

EW

BLOCK 10 - PARCEL 6





Block: 10 Parcel: 6 - 110 South Greene

Property Owner: Daniel W. Adams & wife, Laura M.

Address of Owner: 110-B South Greene

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

Tax Data:

Appraised Value - Land: \$853.00 Imps.: \$1,183.00 Total: \$2,036.00

Assessed Value - Land: \$284.00 Imps.: \$ 394.00 Total: \$ 680.00

1963 Tax Levy - \$680.00 @ \$3.71 per \$100 = \$25.23

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$36.00 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, curbs and gutters (50' right-of-way)

Land Included: 5,940 sq. ft. @ \$0.21 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential W/commercial potential

**Sale No. 11: \$2,500.00; Location + 10%; Cond. & Size + 5%; Date + 10%;
Indicated Value \$3,125.00**

**Sale No. 13: \$5,000.00; Location - 10%; Size and Cond. - 20%; Date 0;
Indicated Value \$3,500.00.**

**Sale No. 20: \$3,000.00; Location + 10%; Size and Cond. + 5%; Date + 5%;
Indicated Value \$3,600.00.**



COST APPROACH TO VALUE

Frame Dwelling:

Living Area - 800 Sq. Ft. @ \$ 6.00 sq. ft. \$4,800.00

Porches - 130 Sq. Ft. @ \$ 2.25 sq. ft. 292.00

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

2nd Floor - 480 sq. ft. @ \$4.00 sq. ft. 1,920.00

~~Concrete Block~~

Terrace - _____ sq. ft. @ \$ _____ sq. ft.

Total Estimated Reproduction Cost New \$7,012.00

Less: Accrued Depreciation

Estimated Effective Age 35 years

Estimated Remaining Economic Life 15 years

Total Estimated Accrued Depreciation (70%) 4,908.00

Indicated Depreciated Value of Dwelling \$2,104.00

Estimated Depreciated Value of:

1. Frame Detached Garage (____sq. ft.)

2. Landscaping \$50.00

3.

Total - Other Improvements \$ 50.00

Estimated Depreciated Value of

All Improvements \$2,154.00

Add: Land Value By Comparison 1,250.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$3,404.00



INCOME APPROACH

\$ 36.00 Per Mo. Rental X 90 GRM = \$ 3,240.00

Comparative Rental Properties No. 9, 16, 18, 41

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
11	X		
13			X
20	X		

Ind. Value By Market Comparison \$ 3,250.00

CORRELATION

Indicated Value By Cost Approach \$ 3,404.00

Indicated Value By Income Approach \$ 3,240.00

Indicated Value By Market Approach \$ 3,250.00

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:

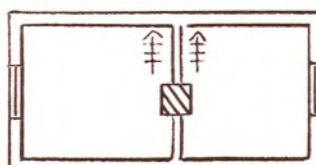
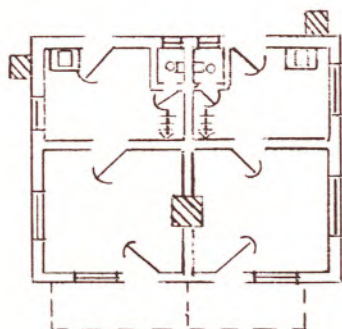
THREE THOUSAND TWO HUNDRED AND FIFTY DOLLARS-----\$3,250.00.

Respectfully submitted,


George M. West
Real Estate Appraiser

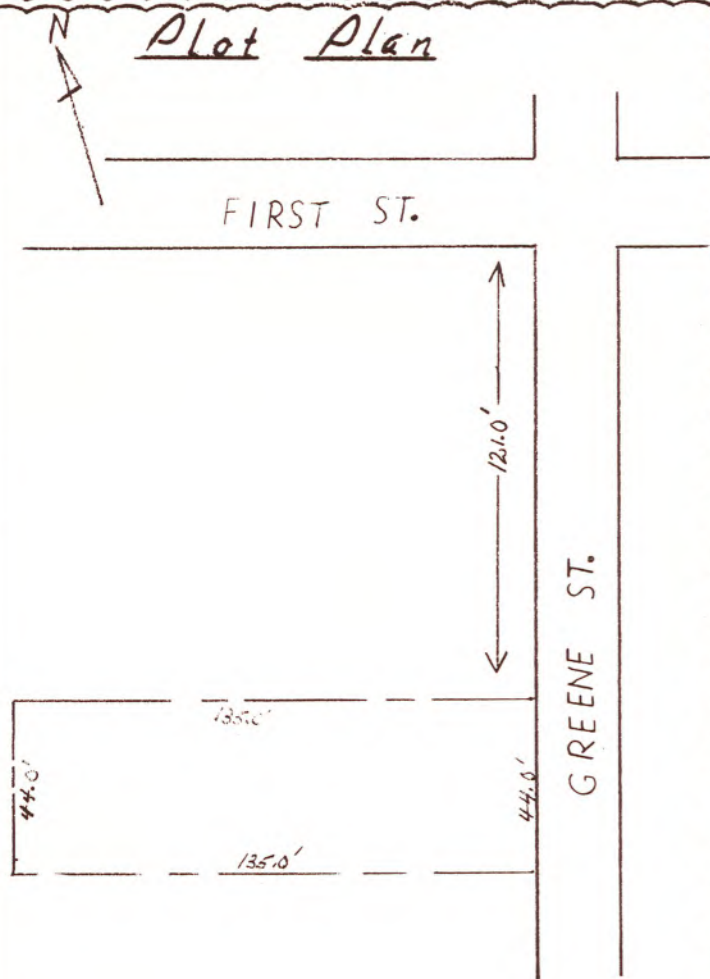
EW

Floor Plan



Scale: 1/20" = 1'

Plot Plan



Scale: 1" = 50'

A WEST APPRAISAL

PHOTOGRAPHS



p674/733

PROJECT: N.C. R-15

Block: 10 Parcel: 6

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15
Parcel Address: 110 N. Greene St., Greenville, N. C.
Owner: Daniel W. Adams & wife Owner's Address: 110-B S. Greene St., Greenville, N. C.
Title: Deed Book I-25 Page 344 Date of Deed 2-1-49 I.R.S. Stamps \$ 2.20
If Subject Property Sold Last 5 Yrs: none
Actual Consideration (Terms, etc.): _____
Verified by none Capital Improvements Since Sale? \$ none
Current Zoning: See brochure Lot Dimensions: 44 ft. x 135 ft. Land Area 5,940 sq. ft.
Highest and Best Use to Which Property is Adaptable Residential
Assessed Value: Land \$ 284.00 Imps. \$ 394.00 Total \$ 678.00
Tax Rate \$ 1.38 City
Tax Rate \$ 1.91 County Special Assessments \$.66 of County Annual Tax \$ 22.31
rate is school tax.
Report Unlawful Usage or Violation of Codes and Ordinances: none

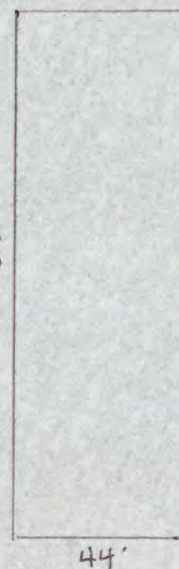
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

1. Value Indicated By Replacement Cost: \$ 3,522.00
2. Value Indicated By Income (Actual or Estimated) \$ 2,808.00
3. Value Indicated By Market Comparisons: \$ 3,000.00

REMARKS: The appraiser is of the opinion that since the dwelling is old and
depreciation is high and that ren is not actual, that the market is
the best indicator of value and the comparables were good.

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 1,100.00 Imps. \$ 1,900.00 Total \$ 3,000.00

Date January 17, 1962

Appraiser

D. G. Nichols

Parcel No. Block 10, Lot 6

Address

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



110 Guel

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

Functions: Residential Construction: concrete block No. Stories: 1½
Rooms: 6 No. Baths: 2 Inside yes Bldg. Area: Enclosed 832 sq. ft. (ground area)
Outside Porches 130 sq. ft.
Foundation concrete block Heat space Elect. yes Age 40 yrs. Condition fair

If Remodeled When and How unknown Remaining Useful Life 15 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 44 ft. X 135 ft. @ \$ 25.00 per front foot \$ 1,100.00

Improvements:

Replacement Costs: 897 sq. ft. @ \$ 10.00 /sq. ft. \$ 8,970.00

Replacement Costs: sq. ft. @ \$ /sq. ft. \$

Replacement Costs: sq. ft. @ \$ /sq. ft. \$

Total Cost New All Improvements \$ 8,970.00

Depreciation:

Total 73 % \$ 6,548.00

Depreciated Value Improvements \$ 2,422.00

Indicated Value \$ 3,522.00

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

No. Units 2 @ \$ 4.50 /Unit \$
(estimated)

No. Units @ \$ /Unit \$

Total Rental Income \$ 468.00 yearly

Indicated Value \$ 2,808.00

How Calculated? Gross Annual Multiplier 6

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

VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES

Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
<u>1</u>	<u>\$ 4,000.00</u>	<u>Total Adjustments - \$950.00</u>	<u>\$ 3,050.00</u>
<u>15</u>	<u>\$ 4,000.00</u>	<u>Total Adjustments - \$1,150.00</u>	<u>\$ 2,850.00</u>
Indicated Value			<u>\$ 3,000.00</u>

Parcel No. Block 10, Lot 6