BOCIK ITO PARCER I

Block: 10 Parcel: 1 - 100 North Greene
Property Owner: Noomi Forbes Heirs
Address of Owner: 113 South Reade
Recordation of Title Conveyance: Book: Page: Reg. Pift
Tax Data:
Appraised Value - Land: $\$ 1,484.00$ lmps.: $\$ 4,457.00$ Tokal: $\$ 5,941.00$
Assessed Value - Land: \$ 495.00 Imps.: \$1,485.00 Total: \$1,980.00
1963 Tax Levy $-\$ 1,980.00$ @ $\$ 3.71$ per $\$ 100=\$ 73.46$
Unlawful condition, use or occupancy found: None known
Special Assessment: None
Rental Value of Property: Economic estimated $\$ 105.00$ per month
Rental Experience: Satisfactory
Existing Utiltities: Public water and sawer facilities presently available to the sife are apparently adequate for limited usage but inadequate for high concentration of use in area.

Street Improvements: Greene Street paved curb and gutters ( $50^{\circ}$ right-of-way) First Street soil ( $50^{\prime}$ right-of-way)
Land Included: $11,475 \mathrm{sq}$. ft. © $\$ 0.22$ per sq. ft.
Land Comparables: 7; 18; 19
Highest and Best Use: Residential W/commercial polential
Market Comparison Adjustments:
Sale No. 13: \$5,000 00; Location $+5 \%$; Size and Cond. $+60 \%$; Date 0; Indicated Value \$9,250.00.
Sale No. 15: \$6,000.00; Location $+5 \%$; Size and Cond. $+50 \%$; Date $+5 \%$; Indicated Value \$9,600.00.
Sale No. 16: $\$ 5,500.00$; Location $+5 \%$; Size and Cond. $+60 \%$; Date $+5 \%$; Indicated Value \$9,385.00.

## COST APPROACH TO WMLUE

Frame Dwelling:
Living Area - 1.144 Sq. Ft. @ \$ 7.50 sq. ft.
\$8,580.00
Porches - 108 Sq. Ft. @ $\$ 2.50$ sq. ft.

- $\qquad$ Sq. Ft. @ \$ $\qquad$ sq. ft.

2nd Floor - 683 sq. ft. @ $\$ 5.50 \mathrm{sq}$. ft.
3,756.00
GonoreterBtock
Terrace - $\qquad$ sq. ft. @ \$ $\qquad$ sq. ft.

Total Estimated Reproduction Cost New
Less: Accrued Depreciation
Estimated Effective Age $\qquad$ years
Estimated Remaining Economic Life
25 years

Total Estimated Accrued Depreciation (50\%)
Indicated Depreciated Value of Dwelling
6,303.00

Estimated Depreciated Value of:

1. Frame Detached Garage ( 200 sq. ft .)
2. Landscoping, Walks \& Drives
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

## IINCOMME APPPROACH



| Sale No. | Inferior | App. Equal | Superior |
| :--- | :---: | :---: | :---: |
| 13 | x |  |  |
| 15 | x |  |  |
| 16 | X |  |  |

Ind. Value By Market Comparison \$ $\qquad$ $9,500.00$

## $\mathbb{C} O R \mathbb{R} \mathbb{R} U 4 \mathbb{I} \| O \mathbb{N}$

Indicated Value By Cost Approach
Indicated Value By Income Approach
Indicated Value By Market Approach
$\$ \quad 9,503.00$
\$ $\qquad$ 9,450.00
\$ $\qquad$

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 $\qquad$ is:

NINE THOUSAND FIVE HUNDRED DOLLARS

Respectfully submitted,


## Tloor plon


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## Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15

Parcel Address: 100 N. Greene Street, Greenville, N. C.
Owner: Martha Jones Owner's Address: 113 S. Reade St., Greenville, N.C.
Title: Deed Book - Page - Date of Deed —— I.R.S. Stamps \$ -

If Subject Property Sold Last 5 Yrs:
Actual Consideration (Terms, etc.) : none

Verified by
none
Capital Improvements Since Sale? $\qquad$
Current Zoning: See brochure Lot Dimensions: corner lot $85 \mathrm{ft} . \mathrm{x} \quad$ Land Area $11,475 \mathrm{sq}$. ft . Highest and Best Use to Which Property is Adaptable 135 ft. residential

$\qquad$

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

1. Value Indicated By Replacement Cost:

| 2. Value Indicated By Income (Actual or Estimated) | $\$ 9,148.00$ |
| :--- | :--- |
| 3. Value Indicated By Market Comparisons: | $\$ 8,900.00$ |
| REMARKS : | The appraiser foels that the market apprcach is most reliabloldue |

$\qquad$
$\qquad$


FINAL VALUE ESTIMATE: Land $\$ 2,400.00$
Imps. \$ 6,600.00
Total $\$ \quad 9,000.00$


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

| Functions: Residential Construction: | frame $\quad$ No. Stories: $1 \frac{1}{2}$ |
| :---: | :---: |
| Rooms: 8 No. Baths: $1 \begin{aligned} & \text { Inside yes } \\ & \text { Outside }\end{aligned}$ | Bldg. Area: Enclosed 1,290 sq. ft. (ground area) Porches |
| Foundation brick and under Heating space | Elect. yes Age 30 yrs . Condition fair to good |
| If Remodeled When and How unknown | Remaining Useful Life 20 yrs. |



| Total | 60 | $\%$ | $\$ 10,152.00$ |
| :--- | :---: | :---: | :---: |

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

(If net income capitalized show calculations on separate sheet.)

## VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

| Sale Sales <br> Number Price | Adjustments for Sale Date, Location, condition, utility | Indicate Value of Subject |
| :---: | :---: | :---: |
| 5 \$ 10,000.00 | Total Adjustments - \$1,000.00 | \$9,000.00 |
| 3 \$ $\quad$ 7,500.00 | Total Adjustments $+\$ 1,400.00$ | \$ 8,900.00 |
| Indicated Value |  | \$ 9,000.00 |

Parcel No. Blook 10, I॰t I

