

Parcel Appraisal Report

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

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

Owner: Greenville Girl Scouts, Inc. Owner's Address: C/of Mrs. J. Knott Proctor
601 E. Fifth Street
Greenville, North Carolina

Title: Deed Book E-24 Page 519 Date of Deed 5-18-44 I.R.S. Stamps \$ none

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

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

Current Zoning: See Brochure Lot Dimensions: 134 ft. x 168 ft. Land Area 22,600 sq. ft.

Highest and Best Use to Which Property is Adaptable Play ground. This property has a big drain tile running through it.

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)

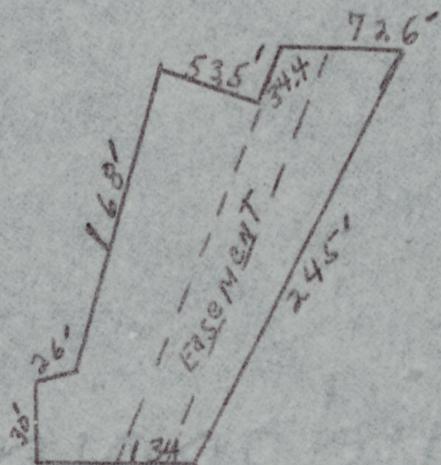
- | | |
|----------------------------------------------------|----------------|
| 1. Value Indicated By Replacement Cost: | \$ 1,340.00 |
| 2. Value Indicated By Income (Actual or Estimated) | Omitted \$ - - |
| 3. Value Indicated By Market Comparisons: | \$ 1,500.00 |

REMARKS: The appraiser has considered many comparables and considers Sale No. 29 of Market Data Approach as best. This lot is low but does not overflow. It has a drainage easement running through it; therefore, less price. The appraiser has used the Market Approach.

PHOTO

SKETCH

None



FINAL VALUE ESTIMATE: Land \$ 1,500.00 Imps. \$ None Total \$ 1,500.00

Date January 20, 1965

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

Parcel No. 21, Lot 12

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 134 ft. X 168 plus @ \$ 10.00 per front foot \$ 1,340.00

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 _____ \$ 1,340.00

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	\$ 2,500.00	Total Adjustments Minus \$1,000.00	\$1,500.00
23	\$ 500.00	Total Adjustments Plus \$850.00	\$1,350.00
	Indicated Value		\$1,500.00

Parcel No. 21, Lot 12