

*CW*

**BLOCK 5 - PARCEL 9**





Block: 5 Parcel: 9 - 111 North Evans

Property Owner: John Cherry Heirs

Address of Owner: 111 North Evans

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

**Tax Data:**

Appraised Value - Land: \$672.00 Imps.: \$2,741.00 Total: \$3,413.00

Assessed Value - Land: \$224.00 Imps.: \$ 914.00 Total: \$1,140.00

1963 Tax Levy - \$1,140.00 @ \$3.71 per \$100. = \$42.29

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$50.00 per month

Rental Experience: Satisfactory

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: Evans Street, soil (50' right-of-way)

Land Included: 6,520 sq. ft. @ \$0.09 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential

Market Comparison Adjustments:

Sale No. 13: \$5,000.00; Location - 20%; Size and Cond. + 5%; Date 0;  
Indicated Value \$4,250.00.

Sale No. 15: \$6,000.00; Location - 20%; Size and Cond. - 5%; Date + 5%;  
Indicated Value \$4,800.00.

Sale No. 16: \$5,500.00; Location - 20%; Size and Cond. 0; Date + 5%;  
Indicated Value \$4,675.00.





## COST APPROACH TO VALUE

### Frame Dwelling:

Living Area	-	<u>1,267</u> Sq. Ft. @ \$ <u>6.50</u> sq. ft.	\$8,235.00
Porches	-	<u>330</u> Sq. Ft. @ \$ <u>2.50</u> sq. ft.	825.00
	-	<u>          </u> Sq. Ft. @ \$ <u>          </u> sq. ft.	

### ~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$9,060.00

### Less: Accrued Depreciation

Estimated Effective Age 30 years

Estimated Remaining Economic Life 20 years

Total Estimated Accrued Depreciation (60 %) 5,436.00

Indicated Depreciated Value of Dwelling \$3,624.00

### Estimated Depreciated Value of:

1. Frame Detached Garage (           sq. ft.)

2. Landscaping \$125.00

3.

Total - Other Improvements 125.00

### Estimated Depreciated Value of

All Improvements \$3,749.00

Add: Land Value By Comparison 600.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$4,349.00



### INCOME APPROACH

\$ 50.00 Per Mo. Rental X 90 GRM = \$ 4,500.00

Comparative Rental Properties No. 7; 44

### MARKET DATA APPROACH

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

Ind. Value By Market Comparison \$ 4,500.00

### CORRELATION

Indicated Value By Cost Approach \$ 4,349.00

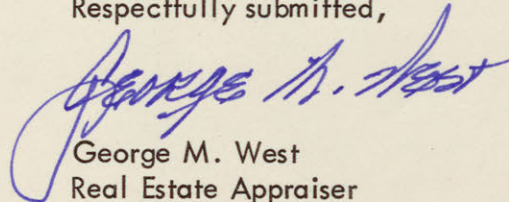
Indicated Value By Income Approach \$ 4,500.00

Indicated Value By Market Approach \$ 4,500.00

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:

FOUR THOUSAND AND FIVE HUNDRED DOLLARS-----\$4,500.00.

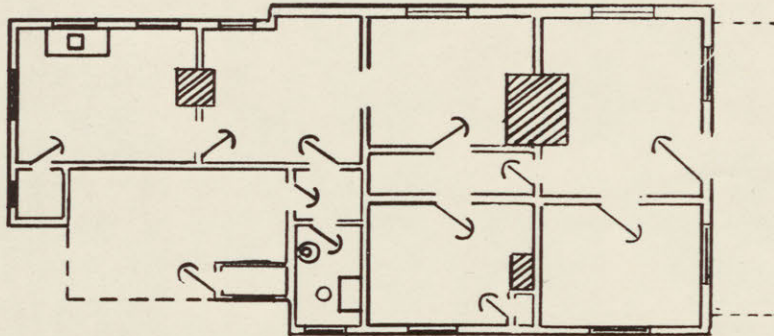
Respectfully submitted,

  
George M. West  
Real Estate Appraiser



CW

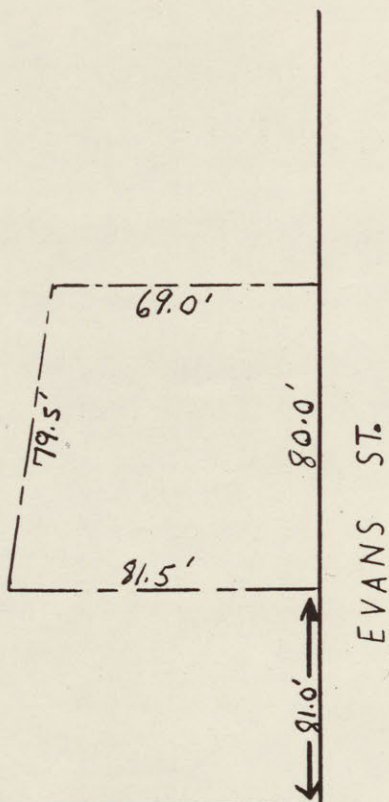
# Floor Plan



Scale: 1/16" = 1'



## Plot Plan



FIRST ST.

EVANS ST.

Scale: 1" = 50'

A WEST APPRAISAL

## PHOTOGRAPHS



P674/527

PROJECT: N.C. R-15  
Block: 5 Parcel: 9