

GW

BLOCK 8 - PARCEL 1





Block: 8 Parcel: 1

Property Owner:

Address of Owner:

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

Tax Data:

Appraised Value - Land:

Assessed Value - Land:

1963 Tax Levy -

Unlawful condition, use or occupancy found: None known

Special Assessments: 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: Pitt Street paved (50' right-of-way)

Land Included: 26,560 sq ft. @ \$0.03 per sq ft

Highest and Best Use: Limited 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 \$800.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$800.00



INCOME APPROACH

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

Comparative Rental Properties No. _____

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
7			X
18			X
19			X

Ind. Value By Market Comparison \$ 800.00

CORRELATION

Indicated Value By Cost Approach \$ 800.00

Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 800.00

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:

EIGHT HUNDRED DOLLARS-----\$800.00.

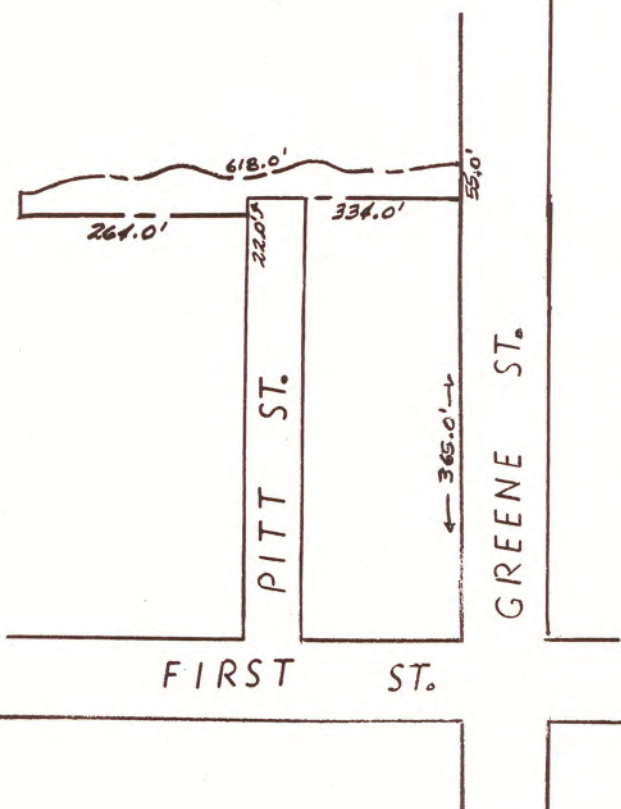
Respectfully submitted,

George M. West
Real Estate Appraiser

GW

Floor Plan

Plot Plan



PHOTOGRAPHS



p674/663

PROJECT: N.C. R-15
Block: 8 Parcel: 1

Scale: 1" = 300'

A WEST APPRAISAL