms, etc.): _____
See Brochure vacant land
 Verified by _____ Capital Improvements Since Sale? \$ _____
See Brochure 170 ft. x 165 ft. 27,300 sq. ft.
 Current Zoning: _____ Lot Dimensions: _____ Land Area _____
Residential
 Highest and Best Use to Which Property is Adaptable _____
 Assessed Value: Land \$ * See Below Imps. \$.74 of County rate Total \$ * See Below
\$1.55 City is school tax
 Tax Rate \$ * 2.17 County Special Assessments \$ _____ Annual Tax \$ _____
none
 Report Unlawful Usage or Violation of Codes and Ordinances: _____

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

1. Value Indicated By Replacement Cost: _____	\$ 2,040.00
2. Value Indicated By Income (Actual or Estimated) _____	\$ <u>Omitted</u>
3. Value Indicated By Market Comparisons: _____	\$ 2,000.00

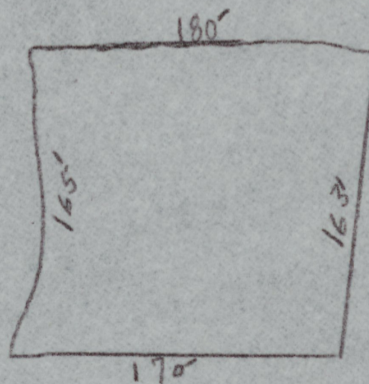
REMARKS: The appraiser feels that Sale No. 29 under Market Data approach should bear the most weight in estimating fair market value. This is a very low lot but is well located. The appraiser used Market Approach.

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

PHOTO

SKETCH

None



FINAL VALUE ESTIMATE: Land \$ 2,000.00 Imps. \$ none Total \$ 2,000.00

Date January 15, 1965

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

Parcel No. 16, Lot 6

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 170 ft. X 165 ft. @ \$ 12.00 per front foot \$ 2,040.00

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 \$ 2,040.00

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	\$ <u>2,500.00</u>	Total Adjustments Minus \$500.00	\$ <u>2,000.00</u>
23	\$ <u>500.00</u>	Total Adjustments Plus \$1,500.00	\$ <u>2,000.00</u>
	Indicated Value		\$ <u>2,000.00</u>

Parcel No. 6, Lot 16