

Parcel Appraisal Report

Shore Drive Redevelopment

N.C.R. - 15

Project Name _____ Project No. _____

E. Second Street, Greenville, N. C.

Parcel Address: _____

Emmie S. Fleming

Owner: _____ Owner's Address: _____

B-27

107

4-4-53

none

Title: Deed Book _____ Page _____ Date of Deed _____ I.R.S. Stamps \$ _____

If Subject Property Sold Last 5 Yrs: no.

Actual Consideration (Terms, etc.): _____

- -

none

Verified by _____ Capital Improvements Since Sale? \$ _____

See Brochure

200 ft. x 165 ft.

35,600 sq. ft.

Current Zoning: _____ Lot Dimensions: _____ Land Area _____

Residential

Highest and Best Use to Which Property is Adaptable _____

690.00

none

690.00

Assessed Value: Land \$ _____ Imps. \$ _____ Total \$ _____

1.55 City

.74 of County rate

is school tax

25.67

Tax Rate \$ _____ Special Assessments \$ _____ Annual Tax \$ _____

2.17 County

is school 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: _____ \$ 6,000.00
2. Value Indicated By Income (Actual or Estimated) _____ Omitted _____ \$ - -
3. Value Indicated By Market Comparisons: _____ \$ 5,500.00

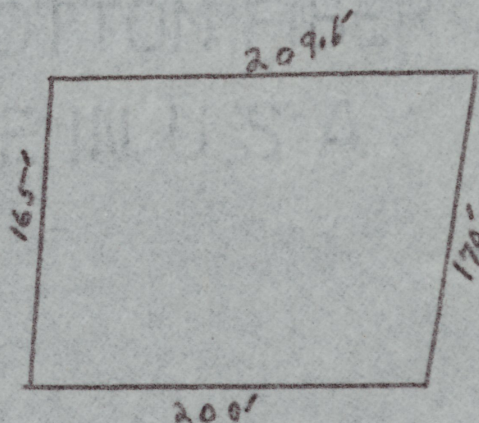
REMARKS: The appraiser has considered many comparables and feels that Sale No. 29 is the best comparable. Most of this lot is high and the lot is well located. The

appraiser has used the Market Approach.

PHOTO

SKETCH

none



FINAL VALUE ESTIMATE: Land \$ 5,500.00 Imps. \$ none Total \$ 5,500.00

Date January 20, 1965

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

Parcel No. 17, Lot 3

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 200 ft. X 165 ft. @ \$ 30.00 per front foot \$ 6,000.00

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 \$ 6,000.00

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 \$3,500.00</u>	<u>\$ 6,000.00</u>
<u>33</u>	<u>\$ 10,500.00</u>	<u>Total Adjustments Minus \$5,000.00</u>	<u>\$ 5,500.00</u>
Indicated Value			<u>\$ 5,500.00</u>

Parcel No. 17, Lot 3