

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15
Parcel Address: 109 N. Washington Street, Greenville, N. C.
Owner: C. C. Harris Allen Owner's Address: 24 Ashe Court, Hempstead, Long Island, New York
Title: Deed Book V-29 Page 490 Date of Deed 9-6-57 I.R.S. Stamps \$ none
If Subject Property Sold Last 5 Yrs: _____
Actual Consideration (Terms, etc.): none gift deed
Verified by none Capital Improvements Since Sale? \$ none
Current Zoning: See brochure Lot Dimensions: 47 ft. x 132 ft. Land Area 6,204 sq. ft.
Highest and Best Use to Which Property is Adaptable residential
Assessed Value: Land \$ 75.00 Imps. \$ 280.00 Total \$ 355.00
Tax Rate \$1.38 City
Tax Rate \$1.91 County Special Assessments \$.66 of County Annual Tax \$ 11.68
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: \$ 1,300.00
2. Value Indicated By Income (Actual or Estimated) \$ 1,248.00
3. Value Indicated By Market Comparisons: \$ 1,150.00

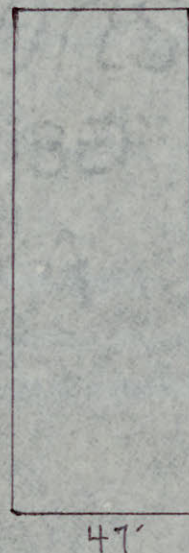
REMARKS: The market and income approach are the best indication due to the
good comparables and subject is an income producing property.

PHOTO



DEC 1961

SKETCH



FINAL VALUE ESTIMATE: Land \$ 750.00 Imps. \$ 450.00 Total \$ 1,200.00

Date January 8, 1962

Appraiser

D. G. Nichols
D. G. Nichols, Realtor

Parcel No. Block 6, Lot 8

Address Greenville, N. C.

Parcel Appraisal Report

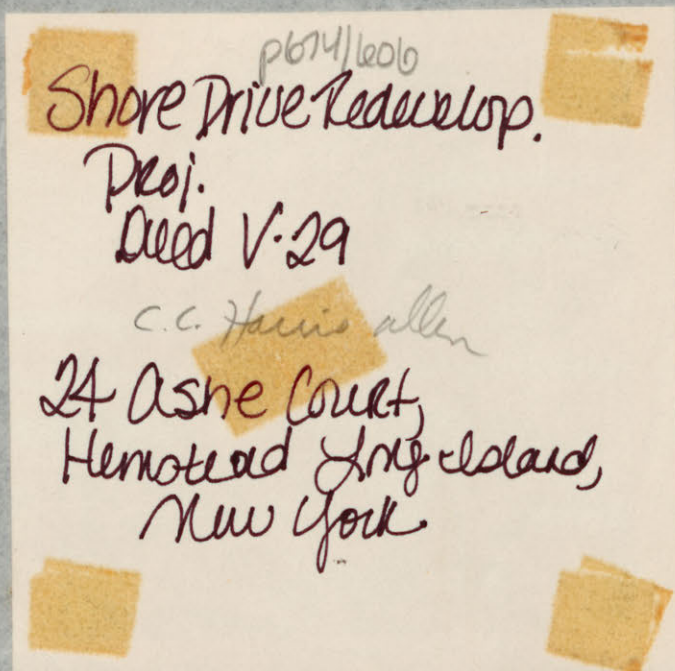
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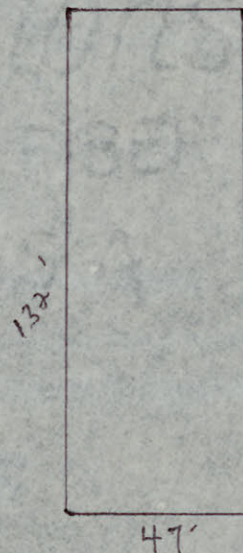
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DESCRIPTION OF IMPROVEMENTS
(Use Separate Sheet for Each Major Structure)

Functions: Residential Construction: frame No. Stories: 1
Rooms: 3 No. Baths: 1 Inside yes Bldg. Area: Enclosed 654 sq. ft.
Outside _____ Porches 75 sq. ft.
Foundation Brick piers Heat space Elect. yes Age 40yrs. Condition very poor
estimated
If Remodeled When and How none Remaining Useful Life 10 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 47 ft. X 132 ft. @ \$ 10.00 per front foot \$ 470.00

Improvements:

Replacement Costs: 692 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,152.00

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

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

Total Cost New All Improvements \$4,152.00

Depreciation:

Total 80 % \$3,322.00

Depreciated Value Improvements _____ \$ 830.00

Indicated Value _____ \$ 1,300.00

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

No. Units 1 @ \$ 6.00 /Unit Week \$ 312.00 yearly
(actual)

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

Total Rental Income \$ 312.00 yearly

Indicated Value \$ 1,248.00

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 - \$1,800.00</u>	<u>\$ 1,200.00</u>
Indicated Value			<u>\$ 1,150.00</u>

Parcel No. Block 6, Lot 8

CW

BLOCK 6 - PARCEL 8



Block: 6 Parcel: 8 - 109 North Washington

Property Owner: Claudine Clark Harris Allen

Address of Owner: 24 Ashe Court Hempstead, Long Island, N. Y.

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

Tax Data:

Appraised Value - Land: \$225.00 Imps.: \$840.00 Total: \$1,065.00

Assessed Value - Land: \$ 75.00 Imps.: \$280.00 Total: \$ 355.00

1963 Tax Levy - \$355.00 @ \$3.71 per \$100. = \$13.17

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$18.00 per month

Rental Experience: Questionable

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

Land Included: 4,374 sq. ft. @ \$0.10 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential

Market Comparison Adjustments:

**Sale No. 8: \$800.00; Location + 40%; Size and Cond. - 5%; Date + 15%;
Indicated Value \$1,200.00.**

**Sale No. 9: \$1,500.00; Location - 5%; Size and Cond. - 20%; Date + 5%;
Indicated Value \$1,200.00.**

**Sale No. 12: \$1,000.00; Location - 5%; Size and Cond. + 10%; Date + 5%;
Indicated Value \$1,100.00.**



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>594</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$3,564.00
Porches	-	<u>70</u>	Sq. Ft. @ \$ <u>2.25</u>	sq. ft.	157.00
	-		Sq. Ft. @ \$	sq. ft.	

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$3,721.00

Less: Accrued Depreciation

Estimated Effective Age 40 years

Estimated Remaining Economic Life 10 years

Total Estimated Accrued Depreciation (80%) 2,977.00

Indicated Depreciated Value of Dwelling \$ 744.00

Estimated Depreciated Value of:

1. Frame Detached Garage (sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements 744.00

Add: Land Value By Comparison 450.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$1,194.00

Say \$1,200.00



INCOME APPROACH

\$ 18.00 Per Mo. Rental X 75 GRM = \$ 1,350.00

Comparative Rental Properties No. 4; 5; 6; 8

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
8	X		
9			X
12	X		

Ind. Value By Market Comparison \$ 1,250.00

CORRELATION

Indicated Value By Cost Approach \$ 1,200.00

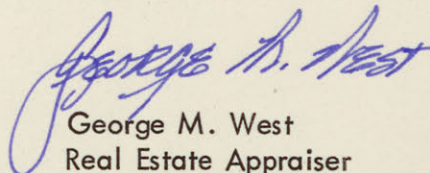
Indicated Value By Income Approach \$ 1,350.00

Indicated Value By Market Approach \$ 1,250.00

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

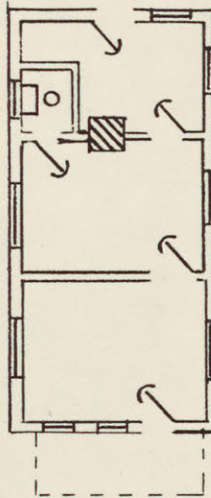
ONE THOUSAND TWO HUNDRED AND FIFTY DOLLARS-----\$1,250.00.

Respectfully submitted,


George M. West
Real Estate Appraiser

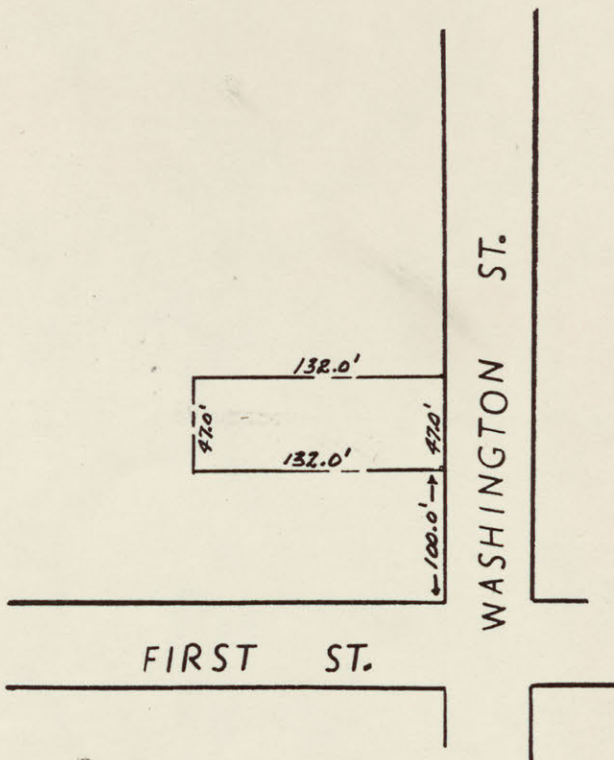
CW

Floor Plan



Scale: 1/16" = 1'

Plot Plan



PHOTOGRAPHS



P674 / 605

Scale: 1" = 100'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 6 Parcel: 8



Pi 674/607

3.00

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

DATE 7-19-65

NAME

TIME 2 PM

PLACE 109 N. Wash. St.

CASE #

OFFENSE

FILM

SPEED

CHARGE

F-STOP

WEATHER

OCCP.

D.O.B.

CAMERA

ADD.

WIT.

BY I. D. OFFICER

Shore Drive Redevelopment
Project Lt. J. L. Kerr

B-6

P-8

6-8

OWNERSHIP DATA

SHORE DRIVE REDEVELOPMENT PROJECT, N.C.R-15

(1) NAME OF OWNER: Claudine Clark Harris AllenADDRESS: 24 Ashe Court, Hempstead, Long Island, New York

(2) DESCRIPTION: That certain lot together with the improvements thereon, situate, lying and being on the West side of Washington Street, formerly belonging to Claudia Duff, and more perfectly described in those two certain deeds from B.W. Mosley and wife to Claudia Duff which are duly of record in the office of the Register of Deeds of Pitt County, in Book X-15 at page 180 and Book E-17 at page 385; and being the identical property described in that certain deed to John and Zelma Clark which is duly of record as aforesaid in Book Y-24 at page 429.

(3) (a) DATE OF CONVEYANCE: September 6, 1957(b) BOOK: V-29 PAGE: 490(c) GRANTORS: Zelma Clark(d) CONSIDERATION: Gift Deed(e) AMOUNT OF MORTGAGE DEBT ASSUMED AS STATED IN DEED: None(f) DOCUMENTARY STAMPS AFFIXED: None(g) EASEMENTS OR DEFECTS: NoneClaude W. Harris

(Signature of Attorney)

Oct. 17, 1961

(Date)