

Parcel Appraisal Report

N.C.R. - 15

Project Name Shore Drive Redevelopment Project No. _____

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

Owner: Herbert M. Wilkerson Owner's Address: 106 Woodlawn Avenue Greenville, N. C.

Title: Deed Book Q-31 Page 412 Date of Deed 3-22-60 I.R.S. Stamps \$ 55¢

If Subject Property Sold Last 5 Yrs: _____
Actual Consideration (Terms, etc.): _____

Verified by Information Refused Capital Improvements Since Sale? \$ None

Current Zoning: See Brochure Lot Dimensions: 95 ft. x 165 ft. Land Area 15,000 sq. ft.

Highest and Best Use to Which Property is Adaptable Residential

Assessed Value: Land \$ 100.00 Imps. \$ vacant Total \$ 100.00
1.55 City .74 of County rate

Tax Rate \$ 2.17 County Special Assessments \$ is school tax Annual Tax \$ 3.72

Report Unlawful Usage or Violation of Codes and Ordinances: none

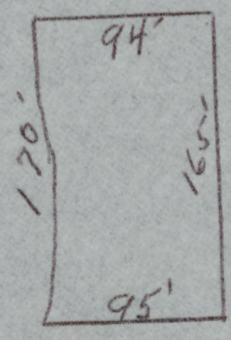
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

- | | |
|---|--------------------|
| 1. Value Indicated By Replacement Cost: _____ | \$ <u>1,140.00</u> |
| 2. Value Indicated By Income (Actual or Estimated) _____ <u>Omitted</u> | \$ <u>- -</u> |
| 3. Value Indicated By Market Comparisons: _____ | \$ <u>1,200.00</u> |

REMARKS: The appraiser feels that Sale No. 29 under Market Data approach is most applicable for estimating fair market value. This lot is very low but well located.
The appraiser has used Market Approach.

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 1,200.00 Imps. \$ none Total \$ 1,200.00

Date 1-15-65 Appraiser D. G. Nichols *D. G. Nichols*

Parcel No. 17, 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 95 ft. X 165 ft. @ \$ 12.00 per front foot \$ 1,140.00

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 \$ 1,140.00

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>	Total Adjustments Minus \$1,400.00	\$ <u>1,100.00</u>
<u>23</u>	\$ <u>500.00</u>	Total Adjustments Plus \$700.00	\$ <u>1,200.00</u>
	Indicated Value		\$ <u>1,200.00</u>

Parcel No. 17, Lot 2