

Parcel Appraisal Report

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

Parcel Address: 201 Washington Street, Greenville, North Carolina

Owner: Addie B. Dudley Owner's Address: C/of Joe Dudley
1115 Ragsdale Road
Greenville, N. C.

Title: Deed Book Y-29 Page 571 Date of Deed 10-30-57 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: 42.5ft. x 82.4 ft. Land Area 3,549 sq. ft.

Highest and Best Use to Which Property is Adaptable Residence or Business

Assessed Value: Land \$ 319.00 Imps. \$ 2,391.00 Total \$ 2,710.00
1.55 City .74 of County rate

Tax Rate \$ 2.17 County Special Assessments \$ is school tax Annual Tax \$ 100.81

Report Unlawful Usage or Violation of Codes and Ordinances: None

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

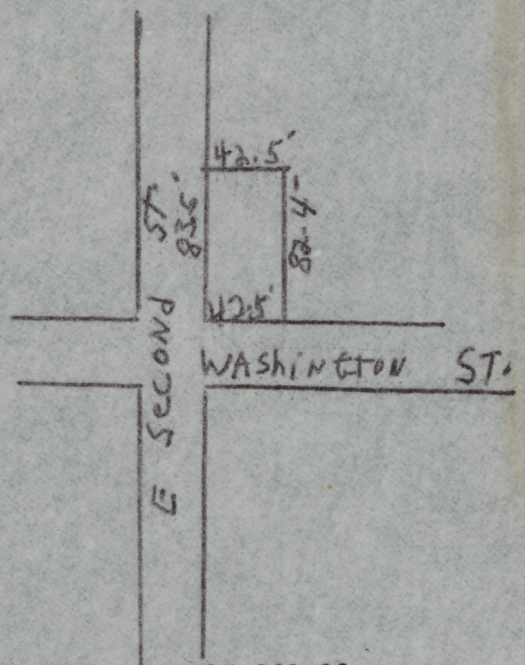
- | | |
|--|---------------------|
| 1. Value Indicated By Replacement Cost: _____ | \$ <u>11,066.00</u> |
| 2. Value Indicated By Income (Actual or Estimated) _____ | \$ <u>11,112.00</u> |
| 3. Value Indicated By Market Comparisons: _____ | \$ <u>13,000.00</u> |

REMARKS: This parcel is in the same block as the County Court House and is business property. The appraiser has considered the Market Approach. This residence is now vacant.

PHOTO



SKETCH



FINAL VALUE ESTIMATE: Land \$ 4,250.00 Imps. \$ 8,750.00 Total \$ 13,000.00
p. 674 1370

Date January 20, 1965

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

Parcel No. 23, Lot 3

Address Greenville, N. C.

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

Functions: Residential Construction: Frame 2
 Rooms: 9 No. Baths: 2 1,536 sq. ft. downstairs
 Inside Yes 840 sq. ft. upstairs
 Outside space heater 360 sq. ft.
 Foundation solid brick Heat no Bldg. Area: Enclosed yes Porches Estimated
 Elect. no Age 40 yrs. Condition fair to poor
 If Remodeled When and How _____ Remaining Useful Life _____

VALUE INDICATED BY REPLACEMENT COST

Land: Size 42.5 ft. X 82.4 ft. @ \$ 100.00 per front foot \$ 4,250.00

Improvements: Enclosed 2,376 sq. ft. @ \$ 8.00 /sq. ft. \$ 19,008.00
Porches 360 sq. ft. @ \$ 4.00 /sq. ft. \$ 1,440.00
 Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____
 Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____
 Total Cost New All Improvements \$ 20,448.00

Depreciation:

Total 66 2/3 % \$ 13,632.00
 Depreciated Value Improvements \$ 6,816.00
 Indicate Value \$ 11,066.00

VALUE INDICATED BY INCOME
(Use Actual Rents or Estimate if Not Rented)

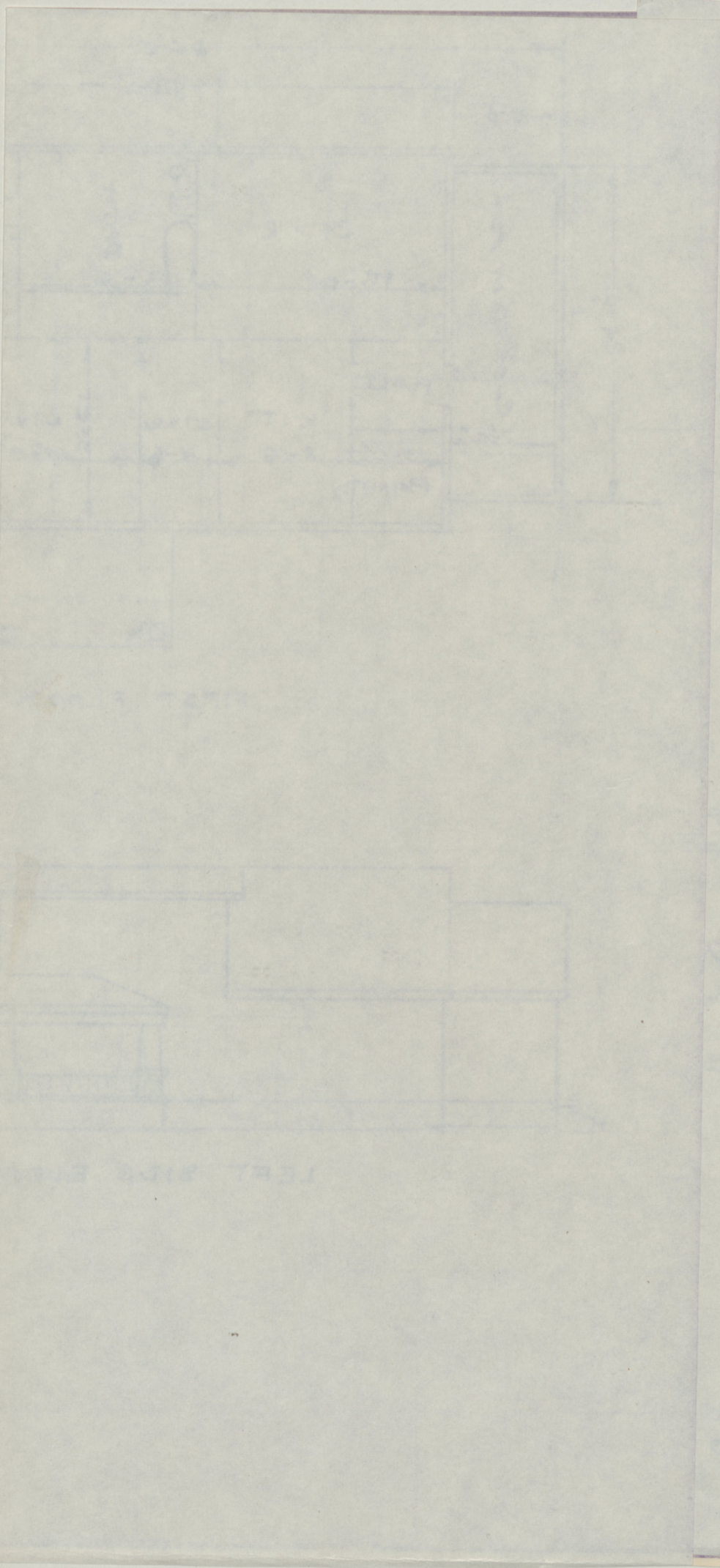
No. Units 2 @ \$ 50.00 /Unit Estimate 1,200.00
\$100.00 Month \$ _____
 No. Units _____ @ \$ _____ /Unit \$ _____
 Total Rental Income \$ 1,200.00
 Indicated Value \$ 11,112.00
 How Calculated? Gross Annual Multiplier 9.26

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

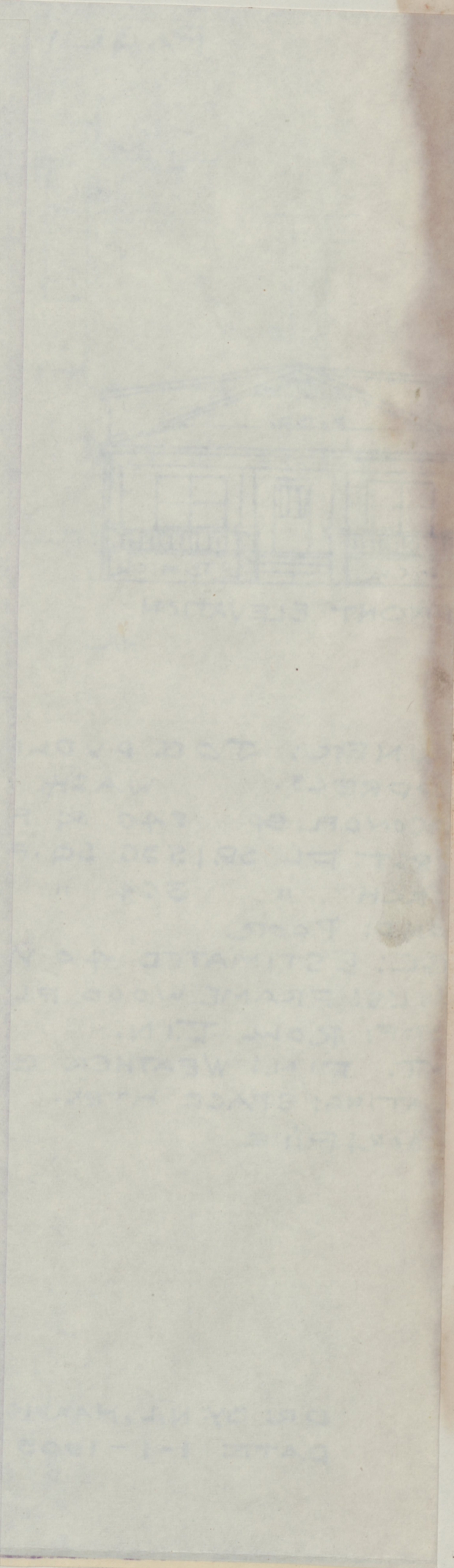
VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
<u>26</u>	<u>\$ 13,500.00</u>	<u>Total Adjustments Minus \$500.00</u>	<u>\$ 13,000.00</u>
<u>28</u>	<u>\$ 8,000.00</u>	<u>Total Adjustments Plus \$5,000.00</u>	<u>\$ 13,000.00</u>
	Indicated Value		<u>\$ 13,000.00</u>

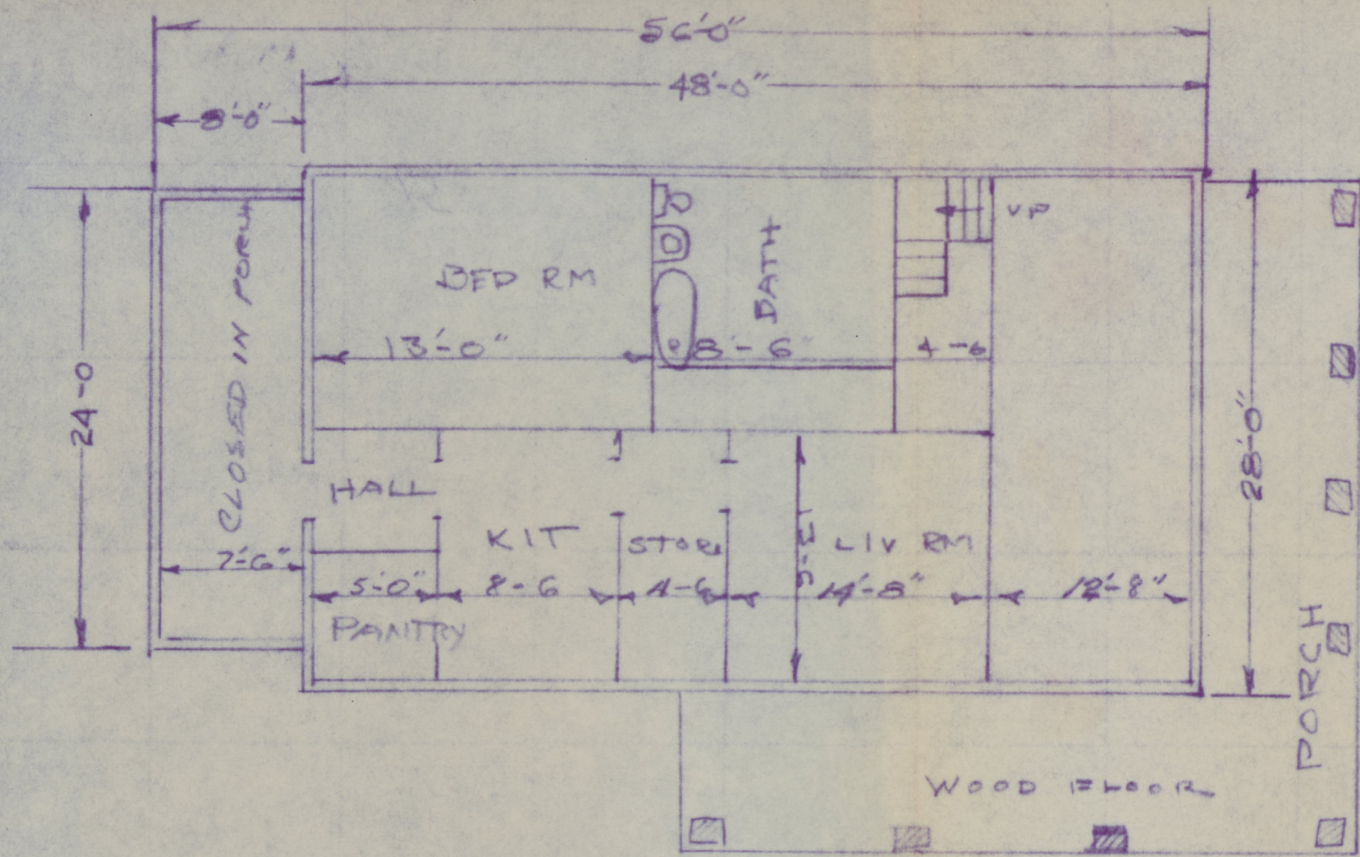
Parcel No. 23, Lot 1



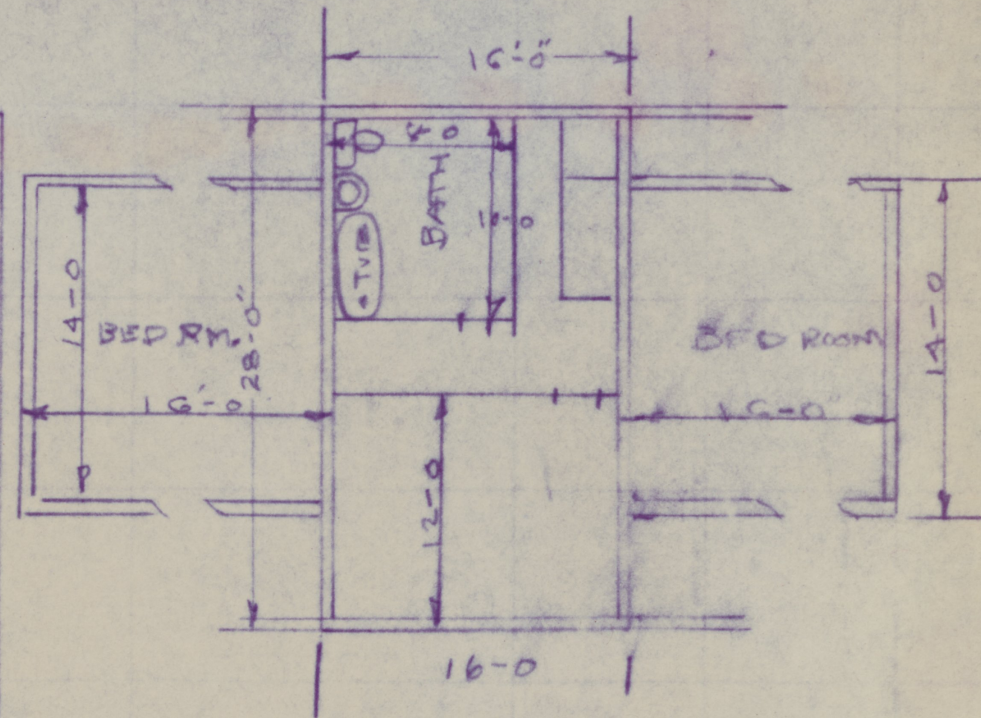
LEFT SIDE VIEW



DATE 1-1-1903



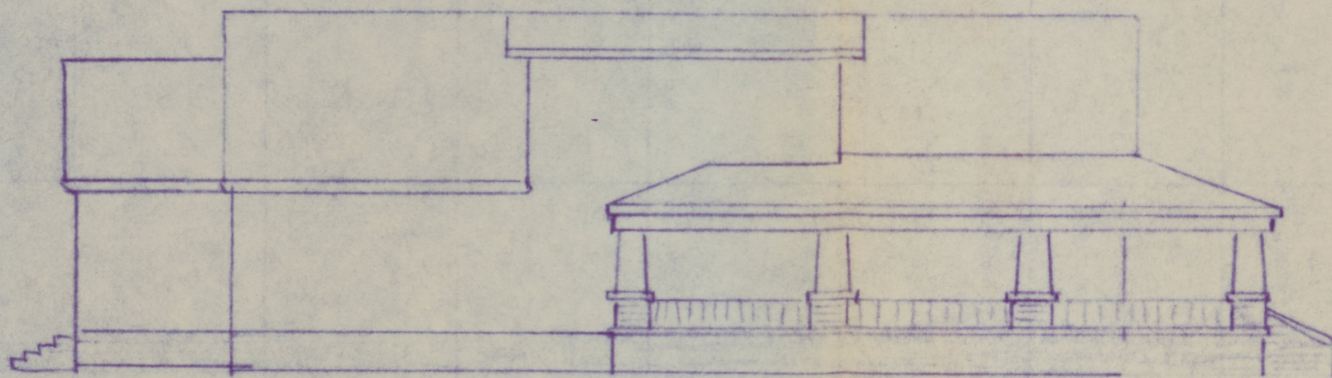
FIRST FLOOR PLAN



2ND FLOOR PLAN



FRONT ELEVATION



LEFT SIDE ELEVATION

OWNER: JOE DUDLEY
 ADDRESS: WASH. ST.
 SECOND FL. SP. 940 SQ. FT.
 FIRST FL. SP. 1536 SQ. FT.
 PORCH " 304 " "
 CONDI: POOR
 AGE: ESTIMATED 40 YRS.
 WALLS: FRAME WOOD PLASTER
 ROOF: ROWL. TIN.
 EXT. FIN.: WEATHER BD
 HEATING: SPACE HTGRS
 FLOOR: PINE

DR: BY: N.L. HARRISON
 DATE: 1-1-1965