

# Parcel Appraisal Report

*Vacant Land*  
Project Name Shore Drive Redevelopment Project Project No. N.C. R-15  
Parcel Address: 111 N. Washington Street, Greenville, N. C.  
Owner: R. H. Duffy Owner's Address: 109 North Washington St.  
Greenville, N. C.  
Title: Deed Book V-6 Page 131 Date of Deed 3-10-00 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: <sup>43</sup>45 ft. x 132 ft. Land Area <sup>5676</sup>5,940  
Highest and Best Use to Which Property is Adaptable residential  
Assessed Value: Land \$ 69.00 Imps. \$ none Total \$ 69.00  
\$1.38 City  
Tax Rate \$ \$1.91 County Special Assessments \$ .66 of County Annual Tax \$ 2.27  
rate is school tax.  
Report Unlawful Usage or Violation of Codes and Ordinances: none

## RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

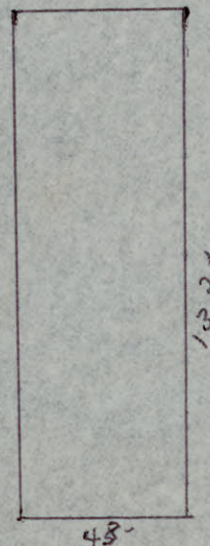
1. Value Indicated By Replacement Cost: \$ 675.00
2. Value Indicated By Income (Actual or Estimated) none \$ - 0 -
3. Value Indicated By Market Comparisons: \$ 600.00

REMARKS: The appraiser feels that the market approach is more applicable. This  
lot is low but can be useable.

### PHOTO

none vacant land

### SKETCH



FINAL VALUE ESTIMATE: Land \$ 600.00 Imps. \$ none Total \$ 600.00

Date December 13, 1961 Appraiser D. G. Nichols  
Parcel No. Block 6 Lot 9 Address D. G. Nichols, Realtor  
Greenville, North Carolina



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

Functions: vacant land Construction: none No. Stories: none  
Rooms: none No. Baths: none Inside none Bldg. Area: Enclosed none  
Outside none Porches none  
Foundation none Heat none Elect. none Age none Condition none  
If Remodeled When and How none Remaining Useful Life none

VALUE INDICATED BY REPLACEMENT COST

Land: Size 43 ft. X 132 ft. @ \$ 15.00 per front foot \$ 645.00

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            \$ 645.00

Indicated Value            \$           

VALUE INDICATED BY INCOME - - - none  
(Use Actual Rents or Estimate if Not Rented)

No. Units            @ \$            /Unit \$           

No. Units            @ \$            /Unit \$           

Total Rental Income \$           

Indicated Value \$           

How Calculated?           none          

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

VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

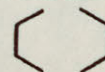
Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
<u>22</u>	<u>\$ 250.00</u>	<u>Total Adjustments + \$250.00</u>	<u>\$ 500.00</u>
<u>23</u>	<u>\$ 500.00</u>	<u>Total Adjustments = \$100.00</u>	<u>\$ 600.00</u>
Indicated Value			<u>\$ 600.00</u>

Parcel No. Block 6 Lot 9



CW

BLOCK 6 - PARCEL 9





**Block: 6 Parcel: 9 - 111 North Washington - Vacant**

**Property Owner: Raymond H. Duffy**

**Address of Owner: 109 North Washington**

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

**Tax Data:**

**Appraised Value - Land: \$206.00 Imps.: Total: \$206.00**

**Assessed Value - Land: \$ 69.00 Imps.: Total: \$ 70.00**

**1963 Tax Levy - \$70.00 @ \$3.71 per \$100. = \$2.60**

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

**Land Included: 5,676 sq. ft. @ \$0.07 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

\$400.00

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

\$400.00



## 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 \$ 400.00

## CORRELATION

Indicated Value By Cost Approach \$ 400.00

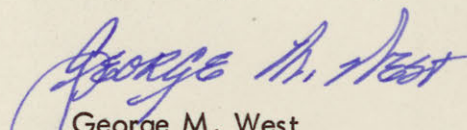
Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 400.00

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:

**FOUR HUNDRED DOLLARS**-----**\$400.00.**

Respectfully submitted,

  
George M. West  
Real Estate Appraiser

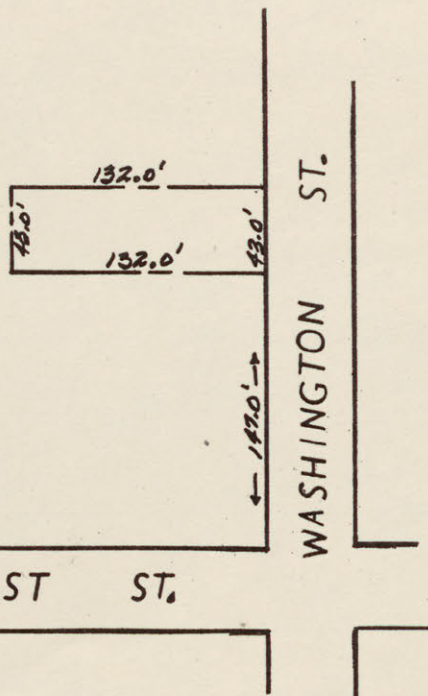


EW

Floor

Plan

Plot Plan



PHOTOGRAPHS



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Scale: 1" = 100'

A WEST APPRAISAL

PROJECT: N.C. R-15  
Block: 6 Parcel: 9