

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15
Parcel Address: 101 N. Evans Street, Greenville, N. C.
Owner: Dr. C. Rudolph Graves Owner's Address: 1401 W. 4th St., Greenville, N.C.
B-27 137 April 21, 1953 2.75
T-27 22 April 10, 1954 1.10
Title: Deed Book _____ Page _____ Date of Deed _____ I.R.S. Stamps \$ _____
If Subject Property Sold Last 5 Yrs: _____
Actual Consideration (Terms, etc.): none
Verified by none Capital Improvements Since Sale? \$ none
Current Zoning: See brochure Lot Dimensions: estimate 20 x 75 plus Land Area 4,125 3,000 sq. ft.
Highest and Best Use to Which Property is Adaptable residential
Assessed Value: Land \$ 200.00 Imps. \$ 631.00 Total \$ 831.00
Tax Rate \$ \$1.38 City Special Assessments \$.66 of County Annual Tax \$ 27.34
\$1.91 County rate is school tax.
Report Unlawful Usage or Violation of Codes and Ordinances: none

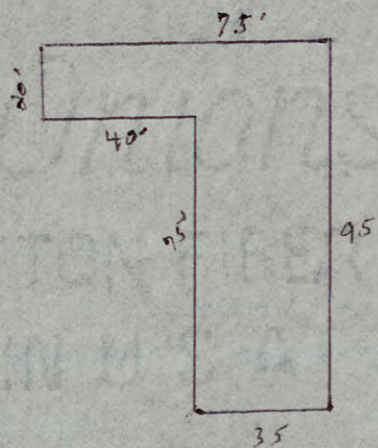
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

1. Value Indicated By Replacement Cost: \$ 2,687.00
2. Value Indicated By Income (Actual or Estimated) \$ 2,548.00
3. Value Indicated By Market Comparisons: \$ 2,500.00

REMARKS: The appraiser feels that the market approach is most applicable. The
shape of lot has been considered.

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 1,300.00 Imps. \$ 1,200.00 Total \$ 2,500.00

Date January 18, 1962

Appraiser D. G. Nichols

D. G. Nichols, Realtor

Parcel No. Block 4, Lot 3

Address Greenville, N. C.

101 N. Evans Street

VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES			
Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
2	\$ 3,000.00	Total Adjustments - \$620.00	\$ 2,380.00
7	\$ 3,500.00	Total Adjustments - \$1,000.00	\$ 2,500.00
Indicated Value			\$ 2,500.00
Parcel No. <u>Block 4, Lot 3</u>			

CW

BLOCK 4 - PARCEL 3



Block: 4 Parcel: 3

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: First Street, paved curb and gutters (50' right-of-way)
Evans Street, soil (50' right-of-way)

Land Included: 4,125 sq. ft. @ \$0.145 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

Add: Land Value By Comparison

\$600.00

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

\$600.00



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 \$ 600.00

CORRELATION

Indicated Value By Cost Approach \$ 600.00

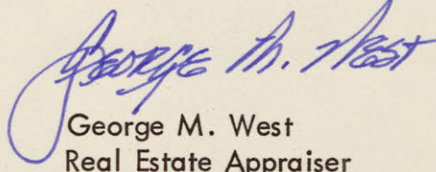
Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 600.00

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:

SIX HUNDRED DOLLARS-----\$600.00.

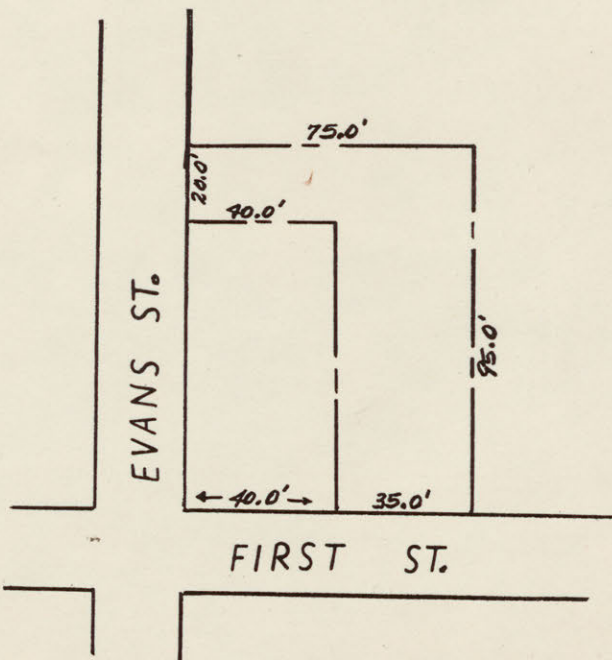
Respectfully submitted,


George M. West
Real Estate Appraiser

CW

Floor Plan

Plot Plan



PHOTOGRAPHS



PG 74/484

Scale: 1" = 50'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 4 Parcel: 3