

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 4-1

Parcel Address: In and between Evans & Cotanche Streets, along Tar River, Greenville, N. C.

Owner: City of Greenville, N. C. Owner's Address: Greenville, North Carolina

Title: Deed Book C-26 Page 526 Date of Deed 8-11-50 I.R.S. Stamps \$ None

If Subject Property Sold Last 5 Years:
Actual Consideration (Terms, etc.): None

Verified by None Capital Improvements Since Sale? \$ None
Cotanche St., one lane paved (50' right-of-way)
Current Zoning: Commercial Street Improvements: Evans St., soil (50' right-of-way)

Assessed Value: Land \$ None - City owned Imps. \$ None Total \$ None

Tax Rate \$ ----- Special Assessments \$ None Annual Tax \$ -----

Report Unlawful Usage or Violation of Codes and Ordinances: None

PHOTOGRAPHS and DRAWING

Highest And Best Use To Which Property Is Adaptable Public Area

CERTIFICATION:

I hereby certify to the Redevelopment Commission of Greenville, N. C., that I have carefully inspected the property herein described; that to the best of my knowledge and belief, the information contained in this report is correct; that I have no personal interest, present or prospective, in the property referred to; that I have applied accepted methods and standards of real estate appraisal practice and thereby find the present market value of the property to be:

LAND: \$ 5,000

IMPS.: \$

TOTAL: \$ 5,000

This appraisal is based upon the following condition: I have accepted the legal description furnished by you as correct.

Date June 26, 1964

Appraiser: W. Calvin Reynolds
W. CALVIN REYNOLDS, SRA
635 NORTH MAIN STREET
HIGH POINT, N. C.

Project No. N. C. R-15

Parcel No. 4-1

DESCRIPTION OF IMPROVEMENTS

Building Number	<u>None</u>				
Use					
Type Construction					
Condition					
Number of Rooms					
Plumbing:					
Lavatory					
Toilet					
Tub or Shower					
Kitchen Sink					
Hot Water					
Type Roof					
Type Heating					
Floor Area:					
Basement					
First					
Second					
Third					
Porches, etc.					
Year Built					
Future Economic Life					
Monthly Rental					
Utilities Included					
Assessed Valuation					

REPRODUCTION VALUE

Reproduction Cost					
Basement					
First					
Second					
Third					
Porches, etc.					
Reproduction Value					
Depreciation					
Depreciated Value					

Land Size <u>irregular</u>	x		Total Building Value \$	
Land Area <u>71,360</u>	sq. ft.		Other Building Improvements (Type and Value)	
Site Description <u>rolling open and wooded land-</u>			<u>Pavilion-galvanized steel</u>	<u>\$100</u>
<u>scaping part to river, some erosion</u>				
	x		x \$	= \$
Site Improvements (Type and Value)				
<u>Grading for play areas and recreation</u>			VALUE INDICATED	
<u>facilities.</u>			BY DEPRECIATED	
			REPRODUCTION COST	\$

BASIS:_____

Value

Indicated Value

\$500

\$5,000

18251091

635 NORTH MAIN STREET
HIGH POINT, N. C.



Block 4
Lot 1

P674/460

4-1
Shore Drive Redevelop. Proj.
N.C.R-15
Deedbook C26
Greenville, NC

CW

BLOCK 4 - PARCEL 1



Block: 4 Parcel: 1

Property Owner:

Address of Owner:

Recordation of Title Conveyance: Book: Page: Reg. Pitt

Tax Data:

Appraised Value - Land:

Assessed Value - Land:

1963 Tax Levy -

Unlawful condition, use or occupancy found: None known

Special Assessments: None

Rental Value of Property: N/A

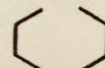
Rental Experience: N/A

**Existing Utilities: Public water and sewer facilities presently available
to the site are apparently adequate for limited usage
but inadequate for high concentration of use in area.**

**Street Improvements: Cotanche Street, One land paved (50' right-of-way)
Evans Street, soil (50' right-of-way)**

Land Included: 71,360 sq. ft. @ \$0.04 per sq. ft.

Highest and Best Use: Rental Residential





COST APPROACH TO VALUE

Frame Dwelling:

Living Area - _____ Sq. Ft. @ \$ _____ sq. ft.

Porches - _____ Sq. Ft. @ \$ _____ sq. ft.

- _____ Sq. Ft. @ \$ _____ sq. ft.

Concrete Block

Terrace - _____ sq. ft. @ \$ _____ sq. ft.

Total Estimated Reproduction Cost New

Less: Accrued Depreciation

Estimated Effective Age _____ years

Estimated Remaining Economic Life _____ years

Total Estimated Accrued Depreciation (%)

Indicated Depreciated Value of Dwelling

Estimated Depreciated Value of:

1. Frame Detached Garage (_____ sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$3,000.00

Add: Land Value By Comparison \$3,000.00

Indicated Val. of Subj. Prop. by Cost Approach to Value



INCOME APPROACH

\$ _____ Per Mo. Rental X _____ GRM = \$ N/A

Comparative Rental Properties No. _____

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
18			X
19			X
21	X		

Ind. Value By Market Comparison \$ 3,000.00

CORRELATION

Indicated Value By Cost Approach \$ 3,000.00

Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 3,000.00

I hereby certify that I have no past, present or contemplated interest in this property.
The appraiser was allowed to inspect the property. It is my
opinion that the market value of this property, as of December 6, 1963 is:

THREE THOUSAND DOLLARS-----**\$3,000.00.**

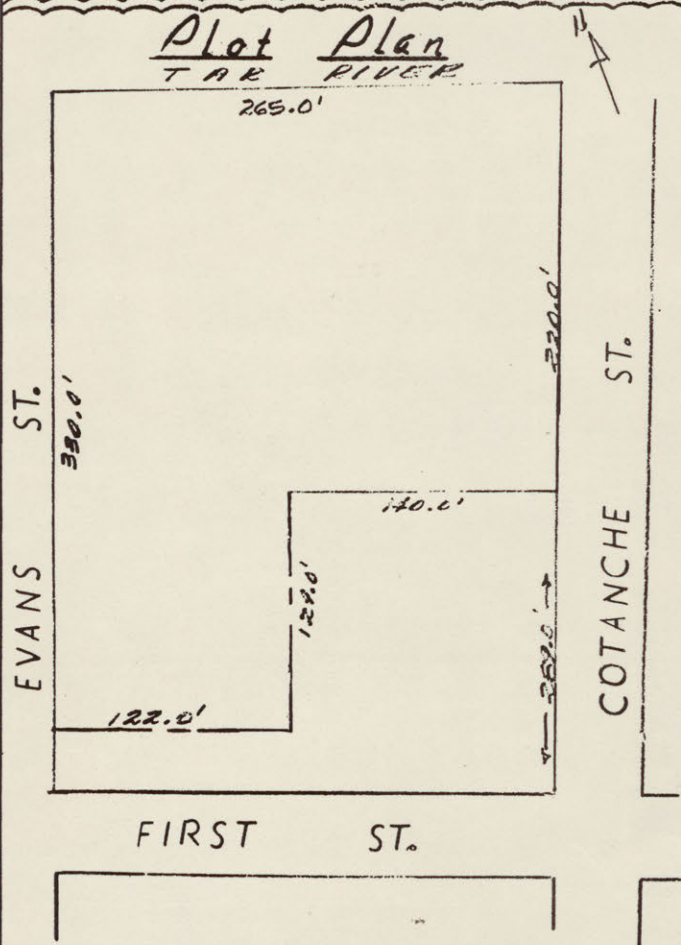
Respectfully submitted,


George M. West
Real Estate Appraiser

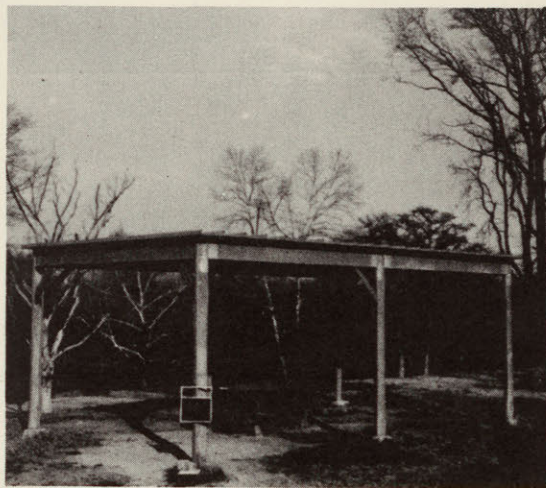
CW

Floor Plan

Plot Plan
TAR RIVER



PHOTOGRAPHS



p674/461

Scale: 1" = 100'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 4 Parcel: 1