

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15
 Parcel Address: 106 N. Pitt Street, Greenville, N. C.
 Owner: John P. Norcott Heirs Owner's Address: unknown
 Title: Deed Book WB-4 Page 339 Date of Deed 2-18-14 I.R.S. Stamps \$ none
 If Subject Property Sold Last 5 Yrs: none
 Actual Consideration (Terms, etc.): _____

Verified by none Capital Improvements Since Sale? \$ none
 Current Zoning: See brochure Lot Dimensions: 70 ft. x 148 ft. Land Area 10,360 sq. ft.
 Highest and Best Use to Which Property is Adaptable Residential
 Assessed Value: Land \$ 233.00 Imps. \$ 180.00 Total \$ 413.00
 Tax Rate \$1.38 City Special Assessments \$.66 of County Annual Tax \$ 13.59
\$1.91 County rate is school tax.
 Report Unlawful Usage or Violation of Codes and Ordinances: none

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

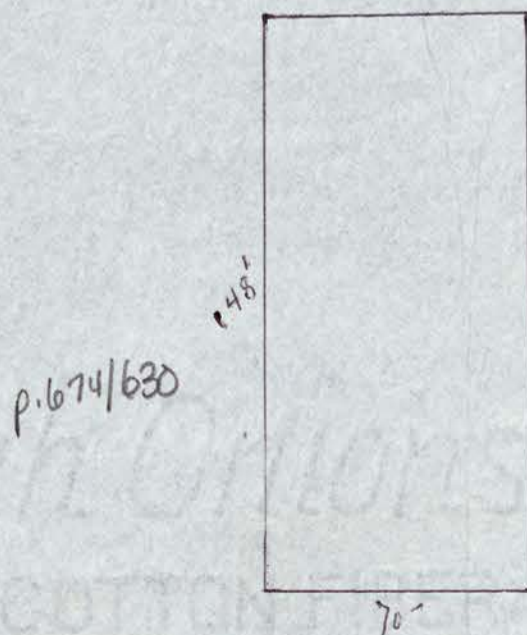
1. Value Indicated By Replacement Cost: _____ \$ _____
2. Value Indicated By Income (Actual or Estimated) _____ \$ _____
3. Value Indicated By Market Comparisons: _____ \$ 1,200.00

REMARKS: The sales used were very comparable due to location and indicate value for property of \$1,050 for land. Building was given a salvage value as it is partly torn down.

PHOTO



SKETCH



FINAL VALUE ESTIMATE: Land \$ 1,050.00 Imps. \$ 150.00 Total \$ 1,200.00

Date January 15, 1962

Appraiser D. G. Nichols

Parcel No. Block 7, Lot 4

Address Greenville, N. C.

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

Salvage

Functions: none 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 70 ft. X 148 ft. @ \$ 15.00 per front foot \$ 1,050.00

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 _____ Salvage \$ 150.00

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

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

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
<u>24</u>	<u>\$ 800.00</u>	<u>Total Adjustments + \$400.00</u>	<u>\$ 1,200.00</u>
<u>23</u>	<u>\$ 500.00</u>	<u>Total Adjustments + \$650.00</u>	<u>\$ 1,150.00</u>
Indicated Value			<u>\$ 1,200.00</u>

Parcel No. Block 7, Lot 4

Wendell Onionskin
25% COTTON FIBER

#2 Appraisals - Reynolds

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 7-4

Parcel Address: 106 North Pitt Street, Greenville, N. C.

Owner: John P. Norcott Heirs Owner's Address: Unknown

Title: Deed Book WB-4 Page 339 Date of Deed 2/18/14 I.R.S. Stamps \$ None

If Subject Property Sold Last 5 Years:
Actual Consideration (Terms, etc.): None

Verified by _____ Capital Improvements Since Sale? \$ None

Current Zoning: Business Street Improvements: Pitt St., paved (50' right-of-way)

Assessed Value: Land \$ _____ Imps. \$ _____ Total \$ 225

Tax Rate \$ 2.66 Special Assessments \$ _____ Annual Tax \$ 5.99

Report Unlawful Usage or Violation of Codes and Ordinances: None

PHOTOGRAPHS and DRAWING



JUNE 1966

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Highest And Best Use To Which Property Is Adaptable Institutional

CERTIFICATION:

I hereby certify to the Redevelopment Commission of Greenville, N. C., that I have carefully inspected the property herein described; that to the best of my knowledge and belief, the information contained in this report is correct; that I have no personal interest, present or prospective, in the property referred to; that I have applied accepted methods and standards of real estate appraisal practice and thereby find the present market value of the property to be:

LAND: \$	<u>5,180</u>
IMPS.: \$	<u>-0-</u>
TOTAL: \$	<u>5,180</u>

This appraisal is based upon the following condition: I have accepted the legal description furnished by you as correct.

Date June 24, 1966

Appraiser: *W. Calvin Reynolds*

W. CALVIN REYNOLDS, SRA
635 NORTH MAIN STREET
HIGH POINT, N. C.

Project No. N. C. R-15

Parcel No. 7-4

DESCRIPTION OF IMPROVEMENTS

Building Number	<u>106 N. Pitt Street (VACANT)</u>				
Use					
Type Construction					
Condition					
Number of Rooms					
Plumbing:					
Lavatory.....					
Toilet.....					
Tub or Shower.....					
Kitchen Sink.....					
Hot Water.....					
Type Roof					
Type Heating					
Floor Area:					
Basement.....					
First.....					
Second.....					
Third.....					
Porches, etc.....					
Year Built					
Future Economic Life					
Monthly Rental					
Utilities Included					
Assessed Valuation					

REPRODUCTION VALUE

Reproduction Cost					
Basement.....					
First.....					
Second.....					
Third.....					
Porches, etc.....					
Reproduction Value					
Depreciation					
Depreciated Value					

Land Size 70' x 148'

Total Building Value \$ _____

Land Area 10,360 sq. ft.

Other Building Improvements (Type and Value) _____

Site Description Level lot, some trees, 8 feet above paved street grade.

 x 10,360 x \$.50 = \$ 5,180

Site Improvements (Type and Value) _____

VALUE INDICATED BY DEPRECIATED REPRODUCTION COST \$ _____

INCOME VALUE

Gross Annual Income

No. of Units _____

Actual \$ _____

Economic \$ _____

BASIS: _____

GROSS INCOME MULTIPLIER _____

COMPARABLES: _____

VALUE INDICATED BY INCOME \$ _____

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
6	\$.70	A level lot at street grade.	\$.50 / Sq. ft.
		This comparable is an interior	
		lot on paved through street close	
		to business.	

VALUE INDICATED BY COMPARABLES \$. 50/ sq. ft.

REMARKS

A good sized lot with favorable topography and elevation. This rectangular lot has good potential for insititutional purposes.

W. CALVIN REYNOLDS, SRA
635 NORTH MAIN STREET
HIGH POINT, N. C.