

GW

BLOCK 5 - PARCEL 8





Block: 5 Parcel: 8 - 100 West First

Property Owner: Lola V. Taft

Address of Owner: 100 West First

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

Tax Data:

Appraised Value - Land: \$486.00 Imps.: \$3,706.00 Total: \$4,192.00

Assessed Value - Land: \$162.00 Imps.: \$1,235.00 Total: \$1,395.00

1963 Tax Levy - \$1,395.00 @ \$3.71 per \$100. = \$51.75

Unlawful condition, use or occupancy found: None known

Special Assessment: 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 curbs and gutters (50' right-of-way)
Evans Street, soil (50' right-of-way)**

Land Included: 4,374 sq. ft. @ \$0.17 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential

Market Comparison Adjustments:

**Sale No. 13: \$5,000.00; Location - 15%; Size and Cond. + 75%; Date 0;
Indicated Value \$8,000.00.**

**Sale No. 15: \$6,000.00; Location - 15%; Size and Cond. + 50%; Date + 5%;
Indicated Value \$8,400.00.**





COST APPROACH TO VALUE

Frame Dwelling:

Living Area - 1,010 Sq. Ft. @ \$ 8.00 sq. ft. \$8,080.00

Porches - 536 Sq. Ft. @ \$ 2.00 sq. ft. 1,072.00

- 33 Sq. Ft. @ \$ 1.75 sq. ft. 58.00

2nd Floor - 986 sq. ft. @ \$5.60 sq. ft. 5,602.00
~~Concrete:Black~~

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

Total Estimated Reproduction Cost New \$14,812.00

Less: Accrued Depreciation

Estimated Effective Age 25 years

Estimated Remaining Economic Life 25 years

Total Estimated Accrued Depreciation (50%) \$7,406.00

Indicated Depreciated Value of Dwelling

Estimated Depreciated Value of:

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

2. Landscaping \$150.00

3.

Total - Other Improvements 150.00

Estimated Depreciated Value of

All Improvements 7,556.00

Add: Land Value By Comparison 750.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$8,306.00



INCOME APPROACH

\$ 90.00 Per Mo. Rental X 90 GRM = \$ 8,100.00

Comparative Rental Properties No. 7; 44

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
13	X		
15	X		

Ind. Value By Market Comparison \$ 8,250.00

CORRELATION

Indicated Value By Cost Approach \$ 8,306.00

Indicated Value By Income Approach \$ 8,100.00

Indicated Value By Market Approach \$ 8,250.00

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:

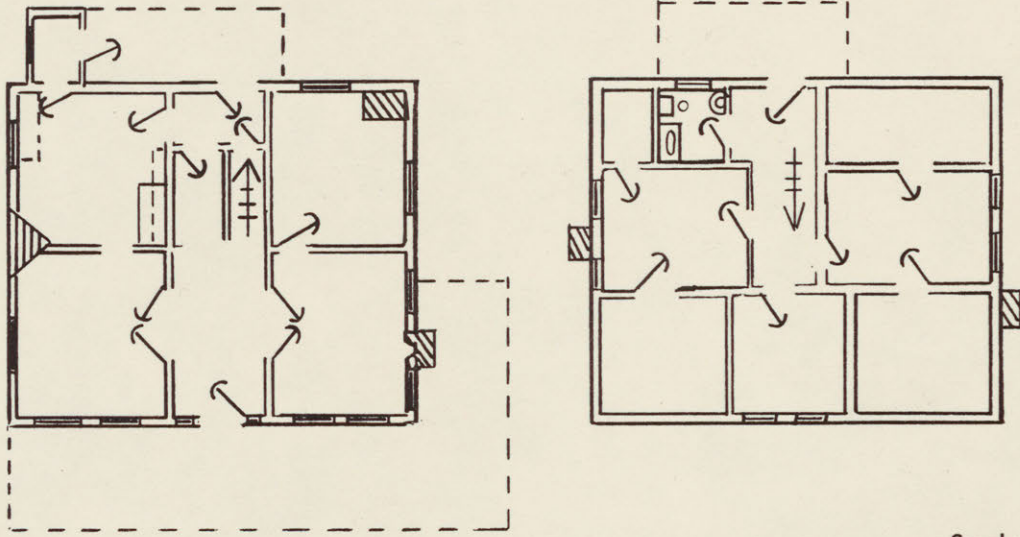
EIGHT THOUSAND TWO HUNDRED AND FIFTY DOLLARS-----\$8,250.00.

Respectfully submitted,

George M. West
George M. West
Real Estate Appraiser

GW

Floor Plan



Scale: 1/16" = 1'

Plot Plan



PHOTOGRAPHS



p674/525

PROJECT: N. C. R-15
Block: 5 Parcel: 8

Scale: 1" = 50'

A WEST APPRAISAL