

Parcel # 6-2

Parcel Appraisal Report

6 Residences

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15
Parcel Address: 122, 124, 126, ~~128~~, N. Greene St., #1, #2, #3, Greene St. Alley, Greenville, N.C.
Owner: Mrs. J. B. Smith Owner's Address: 212 W. Second St., Greenville, N.C.
Title: Deed Book S-13 Page 268 Date of Deed 10-5-20 I.R.S. Stamps \$ none
If Subject Property Sold Last 5 Yrs: none
Actual Consideration (Terms, etc.): none
Verified by none Capital Improvements Since Sale? \$ none
Current Zoning: See brochure Lot Dimensions: 112 ft. x 124 ft. + 62 ft. x 40 ft. Land Area 16,368 sq. ft.
Highest and Best Use to Which Property is Adaptable Residential
Assessed Value: Land \$ 501.00 Imps. \$ 2,151.00 Total \$ 2,652.00
Tax Rate \$ 1.38 City Special Assessments \$.66 of County Annual Tax \$ 87.25
1.91 County rate is school tax.
Report Unlawful Usage or Violation of Codes and Ordinances: _____

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

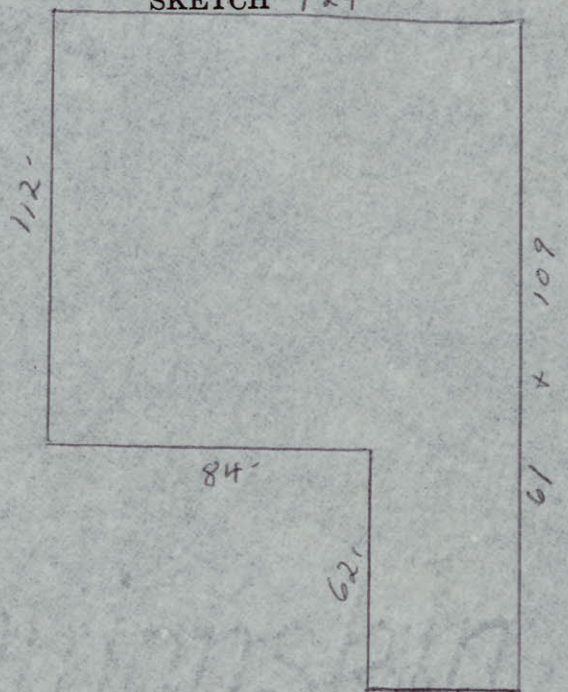
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|--|-----------------------|-------------|
| 1. Value Indicated By Replacement Cost: | Total of sheets 2 - 7 | \$ 9,895.00 |
| 2. Value Indicated By Income (Actual or Estimated) | Total of sheets 2 - 7 | \$ 8,840.00 |
| 3. Value Indicated By Market Comparisons: | Total of sheets 2 - 7 | \$ 8,925.00 |

REMARKS: The appraiser feels that the market approach is more reliable since some of the improvements are not rented and are much depreciated.

PHOTO

See Photo Page

SKETCH 124'



FINAL VALUE ESTIMATE: Land \$ 2,900.00 Imps. \$ 6,025.00 Total \$ 8,925.00

Date January 22, 1962

Appraiser D. G. Nichols

Parcel No. Block 6, Lot 2

Address Greenville, N. C.

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

1 Greene St. Alley

sheet 2 of 7

Functions: Residential Construction: frame No. Stories: 1

Rooms: 3 No. Baths: 1 Inside yes Bldg. Area: Enclosed 640 sq. ft. ☒
Outside _____ Porches 72 sq. ft.

Foundation Concret piers Heat space Elect. yes Age 40 yrs. Condition very poor
(estimated)

If Remodeled When and How none Remaining Useful Life 10 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 30 ft. X 109 ft. @ \$ 10.00 per front foot \$ 300.00

Improvements:

Replacement Costs: 676 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,056.00

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

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

Total Cost New All Improvements \$ 4,056.00

Depreciation:

Total 80 % \$ 3,245.00

Depreciated Value Improvements \$ 811.00

Indicated Value \$ 1,111.00

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

No. Units 1 @ \$ 5.00 /Unit (week) Est \$ 260.00 yearly

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

Total Rental Income \$ 260.00 yearly

Indicated Value \$ 1,040.00

How Calculated? Gross Annual Multiplier 4

(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
<u>13</u>	<u>\$ 1,000.00</u>	<u>Total Adjustments + \$100.00</u>	<u>\$ 1,100.00</u>
<u>2</u>	<u>\$ 3,000.00</u>	<u>Total Adjustments + \$1,900.00</u>	<u>\$ 1,100.00</u>
			<u>\$ 1,100.00</u>
	Indicated Value		\$ _____

Parcel No. Block 6, Lot 2

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

#2 Greene St. Alley

sheet 3 of 7

Functions: Residential Construction: frame No. Stories: 1

Rooms: 3 No. Baths: 1 Inside yes Bldg. Area: Enclosed 640 sq. ft. Outside Porches 72 sq. ft.

Foundation concrete piers Heat space Elect. yes Age 40 yrs. Condition very poor (estimated)

If Remodeled When and How none Remaining Useful Life 10 years

VALUE INDICATED BY REPLACEMENT COST

Land: Size 40 ft. X 61 ft. @ \$ 8.00 per front foot \$ 320.00

Improvements:

Replacement Costs: 676 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,056.00

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

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

Total Cost New All Improvements

\$ 4,056.00

Depreciation:

Total 80 % \$ 3,245.00

Depreciated Value Improvements \$ 811.00

Indicated Value \$ 1,131.00

VALUE INDICATED BY INCOME

(Use Actual Rents or Estimate if Not Rented)

No. Units 1 @ \$ 5.00 /Unit (Weekly) Est \$

No. Units @ \$ /Unit \$

Total Rental Income \$ 260.00 yearly

Indicated Value \$ 1,040.00

How Calculated? Gross Annual Multiplier 4

(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
13	\$ 1,000.00	Total Adjustments + \$150.00	\$ 1,150.00
2	\$ 3,000.00	Total Adjustments - \$1,900.00	\$ 1,100.00
Indicated Value			\$ 1,125.00

Parcel No. Block 6, Lot 2

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

#3 Greene St. Alley

sheet 4 of 7

Functions: Residential Construction: frame No. Stories: 1
Rooms: 3 No. Baths: 1 Inside 640 sq. ft. Bldg. Area: Enclosed 72 sq. ft.
Outside Porches
Foundation Concrete piers Heat space Elect. yes Age 40 yrs. Condition very poor
(estimated)
If Remodeled When and How unknown Remaining Useful Life 10 years

VALUE INDICATED BY REPLACEMENT COST

Land: Size 30 ft. X 109 ft. @ \$ 10.00 per front foot \$ 300.00

Improvements:

Replacement Costs: 676 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,056.00

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

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

Total Cost New All Improvements \$4,056.00

Depreciation:

Total 80 % \$3,245.00

Depreciated Value Improvements \$ 811.00

Indicated Value \$ 1,111.00

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

No. Units 1 @ \$ 5.00 /Unit (week) Est. \$

No. Units @ \$ /Unit \$

Total Rental Income \$ 260.00 yearly

Indicated Value \$ 1,040.00

How Calculated? Gross Annual Multiplier 4

(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
<u>2</u>	<u>\$ 3,000.00</u>	<u>Total Adjustments - \$1,900.00</u>	<u>\$ 1,100.00</u>
<u>13</u>	<u>\$ 1,000.00</u>	<u>Total Adjustments + \$10000</u>	<u>\$ 1,100.00</u>
Indicated Value			<u>\$ 1,100.00</u>

Parcel No. Block 6, Lot 2

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

122 N. Greene St.

sheet 5 of 7

Functions: Residential Construction: frame No. Stories: 1
Rooms: 3 No. Baths: 1 Inside yes Bldg. Area: Enclosed 640 sq. ft.
Outside Porches 72 sq. ft.
Foundation Concrete piers Heat space Elect. yes Age 35 yrs. Condition poor
(estimated)
If Remodeled When and How unknown Remaining Useful Life 15 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 20 ft. X 104 ft. @ \$ 18.00 per front foot \$ 360.00

Improvements:

Replacement Costs: 676 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,056.00

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

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

Total Cost New All Improvements \$ 4,056.00

Depreciation:

Total 70 % \$ 2,839.00

Depreciated Value Improvements \$ 1,217.00

Indicated Value \$ 1,577.00

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

No. Units 1 @ \$ 5.00 /Unit (Weekly) Est \$

No. Units @ \$ /Unit \$

Total Rental Income \$ 260.00 yearly

indicated Value \$ 1,300

How Calculated? Gross Annual Multiplier 5

(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
<u>2</u>	<u>\$ 3,000.00</u>	<u>Total Adjustments - \$1,750.00</u>	<u>\$ 1,250.00</u>
<u>13</u>	<u>\$ 1,000.00</u>	<u>Total Adjustments + \$300.00</u>	<u>\$ 1,300.00</u>
Indicated Value			<u>\$ 1,300.00</u>

Parcel No. Block 6, Lot 2

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

124 N. Greene Street

sheet 6 of 7

Functions: Residential Construction: frame No. Stories: 1

Rooms: 3 No. Baths: 1 Inside yes Bldg. Area: Enclosed 640 sq. ft.
Outside Porches 72 sq. ft.

Foundation Concrete Piers Heat space Elect. yes Age 35yrs. Condition poor
(estimated)

If Remodeled When and How unknown Remaining Useful Life 15 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 20 ft. X 104 ft. @ \$ 18.00 per front foot \$ 360.00

Improvements:

Replacement Costs: 676 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,056.00

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

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

Total Cost New All Improvements \$ 4,056.00

Depreciation:

Total 70 % \$ 2,839.00

Depreciated Value Improvements \$ 1,217.00

Indicated Value \$ 1,577.00

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

No. Units 1 @ \$ 5.00 /Unit (week) Est \$

No. Units @ \$ /Unit \$

Total Rental Income \$ 260.00 yearly

Indicated Value \$ 1,300.00

How Calculated? Gross Annual Multiplier 5

(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
<u>2</u>	<u>\$ 3,000.00</u>	<u>Total Adjustments - \$1,750.00</u>	<u>\$ 1,250.00</u>
<u>13</u>	<u>\$ 1,000.00</u>	<u>Total Adjustments + \$300.00</u>	<u>\$ 1,300.00</u>
Indicated Value			<u>\$ 1,300.00</u>

Parcel No. Block 6, Lot 2

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

126-128 N. Greene Street

sheet 7 of 7

Functions: Residential Construction: frame No. Stories: 2
Rooms: 8 No. Baths: 2 Inside Bldg. Area: Enclosed 950 sq. ft. (ground area)
Outside yes Porches 230 sq. ft.
Foundation brick piers Heat space Elect. yes Age 40 yrs. Condition very poor
(estimated)
If Remodeled When and How unknown Remaining Useful Life 10 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 74 ft. X 104 ft. @ \$ 17.00 per front foot \$ 1,258.00

Improvements:

Replacement Costs: 1,065 sq. ft. @ \$ 10.00 /sq. ft. \$ 10,650.00

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

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

Total Cost New All Improvements \$ 10,650.00

Depreciation:

Total 80 % \$ 8,520.00

Depreciated Value Improvements \$ 2,130.00

Indicated Value \$ 3,388.00

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

No. Units 1 @ \$ 10.00 /Unit (week) Est. \$

No. Units @ \$ /Unit \$

Total Rental Income \$ 520.00 yearly

indicated Value \$ 3,120.00

How Calculated? Gross Annual Multiplier 6

(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
<u>7</u>	<u>\$ 3,500.00</u>	<u>Total Adjustments - \$500.00</u>	<u>\$ 3,000.00</u>
<u>14</u>	<u>\$ 5,500.00</u>	<u>Total Adjustments - \$2,400.00</u>	<u>\$ 3,100.00</u>
Indicated Value			<u>\$ 3,000.00</u>

Parcel-No. Block 6, Lot 2



Parcel: 6-2

200

CITY - COUNTY
BUREAU OF IDENTIFICATION
GREENVILLE, N. C.

DATE 7-19-65

NAME

TIME 2 PM

PLACE 122 N. Green

CASE #

OFFENSE

FILM

SPEED

CHARGE

F-STOP

WEATHER

OCCP.

D.O.B.

CAMERA

ADD.

WIT.

BY I. D. OFFICER

Lt. J. L. Kerr

P674/538

B-6

P-2



Parcel 6-2

3.00

CITY - COUNTY
BUREAU OF IDENTIFICATION
GREENVILLE, N. C.

DATE 7-19-65

NAME

TIME 2 Pm

PLACE 126N. Green

CASE #

OFFENSE

FILM SPEED

CHARGE

F-STOP WEATHER

OCCP. D.O.B.

CAMERA

ADD.

WIT.

BY I. D. OFFICER

B - 6

P - 2

p674/539

Lt. J. L. Kerr

Shore Drive Redevelopment Project
N. C. R-15



122 N. Greene Street

p674/531



124 N. Greene Street

p674/532



126 N. Greene Street

p674/533

— > 126 & 128 N. Greene Street
(A duplex)

Shore Drive Redevelopment Project
N. C. R-15

Shore Drive Redevelop.
Proj. Deed S13
(122 Greene)

122 Greene
212 W. Second St.

p674/531

122 N. Greene Street

p674/531

(124 Greene)

124 Greene
Shore Drive Redevelop.
Proj. Deed S.13
212 W. Second St.

p674/532

124 N. Greene Street

p674/532

(126 Greene)

126 Greene

p674/533

Shore Drive Redevelop
Proj.

Deed S. 13

212 W. Second St.

126 N. Greene Street

p674/533

— > 126 & 128 N. Greene Street

(A duplex)

Shore Drive Redevelopment Project
N. C. R-15



1 Greene St. Alley

p674/534



2 Greene St. Alley

p674/535



3 Greene Street Alley

p674/536

Shore Drive Redevelopment Project
N. C. R-15

(#1 Green Street Alley)

#1 Greene ally
Shore Drive Redevelop
Proj.
Deed S-13

p674/534
212 W. Second St.

1 Greene St. Alley

p674/534

Shore Drive Redevelop
Project. Deed-13 -

(#2 Green Street Alley)

#2 Greene ally
212 W. Second Street

p674/535

2 Greene St. Alley

p674/535

(#3 Green Street Alley)

#3 Greene St. ally
p674/536

Shore Drive Redevelop Proj.
Deed S-13

212 W. Second Street

3 Greene Street Alley

p674/536

EW

BLOCK 6 - PARCEL 2



Block: 6 Parcel: 2 - 122, 124, 126 North Greene, #1, #2, #3 Greene St. Alley

Property Owner: Mrs. J. B. Smith

Address of Owner: 212 West Second

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

Tax Data:

Appraised Value - Land: \$1,504.00 Imps.: \$6,454.00 Total: \$7,958.00

Assessed Value - Land: \$ 501.00 Imps.: \$2,151.00 Total: \$2,650.00

1963 Tax Levy - \$2,650.00 @ \$3.71 per \$100. = \$98.32

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$151.50 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: Greene Street, paved curbs and gutters (50' right-of-way)
Greene Street Alley (right-of-way unknown)

Land Included: 15,872 sq. ft. @ \$0.25 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Rental Residential W/commercial potential

Market Comparison Adjustments:

Sale No. 8: \$800.00; Location + 50%; Size and Cond. + 10%; Date + 15%;
Indicated Value \$1,400.00 each.

Sale No. 9: \$1,500.00; Location + 10%; Size and Cond. - 10%; Date + 5%;
Indicated Value \$1,575.00 each.

Sale No. 14: \$2,667.00 each; Location 0; Size and Cond. - 30%; Date 0;
Indicated Value \$1,800.00 each.



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>640</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$3,840.00
Porches	-	<u>72</u>	Sq. Ft. @ \$ <u>2.50</u>	sq. ft.	180.00
	-		Sq. Ft. @ \$	sq. ft.	

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$4,020.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80%) \$3,216.00

Indicated Depreciated Value of Dwelling \$ 804.00

Estimated Depreciated Value of:

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

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

See Summ.

Add: Land Value By Comparison

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



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>640</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$3,840.00
Porches	-	<u>65</u>	Sq. Ft. @ \$ <u>2.50</u>	sq. ft.	162.00
	-		Sq. Ft. @ \$	sq. ft.	

~~Concrete~~ Block

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

Total Estimated Reproduction Cost New \$4,002.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80 %) 3,202.00

Indicated Depreciated Value of Dwelling \$ 800.00

Estimated Depreciated Value of:

1. Frame Detached Garage (sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

See Summ.

Add: Land Value By Comparison

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



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>1,184</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$7,104.00
Porches	-	<u>143</u>	Sq. Ft. @ \$ <u>2.50</u>	sq. ft.	357.00
	-		Sq. Ft. @ \$	sq. ft.	

Concrete Block

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

Total Estimated Reproduction Cost New \$7,461.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80%) 5,969.00

Indicated Depreciated Value of Dwelling \$1,492.00

Estimated Depreciated Value of:

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

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

See Summ.

Add: Land Value By Comparison

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



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>640</u>	Sq. Ft. @ \$	<u>6.00</u>	sq. ft.	\$3,840.00
Porches	-	<u>65</u>	Sq. Ft. @ \$	<u>2.50</u>	sq. ft.	162.00
	-		Sq. Ft. @ \$		sq. ft.	

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$4,002.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80%) \$3,202.00

Indicated Depreciated Value of Dwelling 800.00

Estimated Depreciated Value of:

1. Frame Detached Garage (sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

See Summ.

Add: Land Value By Comparison

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



COST APPROACH TO VALUE

Frame Dwelling:

Living Area - 972 Sq. Ft. @ \$ 6.00 sq. ft. \$5,832.00

Porches - 217 Sq. Ft. @ \$ 2.50 sq. ft. 542.00

- _____ Sq. Ft. @ \$ _____ sq. ft.

2nd Floor - 936 sq. ft. @ \$4.25 sq. ft. 3,978.00

Concrete Block

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

Total Estimated Reproduction Cost New \$10,352.00

Less: Accrued Depreciation

Estimated Effective Age 45 years

Estimated Remaining Economic Life 5 years

Total Estimated Accrued Depreciation (90 %) \$ 9,317.00

Indicated Depreciated Value of Dwelling \$1,035.00

Estimated Depreciated Value of:

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

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

See Summ.

Add: Land Value By Comparison

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



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>660</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$3,960.00
Porches	-	<u>62</u>	Sq. Ft. @ \$ <u>2.25</u>	sq. ft.	139.00
	-		Sq. Ft. @ \$	sq. ft.	

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$4,099.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80%) 3,279.00

Indicated Depreciated Value of Dwelling \$ 820.00

Estimated Depreciated Value of:

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

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

See Summ.

Add: Land Value By Comparison

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



COST APPROACH TO VALUE

Frame Dwelling:

Living Area - 660 Sq. Ft. @ \$ 6.00 sq. ft. \$3,960.00

Porches - 62 Sq. Ft. @ \$ 2.25 sq. ft. 139.00

- _____ Sq. Ft. @ \$ _____ sq. ft.

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$4,099.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80 %) 3,279.00

Indicated Depreciated Value of Dwelling \$ 820.00

Estimated Depreciated Value of:

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

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

See Summ.

Add: Land Value By Comparison

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



**BLOCK 6, PARCEL 2
SUMMARY OF VALUES**

Unit No.	Cost	Income
1	\$ 820.00	
2	820.00	
3	1,035.00	
4	800.00	
5	1,492.00	
6	800.00	
7	<u>804.00</u>	
Total Improvements	\$6,571.00	
Add: Land Value	<u>4,000.00</u>	
Total Indicated Value	\$10,571.00	
	Say	\$10,600.00
1		\$ 1,440.00
2		1,440.00
3		1,800.00
4		1,760.00
5		2,160.00
6		1,760.00
7		<u>1,760.00</u>
		\$12,120.00
	Say	\$12,100.00



INCOME APPROACH

\$ 151.50 Per Mo. Rental X 80 GRM = \$ 12,120.00

Comparative Rental Properties No. 1, 3, 4, 29

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
8	X	X	
9		X to	X
14			X

Ind. Value By Market Comparison \$ 11,200.00

CORRELATION

Indicated Value By Cost Approach \$ 10,600.00

Indicated Value By Income Approach \$ 12,100.00

Indicated Value By Market Approach \$ 11,200.00

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:

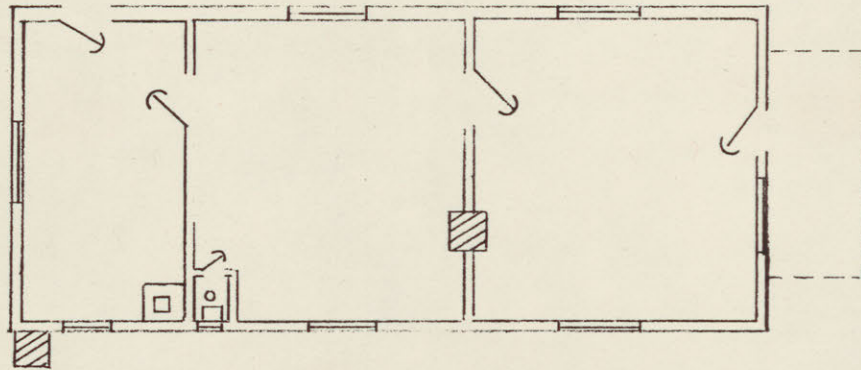
ELEVEN THOUSAND TWO HUNDRED DOLLARS-----\$11,200.00.

Respectfully submitted,

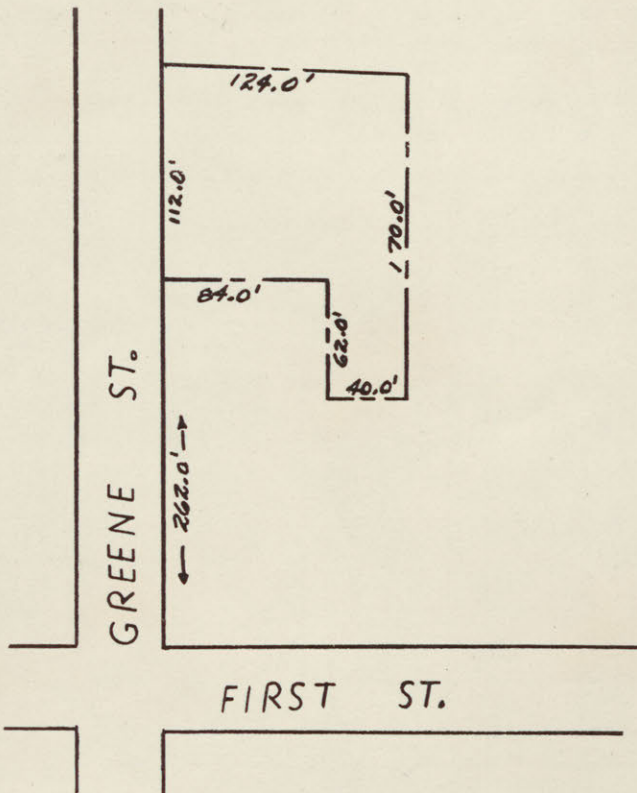
George M. West
Real Estate Appraiser

CW

Floor Plan



Plot Plan



PHOTOGRAPHS



pl074/537

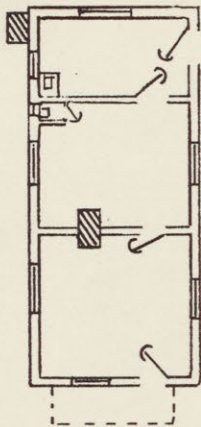
PROJECT: N.C. R-15

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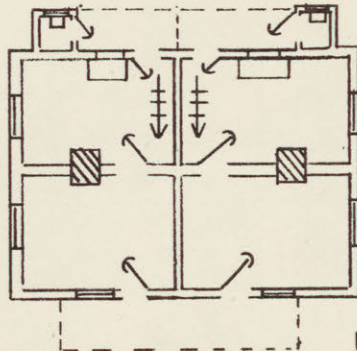
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A WEST APPRAISAL

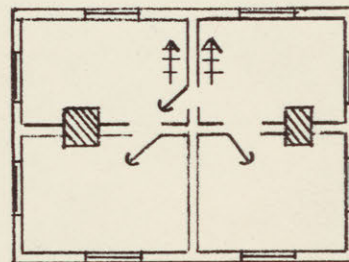
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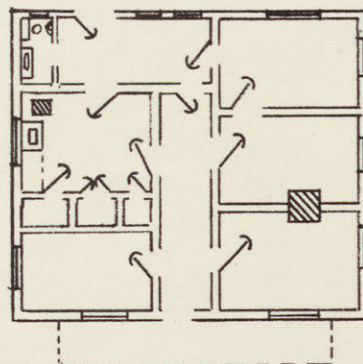
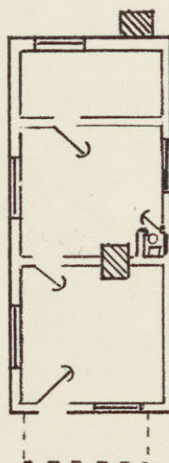
UNIT 2



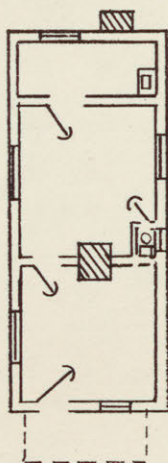
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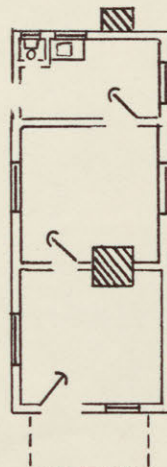
UNIT 4



UNIT 5



UNIT 6



UNIT 7