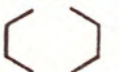


SW

BLOCK 7 - PARCEL 12





Block: 7 Parcel 12 - Vacant

Property Owner: Andrew James or Heirs

Address of Owner: Unknown

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

Tax Data:

Appraised Value - Land: \$356.00 Imps.: Total: \$356.00

Assessed Value - Land: \$119.00 Imps.: Total: \$120.00

1963 Tax Levy = \$120.00 @ \$3.71 per \$100 = \$4.45

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: Greene Street, paved curbs and gutters (50' right-of-way)

Land Included: 3,150 sq. ft. @ \$0.285 per sq. ft.

Highest and Best Use: Residential W/commercial potential





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 900.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$900.00



INCOME APPROACH

\$ _____ Per Mo. Rental X _____ GRM = \$ N/A

Comparative Rental Properties No. _____

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
19	X		
21	X		

Ind. Value By Market Comparison \$ 900.00

CORRELATION

Indicated Value By Cost Approach \$ 900.00

Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 900.00

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:

NINE HUNDRED DOLLARS-----\$900.00.

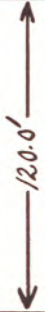
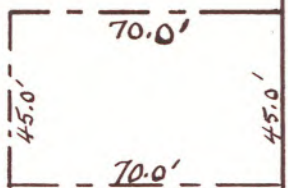
Respectfully submitted,

George M. West
George M. West
Real Estate Appraiser

GW

Floor Plan

Plot Plan



GREEN ST.

FIRST ST.

PHOTOGRAPHS



P674/654

PROJECT: N.C. R-15
Block: 7 Parcel: 12

Scale: 1" = 50'

A WEST APPRAISAL