

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15

Parcel Address: Between Washington & Greene Street adjoining Tar river.

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

Title: Deed Book E Page 62 Date of Deed July 30, 1772 I.R.S. Stamps \$ none

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: 105 x 266 (average 75 x 266 ft.) Land Area 20,482 sq. ft.

Highest and Best Use to Which Property is Adaptable Playground

Assessed Value: Land \$ none Imps. \$ none Total \$ No tax on this because it is city property.

Tax Rate \$ none Special Assessments \$ none Annual Tax \$ none

Report Unlawful Usage or Violation of Codes and Ordinances: none

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

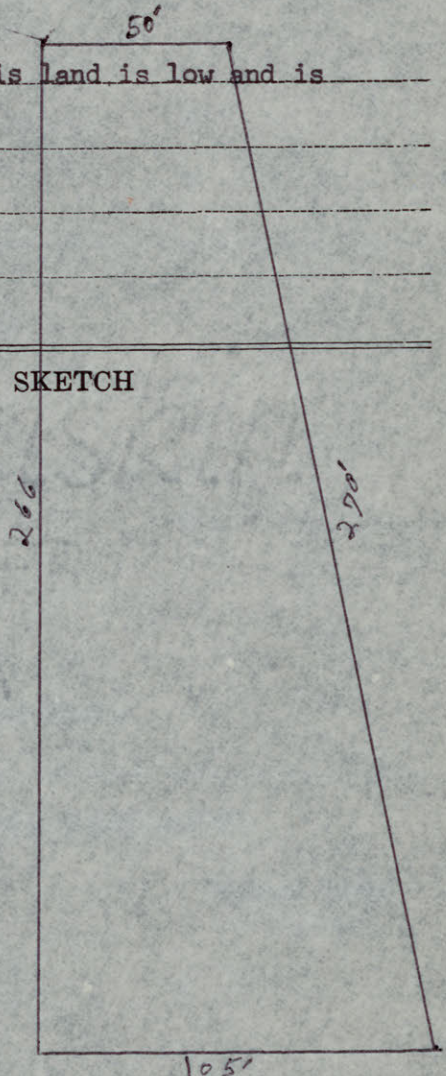
1. Value Indicated By Replacement Cost: \$ 735.00
2. Value Indicated By Income (Actual or Estimated) \$
3. Value Indicated By Market Comparisons: \$ 750.00

REMARKS: The appraiser used the market approach. This land is low and is adjoining Tar River.

PHOTO

none

SKETCH



FINAL VALUE ESTIMATE: Land \$ 750.00 Imps. \$ none Total \$ 750.00

Date December 13, 1961

Appraiser D. G. Nichols

Parcel No. Block 6 Lot 1

Address Greenville, N. C.

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

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

This is vacant land !

Functions: --- Construction: --- 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 105 X 266 @ \$ 7.00 per front foot \$ 735.00

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 \$ 735.00

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.)

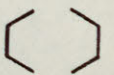
VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
22	\$ 250.00	Total Adjustments + \$500.00	\$ 750.00
23	\$ 500.00	Total Adjustments + \$250.00	\$ 750.00
Indicated Value			\$ 750.00

Parcel No. ---



BLOCK 6 - PARCEL 1





Block: 6 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

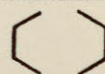
Rental Experience: N/A

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: Greene Street, paved curbs and gutters (50' right-of-way)
Washington Street, soil (50' right-of-way)

Land Included: 20,482 sq. ft. @ \$0.035 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

\$750.00

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

\$750.00



INCOME APPROACH

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

Comparative Rental Properties No. _____

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
7		X to	X
8		X to	X

Ind. Value By Market Comparison \$ 750.00

CORRELATION

Indicated Value By Cost Approach \$ 750.00

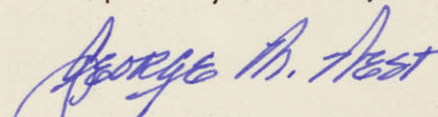
Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 750.00

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:

SEVEN HUNDRED AND FIFTY DOLLARS-----\$750.00.

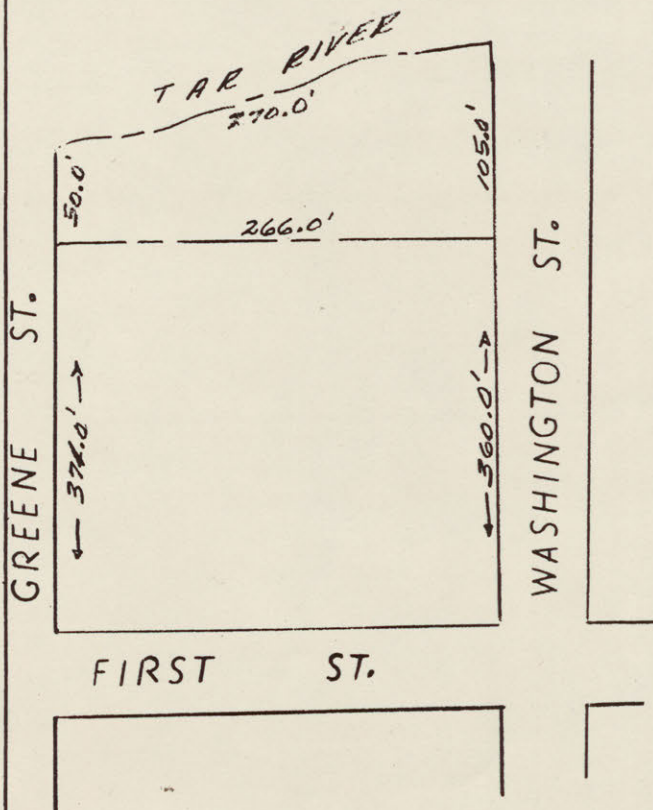
Respectfully submitted,


George M. West
Real Estate Appraiser

EW

Floor Plan

Plot Plan



Scale: 1" = 100'

A WEST APPRAISAL

PHOTOGRAPHS



P674153D

PROJECT: N.C. R-15
Block: 6 Parcel: 1