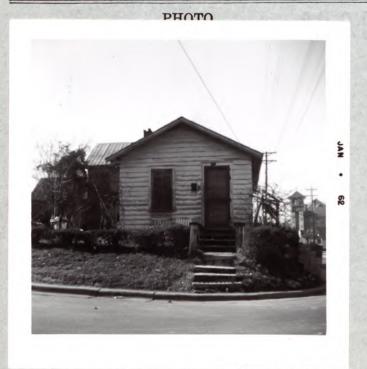
### Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project	ject No. N.C. R-15
Parcel Address: 100 S. Evans Street, Greenville, N. C.	
Owner: Dr. Paul Fitzgerald Owner's Address: 520 Profes Greenville	sional Building, N. C.
	Stamps \$ none
Verified by none Capital Improvements Since Sale? \$ none	
Current Zoning: See brochure Lot Dimensions: 39 ft. x 66.5 ft. La	nd Area 2,593 sq.
Highest and Best Use to Which Property is Adaptable residential or business	
Assessed Value: Land \$ 99.00 Imps. \$ 315.00 Total \$	415.00
Tax Rate \$1.91 County Special Assessments \$ .66 of County Annual Tax are is school tax.	13.65
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)	<b>\$</b> 2,391.00
1. Value Indicated By Replacement Cost:	
2. Value Indicated By Income (Actual or Estimated)	\$ 2,600.00
3. Value Indicated By Market Comparisons:	\$ 2,500.00
REMARKS: The appraiser fells that the market approach is most approach future business property.	olicable. This is



SKETCH

P674/678

39'

FINAL VALUE ESTIMATE: Land \$ 1,365.00

Imps. \$ 1,135.00 Total \$ 2,500.00

ft.

Date January 17, 1962

Parcel No. Block 12, Lot 1

Appraiser

D. G. Nichols, Realtor Greenville, N. C.

Address \_

Cooms: 3 No. Baths: 1 Inside yes Bldg. Area: Enclosed 570 sq. ft. Outside Porches none  Coundation brick piers Heat space Elect. yes Age 35 yrs. Condition fair Remodeled When and How none Remaining Useful Life  VALUE INDICATED BY REPLACEMENT COST  and: Size 39 ft. x 66.5 @ \$ 35.00 per front foot \$ 1,365.00 mprovements:  Replacement Costs: 570 sq. ft. @ \$ /sq. ft. \$ 3,420.00  Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Costs: sq.	100 S. Evans St. residence	Construction: frame		No. Stories:
VALUE INDICATED BY REPLACEMENT COST   April 1		Inside yes Bldg. Area:	Enclosed 570 sq. Porches none	ft.
VALUE INDICATED BY REPLACEMENT COST   April 1	Foundation brick piers Heat	space Elect. ye	Age 35 yrs	Condition fair
and: Size 39 ft. X 66.5 @ \$ 35.00 per front foot \$ 1,365.00 mprovements:  Replacement Costs: 570 sq. ft. @ \$ 6.00 /sq. ft. \$ 3,420.00  Replacement Costs: sq. ft. @ \$ /sq. ft. \$	If Remodeled When and Hown	one '	Remaining Useful	Life 15 yrs.
### Replacement Costs: 570 sq. ft.	VALUE	INDICATED BY REPLACE	MENT COST	
Replacement Costs: 570 sq. ft. @ \$ 6.00 /sq. ft. \$ 3,420.00  Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ /sq.	Land: Size 39 ft. X 66.5	@ \$ 35.00 per	front foot	\$ 1,365.00
Replacement Costs:	Improvements:		HIRELD .	BALLA
Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Sq. ft. gt. ft. sq. ft. ft. \$  Replace Sq. ft. gt. ft. sq. ft. sq. ft. sq. ft. sq. ft. sq. ft. sq	Replacement Costs: 570	sq. ft. @ \$ 6.00 /sq. ft.	3,420.00	
otal Cost New All Improvements  Pepreciation:  Total 70 % \$ 2,394.00  Pepreciated Value Improvements  Outlies Value Improvements  (Use Actual Rents or Estimate if Not Rented)  No. Units 1 @ \$ 4.00 /Unit (actual week) \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  Value Indicated Value  Solid Rental Income \$ 2,600.00  (If net income capitalized show calculations on separate sheet.)  VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES  Sale Sales Adjustments for Sale Date, Location, condition, utility of Subject 2 \$ 3,000.00  Total Adjustments - \$500.00  Indicated Value \$ 2,500.00  Indicated Value \$ 2,500.00  Indicated Value \$ 2,500.00  S 2,500.00  Indicated Value \$ 2,500.00				
Total 70 % \$ 2,394.00  Depreciated Value Improvements	Replacement Costs:	sq. ft. @ \$/sq. ft. §	β	
Depreciated Value Improvements    1,026,00     2,391.00     VALUE INDICATED BY INCOME (Use Actual Rents or Estimate if Not Rented)   Vo. Units   1 @ \$ 4.00	Total Cost New All Improvements Depreciation:		\$	
Depreciated Value Improvements    1,026,00     2,391.00     VALUE INDICATED BY INCOME (Use Actual Rents or Estimate if Not Rented)   Vo. Units   1 @ \$ 4.00				
VALUE INDICATED BY INCOME (Use Actual Rents or Estimate if Not Rented) No. Units 1 @ \$ 4.00 /Unit (actual week) \$ 260.00  No. Units @ \$ /Unit \$ 2,600.00  If net income capitalized show calculations on separate sheet.)  VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES  Sale Sales Adjustments for Sale Date, Indicate Value of Subject 2 \$ 3,000.00  Total Adjustments - \$500.00 \$ 2,500.00  Indicated Value \$ 2,500.00  Indicated Value \$ 2,500.00  Indicated Value \$ 2,500.00	Total	70%	\$ 2,394.00	
VALUE INDICATED BY INCOME (Use Actual Rents or Estimate if Not Rented) No. Units 1 @ \$ 4.00 /Unit (actual week) \$ 260.00  No. Units @ \$ /Unit   \$ 260.00  No. Units & 260.00  No. Units & 260.00  No. Units &	Depreciated Value Improvements			\$ 1,026,00
(Use Actual Rents or Estimate if Not Rented) No. Units 1 @ \$ 4.00 /Unit (actual week) \$ 260.00 No. Units @ \$ /Unit \$ 260.00 No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit \$ 260.00  No. Units @ \$ /Unit (actual week) \$ 260.00  No. Units @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  Indicated Value \$ 2,600.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 260.00  No. Units 1 @ \$ /Unit (actual week) \$ 2,600.00  No. Units 1 @ \$ /Unit (actual week) \$ 2,600.00  No. Units 2 /On. On	Indicated Value			\$ 2,391.00
No. Units	(Use			
Cotal Rental Income Indicated Value  Solve Calculated?  Cotal Rental Income  Gross Annual Multiplier 10.0  (If net income capitalized show calculations on separate sheet.)  VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES  Sale Sales Adjustments for Sale Date, Indicate Value of Subject  Location, condition, utility of Subject  2 \$ 3,000.00 Total Adjustments - \$500.00 \$ 2,500.00  Indicated Value  Indicated Value  \$ 2,600.00	No. Units 1 @ \$ 4.00	/Unit (actual week)	\$ 260.00	magainan.
Cotal Rental Income Indicated Value  Solve Calculated?  Cross Annual Multiplier 10.0  (If net income capitalized show calculations on separate sheet.)  VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES  Sale Sales Adjustments for Sale Date, Indicate Value of Subject  Location, condition, utility of Subject  2 \$ 3,000.00 Total Adjustments - \$500.00 \$ 2,500.00  Indicated Value  Indicated Value  Indicated Value  \$ 2,500.00 \$ 2,500.00	No. Units @ \$	/Unit	\$	
Indicated Value    Cross Annual Multiplier 10.0	Total Rental Income			\$ 260.00
VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES  Sale Sales Adjustments for Sale Date, Indicate Value  Price Location, condition, utility of Subject  2 \$ 3,000.00 Total Adjustments - \$500.00 \$ 2,500.00  Indicated Value  Indicated Value  \$ 2,500.00	indicated Value		\$ 2,600.00	
VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES  Sale Sales Adjustments for Sale Date, Indicate Value of Subject  Location, condition, utility of Subject  Total Adjustments - \$500.00 \$  13 \$ 1,000.00 Total Adjustments + \$1,400.00 \$  Indicated Value \$  2,500.00	How Calculated? Gross An	nual Multiplier 10.0		
Sale Sales Adjustments for Sale Date, Indicate Value  Number Price Location, condition, utility of Subject  2 \$ 3,000.00 Total Adjustments - \$500.00 \$ 2,500.00  Indicated Value  Sale Date, Indicate Value  Total Adjustments + \$500.00  Indicated Value  Sale Date, Indicate Value  Total Adjustments + \$500.00  Sale Date, Indicate Value  5,500.00	(If net incom	e capitalized show calculations	on separate sheet.)	
Number         Price         Location, condition, utility         of Subject           2         \$ 3,000.00         Total Adjustments - \$500.00         \$ 2,500.00           13         \$ 1,000.00         Total Adjustments + \$1,400.00         \$ 2,400.00           Indicated Value         \$ 2,500.00	VALUE INDICATED	BY RECENT SALES OR CO	MPARABLE PROP	ERTIES
13 \$ 1,000.00 Total Adjustments + \$1,400.00 \$ 2,400.00  Indicated Value \$ 2,500.00				
Indicated Value	2 \$ 3,000.00	<u> </u>		\$
Indicated Value	13 \$ 1,000.00	Total Adjustments + \$	1,400.00	5
arcel No. Block 12, Let 1	Indicated Value			\$ 2,500.00
	Parcel No. Block 12, Let 1			

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BLOCK 8 -PARCEL 2

A WEST APPRAISAL

Block: 8 Percel: 2 - 109, 111 North Pitt, 404 W. First, #1, #2, #3, #4 Pitt

Hill Drive

Property Owner: Paul Fitzgerald

Address of Owner: 520 Professional Building, Raleigh, North Carolina

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

Tox Data:

Appraised Value - Land: \$2,956.00 Imps.: \$8,573.00 Total: \$11,529.00

Assessed Value - Land: \$ 985.00 Imps.: \$2,858.00 Total: \$ 3,845.00

1963 Tax Levy - \$3,845.00 @ \$3.71 per \$100 = \$142.65

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$94.50 per month

Rental Experience: Satisfactory

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)

First Street soil (50\* right-of-way)

Land Included: 59,610 sq ft. @ \$0 04 per sq. ft

Land Comparables: 7; 18; 19 Highest and Best Use: Residential Market Comparison Adjustments:

Sale No. 12: \$1,000 00; Location 0; Size and Cond. + 60%; Date + 5%;

Indicated Value \$1,650 00 each Sale No. 14: \$2,667.00 each; Location; - 10%; Size and Cond. - 30%; Date 0;

Indicated Value \$1,600 00 each

Sale No. 17: \$1,250 00 each; Location - 10%; Size and Cond. + 20%; Date + 15%; Indicated Value \$1,600 00 each.

Eur

#### UNIT

#### COST APPROACH TO VALUE

Frame	Dwel	ling:
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#### Concrete Blocks

Terrace - \_\_\_\_sq. ft. @ \$\_\_\_sq. ft.

Total Estimated Reproduction Cost New \$4,702.00

Less: Accrued Depreciation

35 years

Estimated Remaining Economic Life \_\_\_\_\_\_15\_ years

Total Estimated Accrued Depreciation (70%)

Indicated Depreciated Value of Dwelling

\$1,411.00

Estimated Depreciated Value of:

Estimated Effective Age

- 1. Frame Detached Garage (\_\_\_sq. ft.)
- 2.
- 3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$1,411.00

Add: Land Value By Comparison See Summ.

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

A WEST APPRAISAL.

### UNIT 2

### COST APPROACH TO VALUE

Frame	Dwel	ling:
-------	------	-------

#### Concrete Block

	Terrace		sq. ft. @ \$	sq. ft.	
Total	Estimate	ed Repro	duction Cost New		\$4,034.00
Less:	Accrue	d Depre	iation		

Indicated Depreciated Value of Dwelling \$1,210.00

#### 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

\$1,210.00 See Summ.

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

A WEST APPRAISAL.

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#### UNIT 3

#### COST APPROACH TO VALUE

Frame	Dwel	ling:

#### Concrete Blocks

Terrace - \_\_\_\_sq. ft. @ \$ \_\_\_\_sq. ft.

Total Estimated Reproduction Cost New \$4,040.00

Less: Accrued Depreciation

Estimated Effective Age 35 years

Estimated Remaining Economic Life 15 years

Total Estimated Accrued Depreciation (70%) 2,828.00

Indicated Depreciated Value of Dwelling \$1,212.00

#### 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

\$1,212.00

See Summ.

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

A WEST APPRAISAL\_

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#### UNIT 4

#### COST APPROACH TO WALUE

Frame	Dwel	ling

#### Concrete Block

	Terrace -	sq. ft. @ \$	sq. ft.	
Toto	al Estimated Repro	duction Cost New		\$3,992.00
Less	: Accrued Depre	ciation		

Estimated Effective Age

Estimated Remaining Economic Life

15 years

Total Estimated Accrued Depreciation ( 70%)

2,794.00

Indicated Depreciated Value of Dwelling \$1,198.00

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

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

\$1,198.00

See Summ.

A WEST APPRAISAL\_

# COST APPROACH TO VALUE

Frame Dwelling:	
Living Area - 628 Sq. Ft. @ \$ 6.00 sq. ft.	\$3,768.00
Porchessq. ft. @ \$sq. ft.	272.00
Sq. Ft. @ \$sq. ft.	
Concrete Block	
Terracesq. ft. @ \$sq. ft.	
Total Estimated Reproduction Cost New	4,040.00
Less: Accrued Depreciation	
Estimated Effective Age 35 years	
Estimated Remaining Economic Life 15 years	
Total Estimated Accrued Depreciation (70%)	2,828.00
Indicated Depreciated Value of Dwelling	1,212.00
Estimated Depreciated Value of:	
1. Frame Detached Garage (sq. ft.)	
2.	
3.	
Total - Other Improvements	
Estimated Depreciated Value of	
All Improvements	1,212.00
Add: Land Value By Comparison	See Summ.
Indicated Val. of Subj. Prop. by Cost Approach to Value	

WEST APPRAISAL.

#### SUMMARY OF VALUES BLOCK 8 - PARCEL 2

Unit No.	Cost	Income
1	\$1,411.00	
2	1,210.00	
3	1,212.00	
4	1,198.00	
5	1,212.00	
Total Improvements	\$6,243.00	
Add: Land Value	2,400.00	
Indicated Value of Property	\$8,643.00	
1		\$2,025.00
2		1,620.00
3		1,620.00
4		1,620.00
5		1,620.00
Indicated Value of Property		\$8,505.00

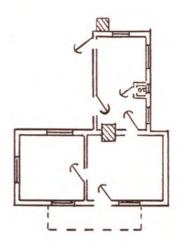
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#### INCOME APPROACH

OACH  app. Equal	Superior
urket Companies	x
urket Companies	
ike i Compariso	n \$ <b>8,5</b> 00.00
Ц	
\$_	8,643.00
\$_	8,505.00
\$	8,500.00
o inspect the pr	or in this property. Toperty. It is my is:
***************************************	\$8,500.00.
f	pectfully submit

George M. West Real Estate Appraiser Eu

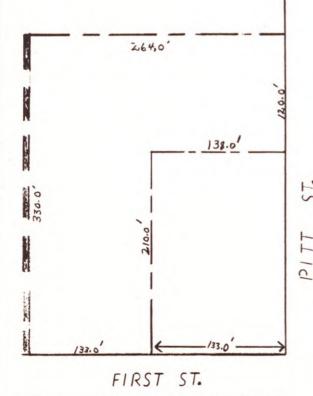
### Floor Plan



Scale: 1/20" = 1'

N Plot Plan

PHOTOGRAPHS





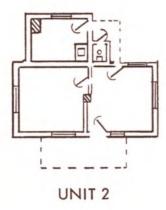
p674/679

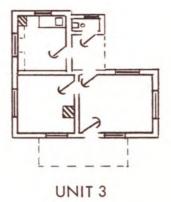
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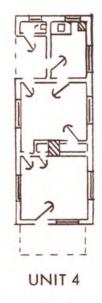
WEST APPRAISA

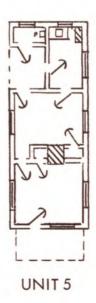
PROJECT: N.C. R-15

Block: 8 Parcel: 2











UNIT 2
pla4/1680



P674/63



UNIT 3



UNIT 5 p674/683



A WEST APPRAISAL.

### Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project	Project No. N.C. R-15
Parcel Address: 111 & 109 N. Pitt St., 404 W.lst.	St. & 1,2,3, & 4, Pitt Hill Drive
Owner: Paul Fitzgerald Ow	vner's Address: 520 Professional Building Raleigh, N. C.
Title: Deed Book 0-17 Page 324 Date of Deed 3 If Subject Property Sold Last 5 Yrs: Actual Consideration (Terms, etc.):	ruly 17, 1928 I.R.S. Stamps \$ none
Verified by none Capital Improvements Since Sale	? \$ none
Current Zoning: See brochure Lot Dimensions: 133	3 x 210 t plus 120 x 264 Area 59,610 sq.
Highest and Best Use to Which Property is Adaptable	residential
Assessed Value: Land \$ 985.00 Imps. \$	2,858.00 Total \$ 3,845.00
Tax Rate \$ \$1.91 County Special Assessments \$ .6	66 of County Annual Tax \$ 126.50
Report Unlawful Usage or Violation of Codes and Ordinan	ces: none
	264'
RECAPITULATION AND FINAL VALUE ESTIMATE:	(San Attached Sheet)
1. Value Indicated By Replacement Cost:	
2. Value Indicated By Income (Actual or Estimate	ed) " " 2 - 8 \$ 10,816.00
3. Value Indicated By Market Comparisons:	" " 2 - 8 \$ 11,050.00
REMARKS: The appraiser feels that the	market approach is more indicative of
value due to age and unstable	rents.
	738
•	
РНОТО	SKETCH
Se la company de	SULL ELIZABETH
25% 00	
	000
133	

FINAL VALUE ESTIMATE: Land \$ 5	,250.00 Imps. \$ 5,800.00 Total \$ 11,050.00
Date January 9, 1962	Appraiser III Michaeles
Parcel No. Block 8. Lot 2	D. G. Nichols, Realtor Address Greenville, N. C.

1201

Foundation brick piers Heat space Elect. yes		sheet 2 of 8
Outside Porch Foundation brick piers Heat space Elect. yes  If Remodeled When and How none Rema  VALUE INDICATED BY REPLACEMENT  Land: Size 60 ft. X 132 ft. @ \$ 15.00 per from  Improvements:  Replacement Costs: 832 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,99  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 Provided Value Improvements  Indicated Value  VALUE INDICATED BY INCOME (Use Actual Rents or Estimate if Not Rent Cost No. Units @ \$ 4.00 /Unit (week) \$  No. Units @ \$ 4.00 /Unit (week) \$  No. Units @ \$ 4.00 /Unit (week) \$  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Number Price Location, condition, utility  Total Adjustments + \$800.00	1	No. Stories: 1
VALUE INDICATED BY REPLACEMENT Land: Size 60 ft. X 132 ft. @ \$ 15.00 per from Improvements:  Replacement Costs: 832 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,99 Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Sq. ft. @ \$ /sq. ft. %  Replacement Sq. ft. @ \$ /sq. ft. %  Replacement Sq. ft. @ \$	ed 784 sq. nes 95 sq.	ft.
VALUE INDICATED BY REPLACEMENT Land: Size 60 ft. X 132 ft. @ \$ 15.00 per from Improvements:  Replacement Costs: 832 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,99 Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Sq. ft. @ \$ /sq. ft. %  Replacement Sq. ft. @ \$ /sq. ft. %  Replacement Sq. ft. @ \$	Age 40 yrs.	Condition very poo
Land: Size 60 ft. x 132 ft. @ \$ 15.00 per from Improvements:  Replacement Costs: 832 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,99 Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Fotal Cost New All Improvements  Potal 73 % \$ 3,64  Depreciated Value Improvements  Indicated Value  VALUE INDICATED BY INCOME (Use Actual Rents or Estimate it Not Rent No. Units 1 @ \$ 4.00 /Unit (week) \$ No. Units @ \$ /Unit \$ Fotal Rental Income (Indicated Value)  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Sales Adjustments for Sale Date, Location, condition, utility  13 \$ 1,000.00		Life 15 yrs.
Replacement Costs: 832 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,99 Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Potal Cost New All Improvements Depreciation:  Total 73 % \$ 3,64  Depreciated Value Improvements Indicated Value  VALUE INDICATED BY INCOME (Use Actual Rents or Estimate it Not Rent No. Units 1 @ \$ 4.00 /Unit (week)  No. Units @ \$ /Unit  Potal Rental Income Indicated Value  WALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Number Price Location, condition, utility  Total Adjustments + \$800.00	COST	
Replacement Costs: 832 sq. ft. @ \$ 6.00 /sq. ft. \$ 4,999 Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Potal Cost New All Improvements Depreciation:  Total 73 % \$ 3,64  Depreciated Value Improvements Indicated Value  VALUE INDICATED BY INCOME  (Use Actual Rents or Estimate if Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Fotal Rental Income Indicated Value  How Calculated? Gross Annual Multiplier 8  (If net income capitalized show calculations on sepannel Multiplier 8  (If net income capitalized show calculations on sepannel Multiplier 8  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Location, condition, utility  13 \$ 1,000.00  Total Adjustments + \$800.00	t foot	\$ 900.00
Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Potal Cost New All Improvements Depreciation:  Total 73 % \$ 3,64  Depreciated Value Improvements Indicated Value  VALUE INDICATED BY INCOME (Use Actual Rents or Estimate is Not Rent  (Use Actual Rents or Estimate is Not Rent Actual Rents or Estimate is Not Rent  (In Unit (week) \$  No. Units @ \$ /Unit (week) \$  (In Interpretate Income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$300.00		
Replacement Costs: sq. ft. @ \$ /sq. ft. \$  Potal Cost New All Improvements  Depreciation:  Total 73 % \$ 3,54  Depreciated Value Improvements  Indicated Value  VALUE INDICATED BY INCOME  (Use Actual Rents or Estimate it Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Fotal Rental Income  Indicated Value  WALUE INDICATED BY INCOME  (Use Actual Rents or Estimate it Not Rent  Value Actual Rents or Estimate it Not Rent  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Location, condition, utility  13 \$ 1,000.00	2.00	
Total 73 % \$ 3,64  Depreciation:  Total 73 % \$ 3,64  Depreciated Value Improvements  Indicated Value  VALUE INDICATED BY INCOME  (Use Actual Rents or Estimate is Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  Indicated Value  How Calculated?  Gross Annual Multiplier 8  (If net income capitalized show calculations on sepandal parts of Sale Sales Adjustments for Sale Date, Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		
Total 73 % \$ 3,64  Depreciated Value Improvements  Indicated Value  VALUE INDICATED BY INCOME (Use Actual Rents or Estimate if Not Rent No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  Indicated Value  Walue Indicated Value  Solve Indicated Value  Walue Indicated Value  Solve Indicated Value  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		
Total 73 % \$ 3,64  Depreciated Value Improvements  Indicated Value  VALUE INDICATED BY INCOME (Use Actual Rents or Estimate if Not Rent No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income Indicated Value  How Calculated? Gross Annual Multiplier 8  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Number Price Adjustments for Sale Date, Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00	2.00	
Depreciated Value Improvements  VALUE INDICATED BY INCOME  (Use Actual Rents or Estimate if Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  Indicated Value \$  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date,  Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		
Depreciated Value Improvements  VALUE INDICATED BY INCOME  (Use Actual Rents or Estimate if Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  Indicated Value \$  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date,  Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00	2200元	
Depreciated Value Improvements  VALUE INDICATED BY INCOME  (Use Actual Rents or Estimate if Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  Indicated Value \$  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date,  Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		
VALUE INDICATED BY INCOME (Use Actual Rents or Estimate it Not Rent No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Fotal Rental Income  Indicated Value \$  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00	4.00	
VALUE INDICATED BY INCOME (Use Actual Rents or Estimate it Not Rent No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Fotal Rental Income  Indicated Value \$  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		\$ 1,348.00
(Use Actual Rents or Estimate if Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  undicated Value \$  How Calculated? Gross Annual Multiplier 8  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date,  Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		\$ 2,248.00
(Use Actual Rents or Estimate if Not Rent  No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  Indicated Value \$  How Calculated? Gross Annual Multiplier 8  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date,  Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		
No. Units 1 @ \$ 4.00 /Unit (week) \$  No. Units @ \$ /Unit \$  Total Rental Income  Indicated Value \$  How Calculated? Gross Annual Multiplier 8  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00	ed)	
No. Units @ \$ /Unit \$	208.00 у	early
Total Rental Income  Indicated Value  How Calculated?  Gross Annual Multiplier 8  (If net income capitalized show calculations on sepandary of the sepandary of		
How Calculated?  Gross Annual Multiplier 8  (If net income capitalized show calculations on sepa  VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		\$ 208.00 year
Calculated?  Gross Annual Multiplier 8  (If net income capitalized show calculations on sepandary of the sep	1,664.00	
VALUE INDICATED BY RECENT SALES OR COMPARA  Sale Sales Adjustments for Sale Date, Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00		
Sale Sales Adjustments for Sale Date, Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00	rate sheet.)	
Number Price Location, condition, utility  13 \$ 1,000.00 Total Adjustments + \$800.00	ABLE PROPI	ERTIES
		Indicate Value of Subject
2 \$ 3,000.00 Total Adjustments - \$1,300.00		\$ 1,800.00
		\$ 1,700.00
Indicated Value		\$ 1,750.00
Parcel No. Block 8, Lot 2		

109 N. Pitt Street					sheet 3 of 8
Functions: Residential	Construction:	frame		No. S	tories: 1
Rooms: 3 No. Baths: 1	Inside yes Outside	Bldg. Area: l	Enclosed Porches	768 sq. ft. 90 sq. ft.	
Foundation Brick piers H	eat space	Elect. yes	Age	38 yrs Cond	lition poor
If Remodeled When and How	unknown		Remaining	Useful Life	17 yrs.
VAL	UE INDICATED BY	REPLACEM	ENT COST		
Land: Size 60 ft. X 132	ft. @ \$ 17	.00 per	front foo	s	1,020.00
Improvements:					
Replacement Costs: 812	sq. ft. @ \$6	.00 /sq. ft. \$	4,878.00		
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$			
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$			
Total Cost New All Improvement	s	\$	4,878.00		
Depreciation:					
Total	70 %	\$	3,415.00		
Depreciated Value Improvement	s			\$	1,463.00
Indicated Value				\$	2,483.00
	VALUE INDICA				
	Jse Actual Rents or E	stimate if Not		08.00 yearl	7
No. Units 1 @ \$ 4.00			4		
No. Units @ \$	/Unit		\$		200 00
Total Rental Income	163616	- 1 . C. h	g 1,66	\$	208.00 year
Indicated Value	Canana Annua 2 M	744-74 0	\$ 1,00	04.00	
How Calculated?	Gross Annual Mu	ittiplier 8			
(If net in	come capitalized show	calculations or	n separate s	sheet.)	
VALUE INDICAT	ED BY RECENT SA	LES OR COM	PARABLE	PROPERTI	ES
Sale Sales Number Price		nts for Sale I condition, uti		I	ndicate Value of Subject
13 \$ 1,000.00	Total Adjustm	nents + \$800	.00	\$	1,800.00
2 \$ 3,000.00	Total Adjustm	ments - \$1,30	00.00	\$	1,700.00
Indicated Value				\$	1,750.00
indicated value				Ψ	

Parcel No. Block 8, Lot 2

404 W. 1st Street. Functions: Residential	Construction:	frame		sheet 4 of 8  No. Stories: 2
Rooms: 8 No. Baths: 1	Inside yes Bl	dg. Area: Enclo	sed 768 sq. hes 144 sq.	ft. (ground area) ft.
Foundation brick piers Heat	space Ele	ct. yes	Age 45 yrs	· Condition poor
If Remodeled When and How unk	nown	Rem	aining Useful	Life 10 yrs.
VALUE	INDICATED BY R	EPLACEMENT	COST	
Land: Size 133 ft. X 105	ft. @ \$ 10.00	per fron	t foot	\$ 1,330.00
Improvements:				
Replacement Costs: 840	sq. ft. @ \$ 8.00	/sq. ft. \$ 6,72	0.00	
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$		
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$	24	was because
Total Cost New All Improvements Depreciation:	$e \mu u t$	\$6,72	0.00	LDK III.
Depreciation.	- 20 7 7	PER TEN	S FIBE	
		East	D A	
Total	82 %	\$ 5,51	10.00	
Depreciated Value Improvements	·			\$ 1,210.00
Indicated Value				\$ 2,540.00
(Use A	VALUE INDICATE		ted)	
	outual Unit (week)	\$.	416.00	yearly
No. Units @ \$/	Unit	\$-		
Total Rental Income				\$ 416.00 yearl
indicated Value		\$-	2,496.00	
How Calculated? Gross An	nual Multiplier 6			
(If net income	capitalized show ca	culations on sep	arate sheet.)	
VALUE INDICATED I	BY RECENT SALE	S OR COMPAR	ABLE PROF	PERTIES
Sale Sales Number Price	The state of the s	for Sale Date, andition, utility		Indicate Value of Subject
7 \$ 3,500.00	Total Adjustmen	ts - \$1,200.0	0	\$
14 \$ 5,500.00	Total Adjustmen	ts - \$3,100.0	0	\$ 2,400.00
Indicated Value				\$ 2,350.00

Parcel No. Block 8, Lot 2

#1 Pitt Hill Drive Alton			sheet 5 of 8
Functions: Residential	Construction:		No. Stories:
Rooms: 3 No. Baths:	Inside Bld Outside yes	g. Area: Enclosed 630 sq Porches 126 sq	. ft.
Foundation brick piers I	Heat space Elec	t. yes Age 40	Condition poor
If Remodeled When and How	unknown	Remaining Useful	Life 15 yrs.
VA	LUE INDICATED BY RE	PLACEMENT COST	
Land: Size 105 ft. X	60 ft. @ \$ 5.00	per front foot	\$ 525.00
Improvements:			
Replacement Costs:	593 sq. ft. @ \$ 6.00	/sq. ft. \$ 4,158.00	
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$	
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$	
Total Cost New All Improvemen	nts	\$ 4,158.00	
Depreciation:			
Total	73 %	\$3,035.00	
Depreciated Value Improvemen	ts		\$ 1,123.00
Indicated Value			\$ 1,648.00
	VALUE INDICATED Use Actual Rents or Estim		
No. Units 1 @ \$ 4.50	Titual	s 234.00 y	early
		9 277800 2	
No. Units @ \$	/Unit	5	22/ 00 years
Total Rental Income	CHEST ES	1 170 00	\$ 234.00 year
Indicated Value	nal Multiplian 5	\$ 1,170.00	
How Calculated?	ual Multiplier 5		
(If net i	ncome capitalized show calc	ulations on separate sheet.)	
VALUE INDICAT	TED BY RECENT SALES	OR COMPARABLE PROP	PERTIES
Sale Sales Number Price		for Sale Date, adition, utility	Indicate Value of Subject
13 \$ 1,000.00	Total Adjustments	+ \$250.00	\$ 1,250.00
2 \$ 3,000.00	Total Adjustments	- \$1,800.00	\$ 1,200.00
Indicated Value			\$ 1,250.00
Parcel No. Block 8, Lot 2			

Alton		sheet 6 of 8
	Construction: frame	No. Stories: 1
	side Jes Bldg. Area: Encl	osed 630 sq. ft. ches 126 sq. ft.
Foundation brick piers Heat s	pace Elect. yes	Age 35 Condition poor
If Remodeled When and How unknown	n Ren	naining Useful Life 15 yrs.
VALUE IND	ICATED BY REPLACEMENT	T COST
Land: Size 105 ft. X 60 ft.	@ \$ 5.00 per fro	ont foot \$ 525.00
Improvements:		
Replacement Costs: 693 sq. f	et. @ \$ 6.00 /sq. ft. \$ 4,	158.00
Replacement Costs: sq. f	't. @ \$/sq. ft. \$	
Replacement Costs: sq. f		
Total Cost New All Improvements Depreciation:		158.00
Total	73 % \$ 3,0	035.00
Total	73 % \$ 3,0	035.00 \$ 1,123.00
Total  Depreciated Value Improvements  Indicated Value	73 % \$ 3,0	1 102 00
Depreciated Value Improvements	73 % \$ 3,0	\$ 1,123.00
Depreciated Value Improvements  Indicated Value  VAL	UE INDICATED BY INCOME	\$ 1,123.00 \$ 1,648.00
Depreciated Value Improvements  Indicated Value  VAL  (Use Actua	UE INDICATED BY INCOME	\$ 1,123.00 \$ 1,648.00
Depreciated Value Improvements  Indicated Value  VAL  (Use Actual  No. Units 1 @ \$ 4.50 /Unit	UE INDICATED BY INCOME al Rents or Estimate if Not Rents (week)	\$ 1,123.00 \$ 1,648.00 Ented)
Depreciated Value Improvements  Indicated Value  VAL (Use Actual No. Units 1 @ \$ 4.50 /Units No. Units @ \$ /Units	UE INDICATED BY INCOME al Rents or Estimate if Not Rents (week)	\$ 1,123.00 \$ 1,648.00 Ented)
Depreciated Value Improvements  Indicated Value  VAL  (Use Actual  No. Units 1 @ \$ 4.50 /Unit  No. Units @ \$ /Unit	UE INDICATED BY INCOME al Rents or Estimate if Not Rents (week)	\$ 1,123.00 \$ 1,648.00 \$ 234.00 yearly \$ 234.00 year
Depreciated Value Improvements  Indicated Value  VAL  (Use Actual  No. Units 1 @ \$ 4.50 /Unit  No. Units @ \$ /Unit	UE INDICATED BY INCOME al Rents or Estimate if Not Rents (week)	\$ 1,123.00 \$ 1,648.00 \$ 234.00 yearly \$ 234.00 year
Depreciated Value Improvements  Indicated Value  VAL (Use Actual No. Units 1 @ \$ 4.50 /Unit No. Units @ \$ /Unit Total Rental Income Indicated Value How Calculated? Gross Annual	LUE INDICATED BY INCOME al Rents or Estimate if Not Rents (week)	\$ 1,123.00 \$ 1,648.00 \$ 234.00 yearly \$ 234.00 year \$ 1,170.00
Depreciated Value Improvements  Indicated Value  VAL (Use Actual No. Units 1 @ \$ 4.50 /Units No. Units @ \$ /Units Total Rental Income Indicated Value  How Calculated?  (If net income cap	UE INDICATED BY INCOME al Rents or Estimate if Not Rents (week)	\$ 1,123.00 \$ 1,648.00 \$ 234.00 yearly \$ 234.00 year \$ 1,170.00
Depreciated Value Improvements  Indicated Value  VAL (Use Actual No. Units 1 @ \$ 4.50 /Units No. Units @ \$ /Units Total Rental Income Indicated Value  How Calculated?  (If net income cap	LUE INDICATED BY INCOME al Rents or Estimate if Not Rents (week)	\$ 1,123.00 \$ 1,648.00 \$ 234.00 yearly \$ 234.00 year \$ 1,170.00 parate sheet.)
Depreciated Value Improvements  Indicated Value  VAL  (Use Actual No. Units 1 @ \$ 4.50 /Units No. Units @ \$ /Units  Total Rental Income Indicated Value  How Calculated? Gross Annual  (If net income cap  VALUE INDICATED BY INCOME  Sale Sales Number Price	LUE INDICATED BY INCOME al Rents or Estimate if Not Rent (week)  Multiplier 5  Ditalized show calculations on separate in the separate if Not Rent (week)  RECENT SALES OR COMPAINABLES OR COMPAINABLES OR COMPAINABLES OR COMPAINABLES OR Sale Date,	\$ 1,123.00 \$ 1,648.00  State of Subject  \$ 1,123.00 \$ 1,648.00 \$ 234.00 yearly \$ 234.00 year
Depreciated Value Improvements  Indicated Value  VAI (Use Actual No. Units 1 @ \$ 4.50 /Unit) No. Units @ \$ /Unit) Total Rental Income Indicated Value How Calculated? Gross Annual (If net income cap  VALUE INDICATED BY INDICATE	LUE INDICATED BY INCOME al Rents or Estimate if Not Rent (week)  Multiplier 5  Ditalized show calculations on separate in the separate if Not Rent (week)  RECENT SALES OR COMPAINABLE Condition, utility	\$ 1,123.00 \$ 1,648.00 234.00 yearly \$ 234.00 year \$ 234.00 year \$ 1,170.00 Parate sheet.)  RABLE PROPERTIES  Indicate Value of Subject  \$ 1,250.00

Parcel No. Block 8, Lot 2

#4 Pitt Hill Drive Alton Residential	Construction: frame	sheet 7 of 8  No. Stories: 1
Rooms: 3 No. Baths: 1	Inside Bldg. Area: Enclose Outside yes Porche	d 622 sq. ft. s 164 sq. ft.
Foundation brick piers Heat	space Elect. yes A	
If Remodeled When and How	unknown Remain	ning Useful Life 15 yrs.
VALUI	E INDICATED BY REPLACEMENT C	POST
Land: Size 120 ft. X 60	ft. @ \$ 4.00 per front	foot \$ 480.00
Improvements:		
Replacement Costs: 704	sq. ft. @ \$ 6.00 /sq. ft. \$ 4,224.	.00
Replacement Costs:	sq. ft. @ \$/sq. ft. \$	
Replacement Costs:	sq. ft. @ \$/sq. ft. \$	
Total Cost New All Improvements Depreciation:	\$ 4,224.	.00
Total		,00 \$ 1,267.00
Depreciated Value Improvements		
Indicated Value		\$ 1,747.00
(Una	VALUE INDICATED BY INCOME Actual Rents or Estimate if Not Rented	
No. Units 1 @ \$4.00	/Unit (week)	208.00 yearly
No. Units @ \$	/Unit \$	and the second of the second o
Total Rental Income	φ	\$ 208.00 yearly
Indicated Value	e 1	,248.00
	Annual Multiplier 6	The transfer of the transfer o
110W Calculation .	me capitalized show calculations on separa	ate sheet.)
VALUE INDICATED	BY RECENT SALES OR COMPARA	BLE PROPERTIES
Sale Sales Number Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
2 \$ 3,000.00	Total Adjustments - \$1,600.00	s 1,400.00
13 \$ 1,000.00	Total Adjustments + \$350.00	s 1,350.00
Indicated Value		<b>\$</b> 1,350.00
Parcel No. Block 8, Lot 2		

	Construction:	frame		1	No. Stories: 1
Rooms: 3 No. Baths: 1	Inside F	Bldg. Area: J	Enclosed Porches	622 sq. 164 sq.	ft.
Foundation brick piers Hea	at space El	ect. yes	Age	35 yrs.	Condition fair
If Remodeled When and How	unknown		Remaining	g Useful	Life 15 yrs.
VALU	JE INDICATED BY	REPLACEM	ENT COS	T	
Land: Size 120 ft. X 60	0 ft. @ \$ 4.00	per	front foo	ot	\$ 4,480.00
Improvements:					
Replacement Costs: 704	sq. ft. @ \$ 6.00	/sq. ft. \$	4,224.00	)	
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$			
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$			
Total Cost New All Improvements Depreciation:		\$	4,224.00	)	
Total  Depreciated Value Improvements Indicated Value			2,957.00	a Maria - a salar e Militar - a la la Maria	\$ 1,267.00 \$ 1,747.00
Indicated value		The second secon			5 1,141.00
	VALUE INDICATE				
(Us	se Actual Rents or Esti	mate if Not	Kented)		
No. Units 1 @ \$ 4.50	artua	mate if Not		234.00 y	early
	/Unit (week)	mate if Not		234.00 y	early
No. Units 1 @ \$ 4.50 No. Units @ \$	/Unit (week)	mate if Not	\$	234.00 у	early 
No. Units 1 @ \$ 4.50  No. Units @ \$  Total Rental Income	/Unit (week)	mate if Not	\$	234.00 y	23/ 00 year
No. Units 1 @ \$ 4.50  No. Units @ \$  Total Rental Income  Indicated Value	/Unit (week)	mate if Not	\$		23/ 00 year
No. Units 1 @ \$ 4.50  No. Units @ \$  Total Rental Income Indicated Value  How Calculated? Gross Ann	/Unit (week) /Unit		\$ \$\$	404.00	23/ 00 year
No. Units 1 @ \$ 4.50  No. Units @ \$  Total Rental Income Indicated Value  How Calculated? Gross Ann  (If net income	/Unit (week)  /Unit  ual Multiplier 6	alculations or	\$	404.00 sheet.)	\$ 234.00 year
No. Units 1 @ \$ 4.50  No. Units @ \$  Total Rental Income Indicated Value  How Calculated? Gross Ann  (If net income	/Unit (week)  /Unit  ual Multiplier 6  ome capitalized show ca  D BY RECENT SALE  Adjustments	alculations or	\$ 1,000 ate,	404.00 sheet.)	\$ 234.00 year
No. Units 1 @ \$ 4.50  No. Units @ \$  Total Rental Income Indicated Value  How Calculated? Gross Ann  (If net inco  VALUE INDICATE:  Sale Sales	/Unit (week)  /Unit  ual Multiplier 6  ome capitalized show ca  D BY RECENT SALE  Adjustments	alculations or ES OR COM	\$ 1,000 ate, lity	404.00 sheet.)	\$ 234.00 year  CRTIES  Indicate Value
No. Units 1 @ \$ 4.50  No. Units @ \$  Total Rental Income Indicated Value  How Calculated? Gross Ann  (If net inco  VALUE INDICATE:  Sale Sales Number Price	/Unit (week)  /Unit  ual Multiplier 6  ome capitalized show ca  Adjustments Location, ca	alculations or ES OR COMES for Sale Dondition, utilizates - \$1,6	\$ 1,000 separate	404.00 sheet.)	\$ 234.00 year  CRTIES  Indicate Value of Subject

Parcel No. Block 8, Lot 2

Shore Drive Redevelopment Project
N. C. R - 15

111 N. Pitt Street

missing

109 N. Pitt Street

404 W. First Street

# 1 Pitt Hill Drive

missing

D. G. Nichols, Realtor Greenville, N. C. Block 8, Lot 2



JUNE 1964

p.674/664

(III n. Pitt Street)

Shore Drive Redevelopment Project: Deed 017

520 Professionad Building



JUNE 1964

(109 n. Pi++ Street) P674/665

Shore Drive Redevelopment Project Deed 017

520 Professional Building

Bloch 8

Lot 2

JUNE 1964

8-2 p674/606

(404 W. first Street)

Shore Drive Redevelopment Project Dred 017

500 Professional Building Block 8

JUNE 1964

P674/007 Shore Drive Redevelopment Project 500 Profesional Building

Shore Drive Redevel opment Project
N. C. R - 15

# 2 Pitt Hill Drive

# 3 Pitt Hill Drive

# 4 Pitt Hill Drive

D. G. Nichols, Realtor Greenville, N. C. Block 8, Lot 2

JUNE 1964

(# 2 Alton Hill) p674/668 (Pi++) Shore Drive Reavelupeut Project

Deed 017 500 Professional Building



p674/669 (#3 Pi++) # 3 Shore Drive Redevelopment Project Deed 017

520 Professional Building



Shore Drive Redevelopment Project Deed 017 520 Professional Building

# PARCEL APPRAISAL REPORT

Project Name and No. Shore Dri	ve Redevelopment Project, N.C. I	R-15 Parcel No. 8-2
Parcel Address: 111 & 109 N. Pitt S	t., 404 W. First St., & 1, 2, 3, & 4 Pi	
Owner: Dr. Paul Fitzgerald	Owner's Address: Rales	Professional Building
Title: Deed Book 0-17 Page 3 If Subject Property Sold Last 5 Years: Actual Consideration (Terms, etc.):	None Date of Deed July 17, 1928	I.R.S. Stamps \$ None
	provements Since Sale? \$ None	
Current Zoning: Commercial		(50' right of way)
Assessed Value: Land \$ 985.	Imps. \$ 2,858.	Total \$ 3, 843
Tax Rate \$_3.71/\$100.	Special Assessments \$ None	Annual Tax \$ 142.58
Report Unlawful Usage or Violation of	Codes and Ordinances: Non-conforming	residential usage.
PHOTOGRAPHS and DRAWING		
Highest And Best Use To Which Prop	perty Is AdaptableQuasi-public	
CERTIFICATION:  I hereby certify to the Redevelopment property herein described; that to the bethat I have no personal interest, present	Commission of Greenville, N.C.  pest of my knowledge and belief, the information of the property referred to; the practice and thereby find the present market value of th	n contained in this report is correct; at I have applied accepted methods
	TOTAL: \$ 11,000.	- committee
This appraisal is based upon the follow	ing condition: I have accepted the legal descri	Service RELATION
- Tune 30, 1064	TH	Value Vandel
Date_June 30, 1964	Appraiser:	VIN REYNOLDS, SRA

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

JUNE 1964

P674/007 Shore Drive Redevelopment Project

500 profesional Building



(109 n. Pitt Street) 109 paid Shore Drive Redeverpment

Project Deed 017 520 Profesional Buldins



Shore Onive Reductorphiest-Graniect Deed 017 fitzgerald) sitzgerall 520 professional Building



Story Dilve Redovelopment Project Deed 017 111 n. Pett CIII n. Pitt St p674/673 500 Professional Building Block 8 Lot 2



404 W. 1st Street) 404 W. 1st p674/674

Shore Drive Redevelopment Project Dred Olt 500 Protessional Buiding Bloch & Lot a



(fitzgerald) Shore Drive Redevelop. Deed 817
520 Profesional Bldns.



#3 Shore Drive Redevelop. Proj. peed 017 520 Profesional Building Block 8



Shore Drive Redevelop Proj. Block 8 Deed 017 500 Profesional Blown.

#### DESCRIPTION OF IMPROVEMENTS

Building Number	III N. Pitt St.	109 N. Pitt St	t. 404 W.First	Pitt or 1 Alton Hill D	r. 2 Pitt Hill I
Use	Dwelling	Dwelling	1	Dwelling	Dwelling
Type Construction	Frame	Frame		Frame	Frame
Condition	Poor	Poor		Poor	Poor
Number of Rooms	3	3		3	3
Plumbing: Lavatory					
Toilet Tub or Shower	1	1		1	1
Kitchen SinkHot Water	1	1		1	
Type Roof	A-Metal	A-Metal		Gable-Comp.	A-Comp.
Type Heating	None	None		None	None
Floor Area: Basement					
First Second		768 s.f.		630 s.f.	622 s.f.
Third Porches, etc.	95 s.f.	90 s.f.		126 s.f.	164 s.f.
Year Built	40 years	38 years		40 years	35 years
Future Economic Life	0	0	Condemned	0	0
Weekly Monthly Rental	_\$4. wk.	\$4. wk.	-	\$4.50 wk.	\$4.50 wk.
Utilities Included	Water &	Water &		Water &	Water &
Assessed Valuation	Electricity	Electricity	-	Electricity	Electricity

### REPRODUCTION VALUE

Reproduction Cost Basement	\$3,920.	\$3,840.		\$3,150.	\$3,110.
FirstSecond		-	100000000000000000000000000000000000000		7
Third					
Porches, etc.	\$ 130.	\$ 110.		\$ 150.	\$ 240.
Reproduction Value	\$4,050.	\$3,950.	NATUE !	\$3,300.	\$3,350.
Depreciation	\$3,250.	\$3,150.		\$2,650.	\$2,650.
Depreciated Value	\$ 800.	\$ 800.	No Value	\$ 650.	\$ 700.
Land Area 59,610 sq. ft.  Site Description Large land area on high bank		Other Building Improvements (Type and Value)  None			
Land Area		n high bank		mprovements (T	ype and Value)
Site Description Larg	ge land area o			mprovements (T	ype and Value)
Site Description Larg	ge land area o			mprovements (T	ype and Value)
Site Description Largabove river and Pi	ge land area o  tt St., Genera  \$30.  ×\$	lly level		mprovements (T	ype and Value)
Site Description Large above river and Pi	ge land area of tt St., Genera \$30.  — × \$e and Value)	lly level = \$ 6,500.			ype and Value)

## INCOME VALUE

Gross Annual Income		No. of Units 7	
Actual \$1,378			
Economic \$	Total States	BASIS:	
GROSS INCOME MULT	TIPLIER 8	COMPARABLES:	
	2 100	The Action 2	
	2233	VALUE INDICATED BY INCOME \$ 11,	
	(de) (1) (c)	COMPARABLE VALUE	, , , , , , , , , , , , , , , , , , , ,
Comparable No. Value		Explanation	Indicated Value
15	\$16,500	Fewer units, but superior	\$11,000
Happe Mark at his a	35, 20.	location and structures.	
	H	EPROGUETION WALLE	
		VALUE INDICATED BY COM	MPARABLES \$ 11,000
	- The main	at and any	commercial of activity

REMARKS

W. CALVIN REYNOLDS, SRA 635 NORTH MAIN STREET HIGH POINT, N. C. 3 Pitt Hill Dr. 4 Pitt Hill Dr.

**Building Number** 

### DESCRIPTION OF IMPROVEMENTS

Use	Dwelling	Dwelling		
Type Construction	Frame	Frame		
Condition	Poor	Poor		
Number of Rooms	3	3		
Plumbing: Lavatory				
Toilet	4	1		
Tub or Shower				
Kitchen Sink	1	1		
Hot Water		-		
Type Roof	Gable-Com	p. <u>Gable-Com</u>	np	
Type Heating	None	None		
Floor Area: Basement				
First	630 s.f.	622 s.f.		
Second				
ThirdPorches, etc	126 s.f.	164 s.f.		
Porches, etc.		101 0.1.		
Year Built	35 years	35 years		
Future Economic Life	0	0		
Monthly Rental	\$4.50 wk.	\$4. wk.		
Utilities Included	Water &	Water &	N. P.	
	Electricity	Electricity		
Assessed Valuation		-	C PRESTREE OF CONTRACTOR CONTRACT	
Reproduction Cost	RI	PRODUCTION	ON VALUE	
Basement				
First		\$3,110		
Second Third				
Porches, etc.		\$ 240	A STATE OF THE STA	
1 0101105, 0101		OMBWINE!	EVALUE	
Reproduction Value	\$3,300	\$3,350.		
Depreciation	\$2,650	\$2,650	- Altready (Altready and Altready)	
Depreciated Value	\$ 650	\$ 700		
Land Size	x	in a marie	Total Building Value \$	
Land Area	sq. ft.		Other Building Improvements (Type and Value)	
Site Description		ву	li <del>z</del>	
×	× \$	= \$		
Site Improvements (Type		V	and Willer	
		INDOME /	VALUE INDICATED BY DEPRECIATED REPRODUCTION COST \$	

### INCOME VALUE

Gross Annual Income		No. of Units			
Actual \$	- V				
Economic \$	Economic \$		BASIS:		
	a dryn	Value of the same			
GROSS INCOME MUL	TIPLIER	COMPARABLES:	nighter and a		
Depruedation		VALUE INDICATED BY INCOME \$			
Reproduction Figure	A. * - W/A	COMPARABLE VALUE			
Comparable No. Value		Explanation	Indicated Value		
president					
		SEPREDITION VALUE			

REMARKS

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