

Parcel Appraisal Report

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

Parcel Address: Second Street, Greenville, North Carolina

Owner: St. Peters Catholic Church Owner's Address: Greenville, North Carolina

Title: Deed Book A-5 Page 574 Date of Deed 1891 I.R.S. Stamps \$ none

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

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

Current Zoning: See Brochure Lot Dimensions: 50 ft. x 84 ft. Land Area 4,200 sq. ft.

Highest and Best Use to Which Property is Adaptable Church. Present use.

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)

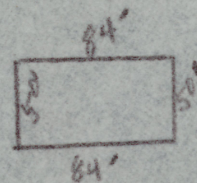
1. Value Indicated By Replacement Cost:		\$ 13,400.00
2. Value Indicated By Income (Actual or Estimated)	Omitted	\$ --
3. Value Indicated By Market Comparisons:	Omitted	\$ --

REMARKS: This parcel is a church and is not in very good condition. The building is used for an information center. The appraiser used only replacement approach as there were no sales or rental comparables.

PHOTO



SKETCH



FINAL VALUE ESTIMATE: Land \$ 5,000.00 Imps. \$ 8,400.00 Total \$ 13,400.00

Date January 20, 1965

Appraiser D. G. Nichols

Parcel No. 23, Lot 2

Address Greenville, N. C.

DESCRIPTION OF IMPROVEMENTS
(Use Separate Sheet for Each Major Structure)

Functions: Church Construction: stucco & wood No. Stories: 1
 Rooms: 7 No. Baths: 2 Inside x Bldg. Area: Enclosed 2,100 sq. ft.
 Outside _____ Porches _____
 Foundation Brick Heat steam Elect. x Age estimated 40 yrs. Condition fair to poor
 If Remodeled When and How no Remaining Useful Life 20 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 50 ft. X 94 ft. @ \$ 100.00 per front foot \$ 5,000.00

Improvements:

Improvement Costs: 2,100 sq. ft. @ \$ 12.00 /sq. ft. \$ 25,200.00
 Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____
 Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Total Cost New All Improvements \$ 25,200.00

Depreciation:

Total 66 2/3 % \$ 16,800.00

Depreciated Value Improvements \$ 8,400.00

Indicate Value \$ 13,400.00

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? Did not consider income approach

(If net income capitalized show calculations on separate sheet.)

VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

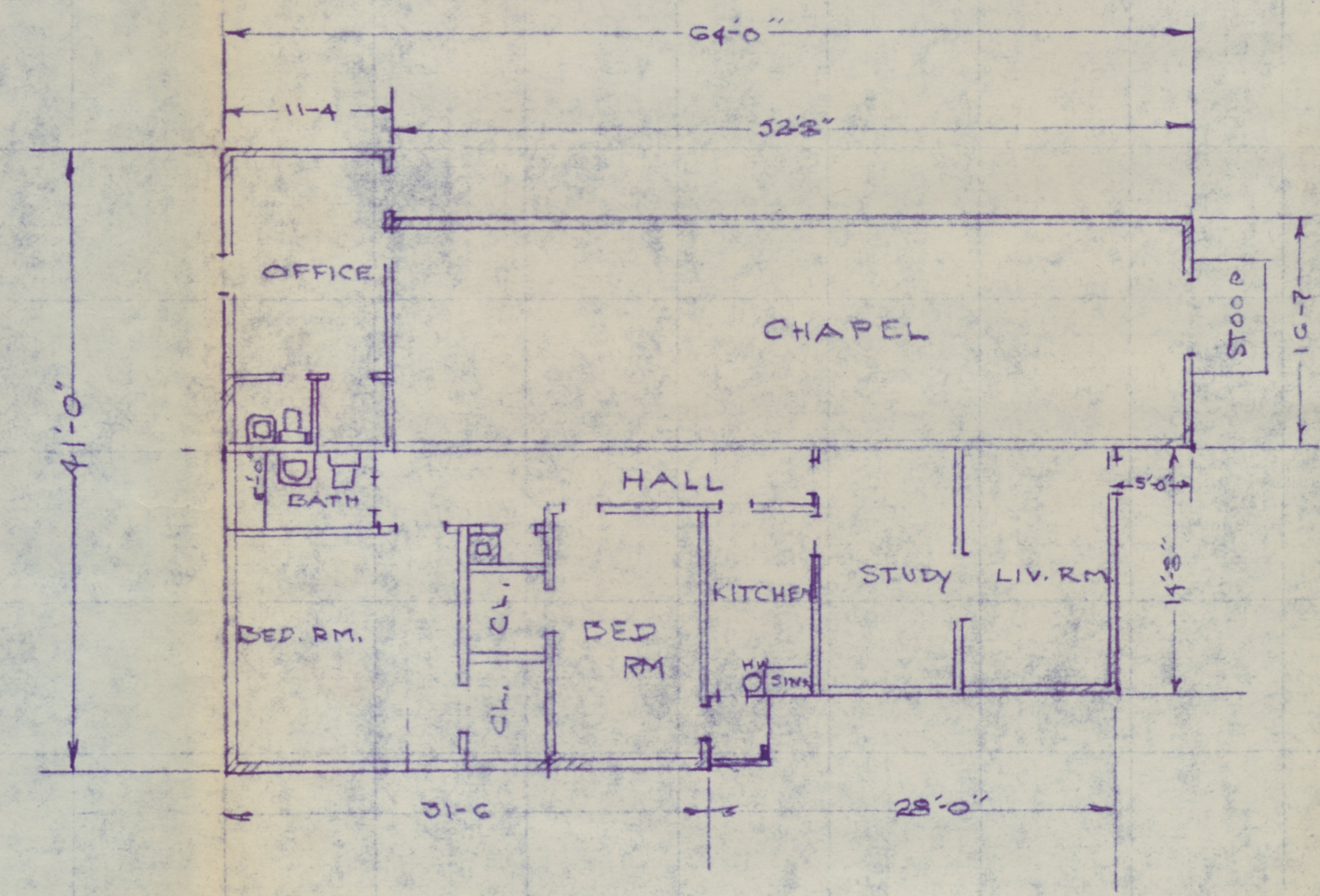
Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
_____	\$ _____	<u>No Sales Comparables</u>	\$ _____
_____	\$ _____	_____	\$ _____
Indicated Value			\$ _____

Parcel No. 23, Lot 2

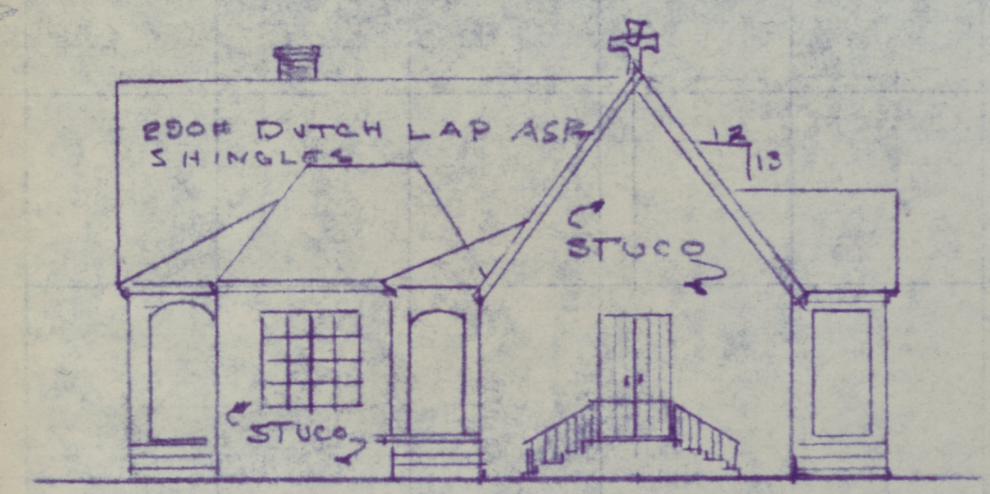
EXTRAORDINARY HOLLAND
AGE-ESTIMATED 25/25
APP. 1925/25/25
EXTRAORDINARY HOLLAND
AGE-ESTIMATED 25/25
APP. 1925/25/25
EXTRAORDINARY HOLLAND
AGE-ESTIMATED 25/25
APP. 1925/25/25

BUILDING CONDITION FAIR

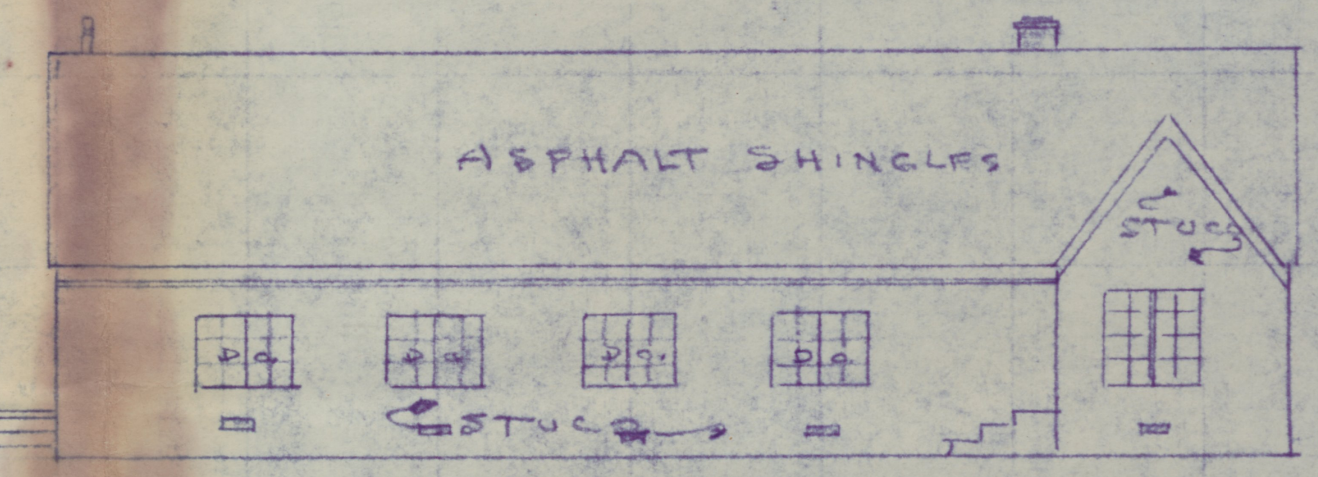
HEATING-LOW PRESS. STEAM
 ROOF-DUTCH LAP ASPHALT SHINGLES
 FLOORS-PINE T&G SUD FLOORED
 INT-WALLS-WOOD FRAME PLASTER
 CEIL-PLASTER
 EXT.WALLS-HOL.TILE STUCCO
 AGE-ESTIMATED 35 YRS.
 APPROXIMATELY 2500 SQ.FT.



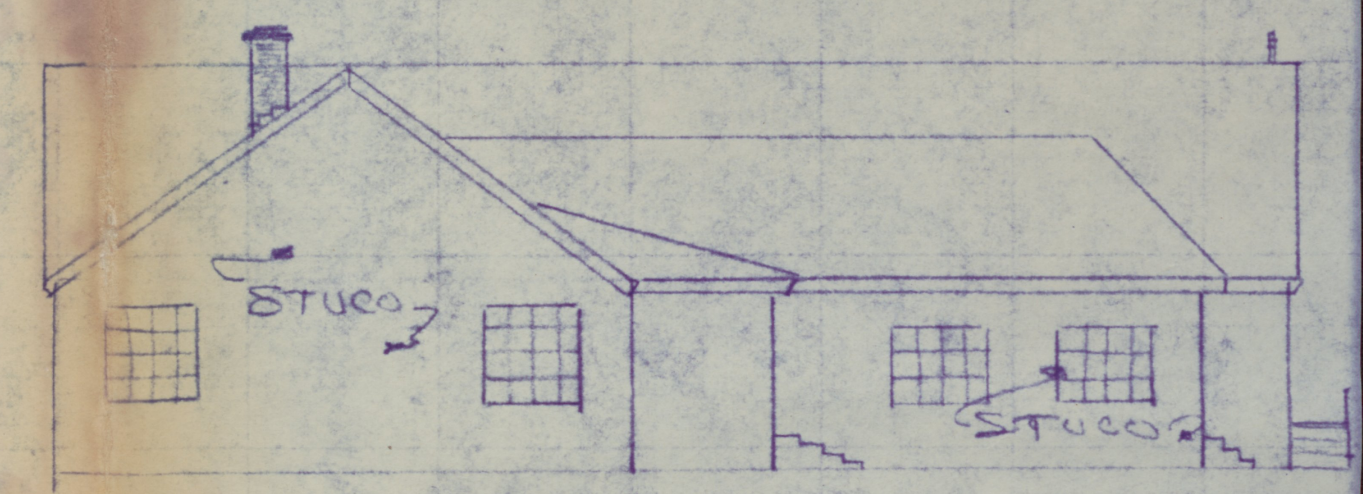
FLOOR PLAN
 SCALE 1"=10'-0"



FRONT ELEVATION



RIGHT SIDE ELEV
 SCALE 1"=10'-0"



LEFT SIDE ELEV.
 SCALE 1"=10'-0"

126

CATHOLIC CHURCH
 2ND ST. GREENVILLE, NC
 DATE: 1-1-1905
 DR BY: N.L. HARRISON