

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15
Parcel Address: 118 N. Greene Street, Greenville, N. C.
Owner: Ellis Carr Owner's Address: 118 N. Greene, Greenville, N.C.
Title: Deed Book I-25 Page 547 Date of Deed 3-31-49 I.R.S. Stamps \$ 5150
If Subject Property Sold Last 5 Yrs:
Actual Consideration (Terms, etc.): none
Verified by none Capital Improvements Since Sale? \$ unknown
Current Zoning: See brochure Lot Dimensions: 62 ft. x 84 ft. Land Area 5,208
Highest and Best Use to Which Property is Adaptable residential
Assessed Value: Land \$ 191.00 Imps. \$ 1,010.00 Total \$ 1,201.00
Tax Rate \$ \$1.38 City
Tax Rate \$ \$1.91 County Special Assessments \$.66 of County Annual Tax \$ 39.51
rate is school tax.
Report Unlawful Usage or Violation of Codes and Ordinances: none

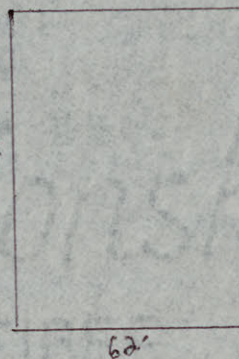
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

1. Value Indicated By Replacement Cost: \$ 4,204.00
2. Value Indicated By Income (Actual or Estimated) \$ 4,160.00
3. Value Indicated By Market Comparisons: \$ 4,100.00

REMARKS: The market approach is the most reliable in the appraiser's opinion since
the dwelling has depreciated a great deal and does not rent .

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 950.00 Imps. \$ 3,150.00 Total \$ 4,100.00

Date January 8, 1962

Appraiser D. G. Nichols

Parcel No. Block 6, Lot 3

Address Greenville, North Carolina

D. G. Nichols, Realtor

Parcel Appraisal Report

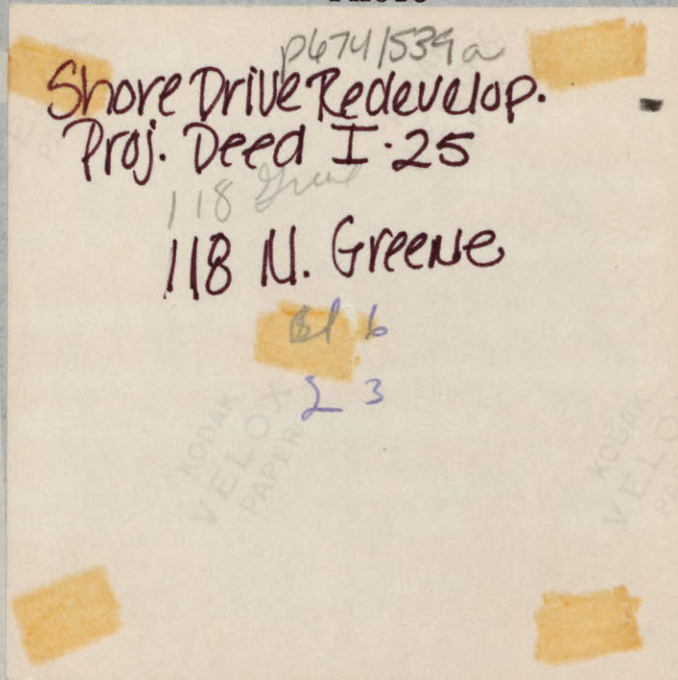
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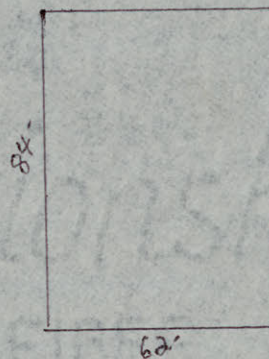
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PL 74/539

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

Functions: residential Construction: frame No. Stories: 2
Rooms: 9 No. Baths: 1 Inside yes Bldg. Area: Enclosed 1,487 sq. ft. (ground area)
Outside Porches 300 sq. ft.
Foundation brick piers Heat space Elect. yes Age 45 Condition very poor
If Remodeled When and How unknown Remaining Useful Life 15 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 62 ft. X 84 ft. @ \$ 15.00 per front foot \$ 930.00

Improvements:

Replacement Costs: 1637 sq. ft. @ \$ 8.00 /sq. ft. \$ 13,096.00

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

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

Total Cost New All Improvements \$ 13,096.00

Depreciation:

Total 75 % \$ 9,822.00

Depreciated Value Improvements \$ 3,274.00

Indicated Value \$ 4,204.00

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

No. Units 1 @ \$ 8.00 /Unit Est \$ 416.00

No. Units @ \$ /Unit \$

Total Rental Income \$ 416.00

Indicated Value \$ 4,160.00

How Calculated? Gross Annual Multiplier 10

(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>14</u>	<u>\$ 5,500.00</u>	<u>Total Adjustments - \$1,400.00</u>	<u>\$ 4,100.00</u>
<u>7</u>	<u>\$ 3,500.00</u>	<u>Total Adjustments + \$500.00</u>	<u>\$ 4,000.00</u>
Indicated Value			<u>\$ 4,100.00</u>

Parcel No. Block 6, Lot 3

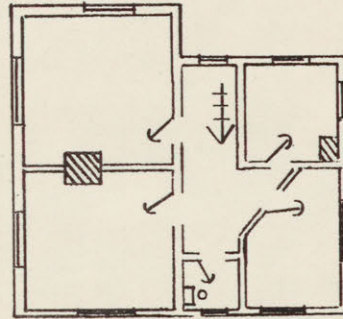
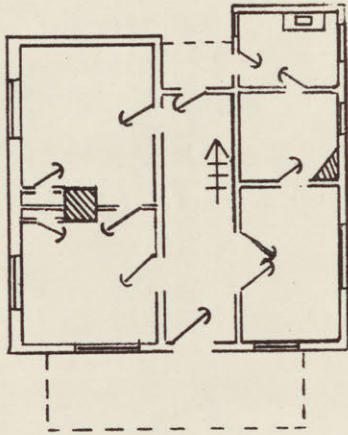
CW

BLOCK 6 - PARCEL 3



W

Floor Plan



Scale: 1/20" = 1'

Plot Plan



GREEN ST.

200.0'

84.0'
94.0'

FIRST ST.

Scale: 1" = 200'

A WEST APPRAISAL

PHOTOGRAPHS



p674/540

PROJECT: N.C. R-15

Block: 6 Parcel: 3

EW



- UNIT 2
← P674/539b



UNIT 3 -
P674/540a
→



- UNIT 4
← P674/541a



UNIT 5 -
P674/542a



- UNIT 6
← P674/543a



UNIT 7 -
P674/544a



COST APPROACH TO VALUE

Frame Dwelling:

Living Area - 1,143 Sq. Ft. @ \$ 6.00 sq. ft. \$6,858.00

Porches - 254 Sq. Ft. @ \$ 2.50 sq. ft. 635.00

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

2nd Floor - 1,023 sq. ft. @ \$4.25 4,348.00

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$11,841.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80%) 9,473.00

Indicated Depreciated Value of Dwelling \$2,368.00

Estimated Depreciated Value of:

1. Frame Detached Garage (____sq. ft.)

2. Landscaping, Walks and Drives \$50.00

3.

Total - Other Improvements 50.00

Estimated Depreciated Value of

All Improvements 2,418.00

Add: Land Value By Comparison 1,300.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$3,718.00

Say \$3,700.00



INCOME APPROACH

\$ 31.50 Per Mo. Rental X 100 GRM = \$ 3,150.00

Comparative Rental Properties No. 1; 2; 16; 41

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
4		X to	X
5		X to	X
11	X		

Ind. Value By Market Comparison \$ 3,750.00

CORRELATION

Indicated Value By Cost Approach \$ 3,700.00

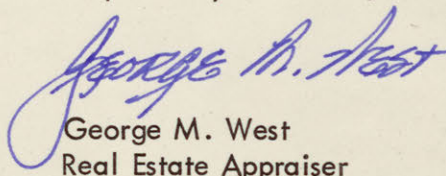
Indicated Value By Income Approach \$ 3,150.00

Indicated Value By Market Approach \$ 3,750.00

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:

THREE THOUSAND SEVEN HUNDRED DOLLARS-----\$3,700.00.

Respectfully submitted,


George M. West
Real Estate Appraiser



Block: 6 Parcel: 3 - 118 North Greene

Property Owner: Ellis Carr & wife, Ann

Address of Owner: 118 North Greene

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

Tax Data:

Appraised Value - Land: \$572.00 Imps.: \$3,031.00 Total: \$3,603.00

Assessed Value - Land: \$191.00 Imps.: \$1,010.00 Total: \$1,200.00

1963 Tax Levy - \$1,200.00 @ \$3.71 per \$100. = \$44.52

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$31.60 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)

Land Included: 5,208 sq. ft. @ \$0.25 per sq. ft.

Land Comparables: 7; 18; 19; 4; 5

Highest and Best Use: Rental Residential with commercial potential

Sale No. 11: \$2,500.00; Location + 10%; Size and Cond. + 20%; Date + 10%;
Indicated Value \$3,500.00.

It is believed that premium will accrue with due to potential of commercial.