

Black: 10 Parcel: 1 - 100 North Greene Property Owner: Naomi Forbes Heirs Address of Owner: 113 South Reade Recordation of Title Conveyance: Book: Page: Reg. Pitt Tax Data:

> Appreised Value - Land: \$1,484.00 Imps.: \$4,457.00 Total: \$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 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 curb and gutters (50' right-of-way) First Street soil (50' right-of-way)

Land Included: 11,475 sq. ft. @ \$0.22 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential W/commercial potential

Market Comparison Adjustments:

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- 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 VALUE

Frame Dwelling:

Living AreaSq. Ft. @ \$_7.50_sq. ft.	\$8,580.00
Porches - <u>108</u> Sq. Ft. @ \$ <u>2.50</u> sq. ft.	270.00
Sq. Ft. @ \$sq. ft.	
2nd Floor - 683 sq. ft. @ \$5.50 sg. ft. GonoretesBlock	3,756.00
Terracesq.ft.@ \$sq.ft.	
Total Estimated Reproduction Cost New	\$12,606.00
Less: Accrued Depreciation	
Estimated Effective Age 25 years	
Estimated Remaining Economic Life 25 years	
Total Estimated Accrued Depreciation (50%)	6,303.00
Indicated Depreciated Value of Dwelling	\$6,303.00
Estimated Depreciated Value of:	
1. Frame Detached Garage (_200sq. ft.) \$400.00	
2. Landscaping, Walks & Drives 300.00	
3.	
Total - Other Improvements	\$ 700.00
Estimated Depreciated Value of	
All Improvements	\$7,003.00
Add: Land Value By Comparison	2,500.00
Indicated Val. of Subj. Prop. by Cost Approach to Value	\$9,503.00

WEST APPRAISAL.

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INCOME APPROACH

105.00 Per Mo. Rental X 90 GRM = \$ 9,450.00

Comparative Rental Properties No. 7: 36: 42: 44

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
13	Х		
15	X		
16	Х		

Ind. Value By Market Comparison \$________

9,503.00

9,450.00

9,500.00

CORRELATION

Indicated Value By Cost Approach

Indicated Value By Income Approach

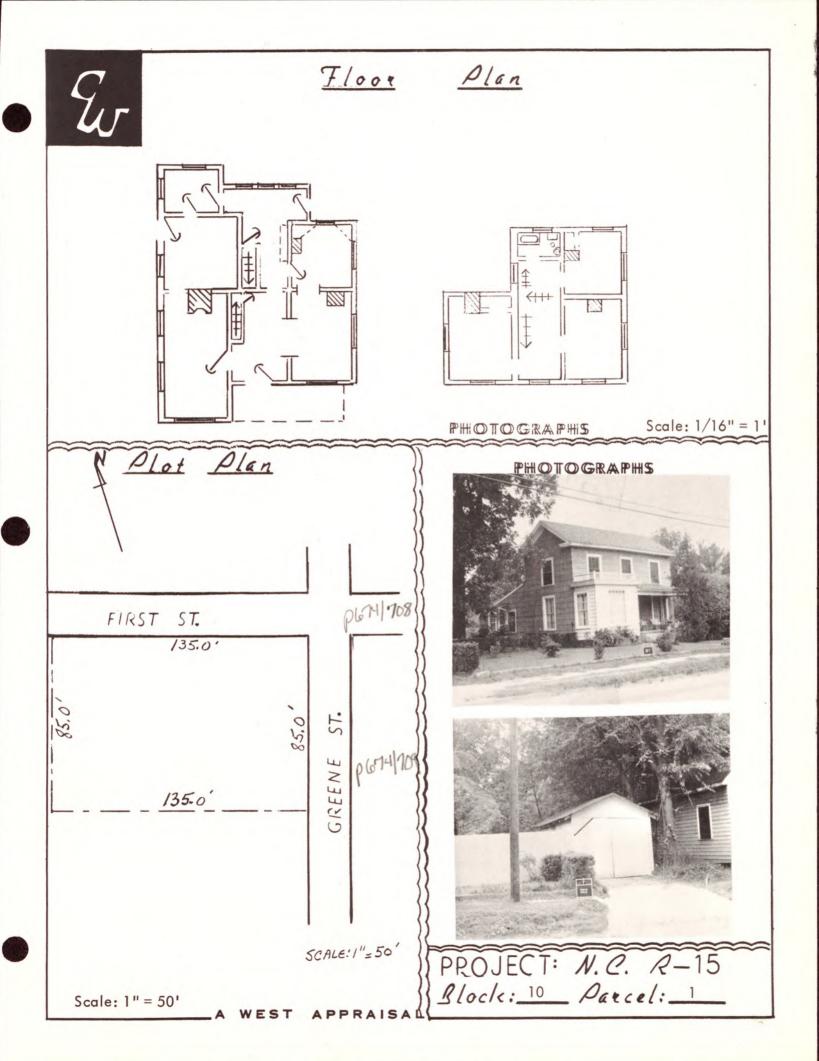
Indicated Value By Market Approach

I hereby certify that I have no past, present or contemplated interest in this property. The appraiser _________ allowed to inspect the property. It is my opinion that the market value of this property, as of ______ December 6, 1963 is:

Respectfully submitted,

EDELLE 1

George M. West Real Estate Appraiser



Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project	ct Project No. N.C. R-15
Parcel Address: 100 N. Greene Street, Greenvi	11e, N. C.
Owner: Martha Jones	Owner's Address: 113 S. Reade St., Greenville, N.C.
Title: Deed BookPageDate of DeeIf Subject Property Sold Last 5 Yrs: Actual Consideration (Terms, etc.):none	ed I.R.S. Stamps \$
Verified by none Capital Improvements Since Current Zoning: See brochure Lot Dimensions:	
Highest and Best Use to Which Property is Adaptable	
Assessed Value: Land \$ 495.00 Imps.	
Tax Rate \$ \$1.91 County Special Assessments	te is school tax.
Report Unlawful Usage or Violation of Codes and Ord	inances: none

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

2. Value Indicated	By Income (Actual or Estimated)	\$ 8,900.00
3. Value Indicated	By Market Comparisons:	\$ 9,000.00
REMARKS:	The appraiser feels that the market approach	is most reliable
	to age of house and none economic rent in thi	s area.

SKETCH рното P6741707 3 85'

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

Date January 17, 1962	Appraiser	Anuholas
Date		D. G. Nichols, Realtor
Parcel No. Block 10, Lot 1	Address	Greenville, N. C.

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

Functions: Residential	Construction:f	rame	No. Stories: $1\frac{1}{2}$
Rooms: ⁸ No. Baths: ¹	l Inside ^{yes} Bld Outside	g. Area: Enclosed 1,290 Porches	sq. ft. (ground area
Foundation brick and under His	ting space Elec	t. yes Age 30 yr estimated	Condition fair to g
If Remodeled When and How	unknown	Remaining Usef	
corner lot VALU	JE INDICATED BY RE	CPLACEMENT COST	in her a way the
Land: Size 85 ft. X 13	5 ft. @ \$ 28.00	per front foot	\$_2,380.00
Improvements:		and the second second	
Replacement Costs: 1380	sq. ft. @ \$ 12.00	/sq. ft. \$ 16,560.00	
Replacement Costs: 180		2/0 00	Bring section
Replacement Costs:	sq. ft. @ \$	/sq. ft. \$ 16,920.00	
Fotal Cost New All Improvements		\$	
Depreciation:		L. C. A. M. M. L. S. S.	
Total	60 %	\$ 10,152.00	
Depreciated Value Improvements			\$ 6,768.00
Indicated Value	19		\$ 9,148.00
at any the second	MARTIN AND MARTIN		
(U	VALUE INDICATEI se Actual Rents or Estim		
No. Units 1 @ \$ 60.0	0 /Unit (month) Ged)	\$	
No. Units @ \$	ed) /Unit	\$	
Total Rental Income		and and and and	\$ 720.00
		s 8,140.00	
Indicated Value	Annual Multiplier 12	φ	a second second
now Galculated :		<u></u>	
(If net inc	ome capitalized show cal	culations on separate sheet.)
VALUE INDICATE	D BY RECENT SALES	S OR COMPARABLE PRO	PERTIES
Sale Sales Number Price	and the second se	for Sale Date, ndition, utility	Indicate Value of Subject
5 \$ 10,000.00	Total Adjustmer	nts - \$1,000.00	\$\$9,000.00
3 \$ 7,500.00	Total Adjustmen	nts + \$1,400.00	\$,900.00
Indicated Value			9,000.00
Indicated Value			φ

Parcel No. Block 10, Let 1

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