

GW

BLOCK 9 - PARCEL 2





Block: 9 Parcel: 2 - Vacant

Property Owner: Josephine L. Rawl

Address of Owner: 1048 East Rockspring Road

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

Tax Data:

Appraised Value - Land: \$1,259.00 Imps.: Total: \$1,259.00

Assessed Value - Land: \$ 420.00 Imps.: Total: \$ 420.00

1963 Tax Levy - \$420.00 @ \$3.71 per \$100 = \$15.58

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: Pitt Street paved curb and gutters (50' right-of-way)

Land Included: 10,890 sq. ft. @ \$0.075 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 \$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
8	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 _____ was 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.

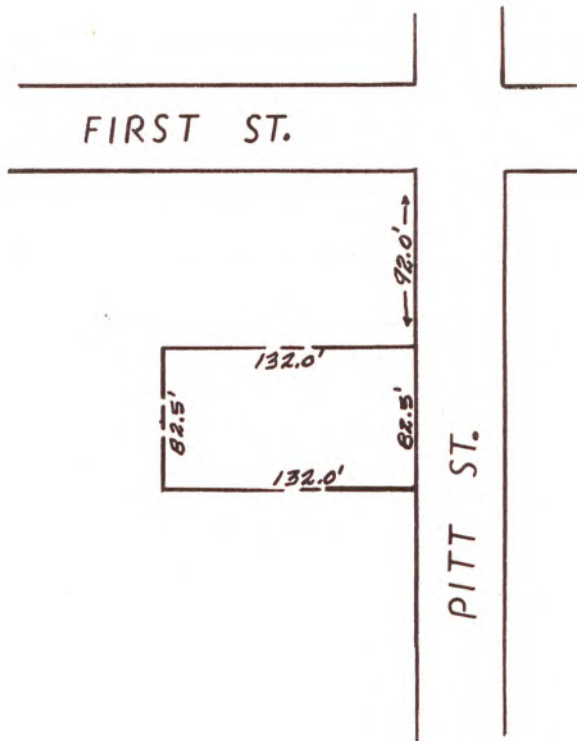
Respectfully submitted,

George M. West
George M. West
Real Estate Appraiser

GW

Floor Plan

Plot Plan



PHOTOGRAPHS



P 674/706

Scale: 1" = 100'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 9 Parcel: 2