

GENERAL INFORMATION

LOCATION: Branch land S. side E. Third Street OWNER: Greenville Girl Scout Council, Inc.
 DEED BOOK AND PAGE NO.: E-24-519 OF Pitt COUNTY, IRS STAMPS \$ None
 DATE ACQUIRED: 5-18-44, FROM: Mary Simmons, Jones Harrington et als
 TAX APPRAISED VALUE: LAND: \$ Exempt + IMPROVEMENTS: \$ None = \$ Exempt
 TAX ASSESSED VALUE: LAND: \$ _____ + IMPROVEMENTS: \$ _____ = \$ _____
 COUNTY TAX RATE \$ _____ + CITY TAX RATE \$ _____ = \$ _____ X _____ = \$ None
 ZONING: Unknown
 GENERAL DESCRIPTION OF LAND: See below

GENERAL DESCRIPTION OF NEIGHBORHOOD: Adjacent to church property and more vacant land.

NO IMPROVEMENTS

On site improvements: [see separate attached sheet for each item below]

Address	Depreciated replacement cost [no land included]	Gross annual rental income
<u>Subject parcel consists principally of one great big hole in the ground, the bottom of which contains a stream subject to overflowing, the sides very steep, and so overgrown with brush and trees as to be virtually impenetrable. Entire parcel contains 22,600 s.f. There are no comparable sales of comparable land. My estimate of p.s.f. value is 10 cents.</u>		

Highest and Best Use: Recreational & Public.

APPROACHES TO VALUATION

Depreciated Reproduction Costs [total from above] \$ _____
 Land, by comparison, _____ s/f @ \$ _____ per s/f _____
 Valuation by reproduction \$ _____

Comparable Sales
 Compare to Sales _____ in Sales Brochure; Degree of Comparability:
 [Superior] [Equal] [Inferior]; Remarks: _____

2674/314

Comparable Valuation Arrived at: \$ _____

Income Approach
 Gross annual rents from all units [see above] \$ _____
 Estimated future economic life of improvements : _____ yrs
 Recapture rate _____ % + Interest rate _____ % = _____ % Capitalization rate
 Capitalized Value of entire parcel \$ _____

FINAL ESTIMATE OF VALUE OF ENTIRE PARCEL:
 After due consideration of the above reflected values, it is my opinion that value of this parcel is as follows:
 LAND VALUE \$ 2,260.00
 IMPROVEMENTS VALUE _____
 TOTAL VALUE \$ 2,260.00

REMARKS: _____

PARCEL APPRAISAL, PROJECT NO. NC R-15 PARCEL NO. 21-12

Jack Wallace
 Signature of Appraiser
 JACK WALLACE, REALTOR, APPRAISER, GREENVILLE, N.C.

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