

Parcel Appraisal Report

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

Parcel Address: E. Fourth Street, Greenville, N. C.

Owner: St. Paul's Episcopal Church Owner's Address: 401 E. Fourth Street
Greenville, N. C.

Title: Deed Book W-17 Page 581 Date of Deed 4-12-29 I.R.S. Stamps \$ none

If Subject Property Sold Last 5 Yrs:

Actual Consideration (Terms, etc.): No

Verified by _____ Capital Improvements Since Sale? \$ - -

Current Zoning: See Brochure Lot Dimensions: 82.3ft. x 150 ft. Land Area 11,400 sq. ft.

Highest and Best Use to Which Property is Adaptable Present use or residential

Assessed Value: Land \$ tax exempt Imps. \$ - - Total \$ tax exempt

Tax Rate \$ - - Special Assessments \$ - - Annual Tax \$ - -

Report Unlawful Usage or Violation of Codes and Ordinances: None

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

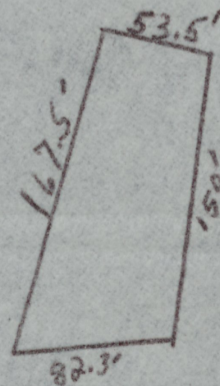
- | | | |
|----------------------------------------------------|---------|----------|
| 1. Value Indicated By Replacement Cost: | \$ | 2,460.00 |
| 2. Value Indicated By Income (Actual or Estimated) | Omitted | \$ - - |
| 3. Value Indicated By Market Comparisons: | \$ | 2,750.00 |

REMARKS: The appraiser has considered many comparables. This lot is low but it is very well located. This lot could be used for a residence. It does not overflow. The appraiser has used the Market Approach.

PHOTO

None

SKETCH



FINAL VALUE ESTIMATE: Land \$ 2,750.00 Imps. \$ none Total \$ 2,750.00

Date January 20, 1965

Appraiser D. G. Nichols

Parcel No. 21, Lot 11

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 82 ft. X 150 ft. @ \$ 30.00 per front foot \$ 2,460.00

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 \$ 2,460.00

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 \$250.00</u>	<u>\$ 2,750.00</u>
<u>33</u>	<u>\$ 10,500.00</u>	<u>Total Adjustments Minus \$8,000.00</u>	<u>\$ 2,500.00</u>
	Indicated Value		<u>\$ 2,750.00</u>

Parcel No. 21, Lot 11