

Parcel Appraisal Report

N.C.R. - 15

Project Name Shore Drive Redevelopment Project No. _____

Parcel Address: E. First Street, Greenville, North Carolina

Owner: Edward C. Harris Owner's Address: Country Club Drive Greenville, N. C.

Title: Deed Book I-29 Page 263 Date of Deed 9-12-56 I.R.S. Stamps \$ 9.35

If Subject Property Sold Last 5 Yrs: No
Actual Consideration (Terms, etc.): _____

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

Current Zoning: See Brochure Lot Dimensions: 100 ft. x 175 ft. average depth Land Area 22,900 sq. ft.

Highest and Best Use to Which Property is Adaptable Residential

Assessed Value: Land \$ 2,060.00 Imps. \$ none Total \$ 2,060.00
\$1.59 City .74 of County rate

Tax Rate \$ \$2.17 County Special Assessments \$ is school tax Annual Tax \$ 76.63

Report Unlawful Usage or Violation of Codes and Ordinances: None

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

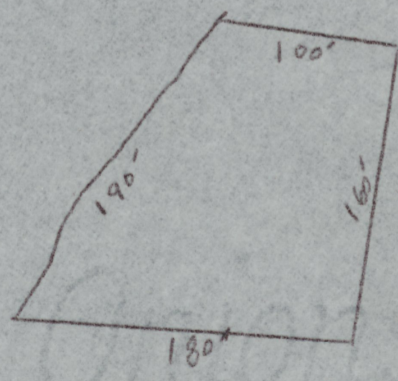
- 1. Value Indicated By Replacement Cost: _____ \$ 3,000.00
- 2. Value Indicated By Income (Actual or Estimated) Omitted \$ - -
- 3. Value Indicated By Market Comparisons: _____ \$ 3,000.00

REMARKS: The appraiser considers Sale No. 29 under Market Data Approach as best comparable, but has considered many. This lot is generally high and well located. The tax assessment figure includes other lots. The appraiser has used the Market Approach.

PHOTO

SKETCH

None



FINAL VALUE ESTIMATE: Land \$ 3,000.00 Imps. \$ none Total \$ 3,000.00

Date January 15, 1965 Appraiser D. G. Nichols *D. G. Nichols*

Parcel No. 16, Lot 7 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

average depth

Land: Size 100 ft. X 175 ft. @ \$ 30.00 per front foot \$ 3,000.00

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 \$ 3,000.00

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
<u>29</u>	<u>\$ 2,500.00</u>	<u>Total Adjustments Plus \$500.00</u>	<u>\$ 3,000.00</u>
<u>33</u>	<u>\$ 10,500.00</u>	<u>Total Adjustments Minus \$7,500.00</u>	<u>\$ 3,000.00</u>
	Indicated Value		<u>\$ 3,000.00</u>

Parcel No. 16, Lot 7