

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15
Parcel Address: North Evans Street, Greenville N. C.
(West side)
Owner: B. J. Jenkins Heirs Owner's Address: _____
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: 150 x 132 ft. Land Area 20,460 sq. ft.
Highest and Best Use to Which Property is Adaptable residential
Assessed Value: Land \$ 240.00 Imps. \$ - - - Total \$ 240.00
Tax Rate \$ 1.38 City Special Assessments \$.66 of County Annual Tax \$ 7.90
\$ 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)

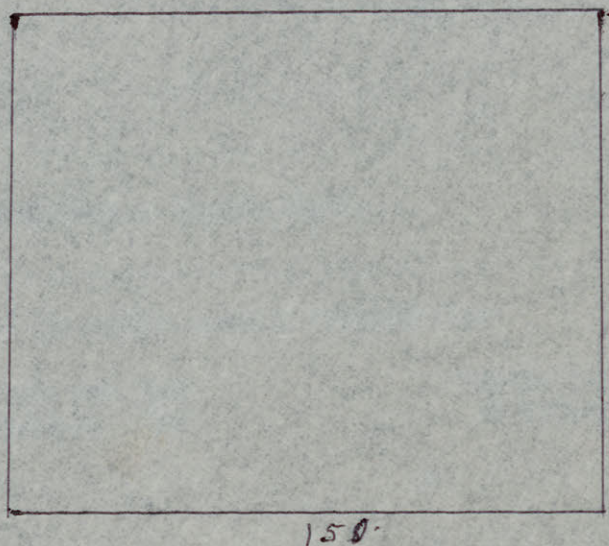
1. Value Indicated By Replacement Cost: \$ 2,250.00
2. Value Indicated By Income (Actual or Estimated) \$ _____
3. Value Indicated By Market Comparisons: \$ 2,300.00

REMARKS: The appraiser feels that the market approach is more applicable.
This land is high enough to be developed.

PHOTO

SKETCH

none - vacant land



FINAL VALUE ESTIMATE: Land \$ 2,325.00 Imps. \$ none Total \$ 2,300.00

Date December 13, 1961

Appraiser

Parcel No. Block 5, lot 105 10

Address

D. G. Nichols, Realtor
Greenville, N. C.

DESCRIPTION OF IMPROVEMENTS
(Use Separate Sheet for Each Major Structure)

Vacant land!

Functions: vacant land Construction: none No. Stories: _____

Rooms: _____ No. Baths: _____ Inside _____ Bldg. Area: Enclosed _____
Outside _____ Porches _____

Foundation _____ Heat _____ Elect. _____ Age _____ Condition _____

If Remodeled When and How _____ Remaining Useful Life _____

VALUE INDICATED BY REPLACEMENT COST

Land: Size 156 ft. X 132 ft. @ \$ 15.00 per front foot \$ 2,250.00

Improvements:

Replacement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Replacement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Replacement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Total Cost New All Improvements \$ _____

Depreciation: _____

Total _____ % \$ _____

Depreciated Value Improvements \$ _____

Indicated Value \$ 2,250.00

VALUE INDICATED BY INCOME
(Use Actual Rents or Estimate if Not Rented)

No. Units @ \$ _____ /Unit \$ _____

No. Units @ \$ _____ /Unit \$ _____

Total Rental Income \$ _____

Indicated Value \$ _____

How Calculated? _____

(If net income capitalized show calculations on separate sheet.)

VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
22	\$ <u>250.00</u>	Total Adjustments + \$2,000.00	\$ <u>2,250.00</u>
23	\$ <u>500.00</u>	Total Adjustments + \$1,800.00	\$ <u>2,300.00</u>
Indicated Value			\$ <u>2,300.00</u>

Parcel No. Block 5, lot 10

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 5-10
Parcel Address: North Evans Street (West side), Greenville, North Carolina
Owner: B. J. Jenkins Heirs Owner's Address: 302 E. Second St., Greenville, N. C.
Title: Deed Book --- Page --- Date of Deed ---- I.R.S. Stamps \$ ----
If Subject Property Sold Last 5 Years:
Actual Consideration (Terms, etc.): None
Verified by None Capital Improvements Since Sale? \$ None
Current Zoning: Commercial Street Improvements: Evans St., soil (50' right-of-way)
Assessed Value: Land \$ 240 Imps. \$ ---- Total \$ 240
Tax Rate \$ 3.71/\$100 Special Assessments \$ None Annual Tax \$ 8.90
Report Unlawful Usage or Violation of Codes and Ordinances: None

PHOTOGRAPHS and DRAWING

Highest And Best Use To Which Property Is Adaptable Public Lands

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: \$ 3,000
IMPS.: \$ 0
TOTAL: \$ 3,000

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. 5-10

DESCRIPTION OF IMPROVEMENTS

Building Number					
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>150'</u>	x	<u>132'</u>	Total Building Value \$	<u>None</u>
Land Area	<u>20,460</u>	sq. ft.	Other Building Improvements (Type and Value)		
Site Description	<u>Wooded, rough rolling</u>		<u>None</u>		
	<u>heavy under brush</u>				
	<u>150'</u>	x	<u>\$ 20</u>	= \$	<u>3,000</u>
Site Improvements (Type and Value)	<u>None</u>				

VALUE INDICATED
BY DEPRECIATED
REPRODUCTION COST \$

REMODIFICATION COME
BY DELIVERED
INDICATED

INCOME VALUE

Gross Annual Income

No. of Units None

Actual \$ Vacant

Economic \$ _____

BASIS: _____

GROSS INCOME MULTIPLIER _____

COMPARABLES: _____

VALUE INDICATED BY INCOME \$ _____

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
<u>7</u>	<u>\$500</u>	<u>Smaller, greatly inferior</u>	<u>\$3,000</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ 3,000

REMARKS

DESCRIPTION OF IMMOVABLES

W. CALVIN REYNOLDS, SRA
635 NORTH MAIN STREET
HIGH POINT, N. C.



BLOCK 5 - PARCEL 10





Block: 5 Parcel: 10 - Vacant

Property Owner: B. J. Jenkins Heirs

Address of Owner: 302 East Second

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

Tax Data:

Appraised Value - Land: \$720.00 Imps. Total: \$720.00

Assessed Value - Land: \$240.00 Imps. Total: \$240.00

1963 Tax Levy - \$240.00 @ \$3.71 per \$100. = \$8.90

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

Land Included: 20,460 sq. ft. @ \$0.05 per sq. ft.

Highest and Best Use: 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

\$1,050.00

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

\$1,050.00



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
7		X	

Ind. Value By Market Comparison \$ 1,050.00

CORRELATION

Indicated Value By Cost Approach \$ 1,050.00

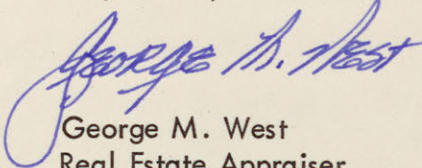
Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 1,050.00

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

ONE THOUSAND AND FIFTY DOLLARS-----\$1,050.00.

Respectfully submitted,

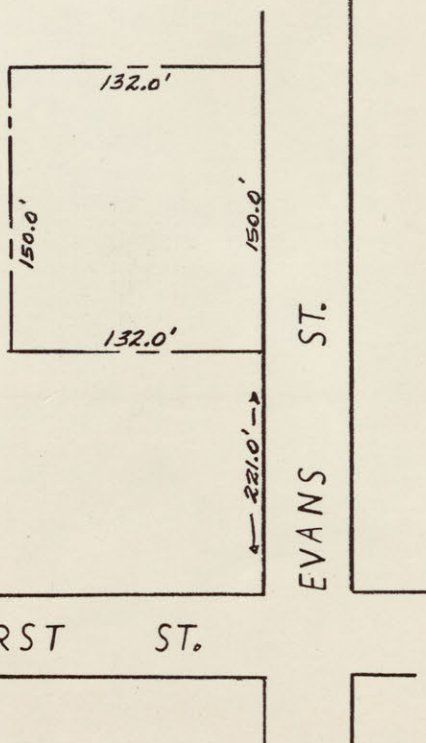


George M. West
Real Estate Appraiser

CW

Floor Plan

Plot Plan



PHOTOGRAPHS



p674/529

PROJECT: N.C. R-15
Block: 5 Parcel: 10

Scale: 1" = 100'

A WEST APPRAISAL