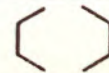


GW

BLOCK 11 - PARCEL 8





### COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>1,940</u> Sq. Ft. @ \$ <u>7.50</u> sq. ft.	\$14,550.00
Porches	-	<u>161</u> Sq. Ft. @ \$ <u>2.50</u> sq. ft.	402.00
	-	<u>          </u> Sq. Ft. @ \$ <u>          </u> sq. ft.	

~~Concrete Block~~

Terrace	-	<u>          </u> sq. ft. @ \$ <u>          </u> sq. ft.	
---------	---	--	--

Total Estimated Reproduction Cost New \$14,952.00

Less: Accrued Depreciation

Estimated Effective Age 30 years

Estimated Remaining Economic Life 20 years

Total Estimated Accrued Depreciation (60 %) 8,971.00

Indicated Depreciated Value of Dwelling \$ 5,981.00

Estimated Depreciated Value of:

1. Frame Detached Garage (       sq. ft.)
2. Storage Shed (144 sq. ft.) \$ 50.00
3. Landscaping, Fish Pond & Walks 300.00

Total - Other Improvements \$ 350.00

Estimated Depreciated Value of

All Improvements \$ 6,331.00

Add: Land Value By Comparison 1,200.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$ 7,531.00



INCOME APPROACH

\$ 80.00 Per Mo. Rental X 90 GRM = \$ 7,200.00

Comparative Rental Properties No. 7; 44

MARKET DATA APPROACH

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

Ind. Value By Market Comparison \$ 7,500.00

CORRELATION

Indicated Value By Cost Approach \$ 7,531.00

Indicated Value By Income Approach \$ 7,200.00

Indicated Value By Market Approach \$ 7,500.00

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:

SEVEN THOUSAND FIVE HUNDRED DOLLARS-----\$7,500.00.

Respectfully submitted,

George M. West
Real Estate Appraiser





Block: 11 Parcel: 8 - 212 West Second

Property Owner: Mrs. J. B. Smith

Address of Owner: 212 West Second

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

**Tax Data:**

Appraised Value - Land: \$1,474.00 Imps.: \$6,015.00 Total: \$7,489.00

Assessed Value -Land: \$ 491.00 Imps.: \$2,005.00 Total: \$2,495.00

1963 Tax Levy - \$2,495.00 @ \$3.71 per \$100 = \$92.56

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$80.00 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: Second Street, paved, curbs & gutters (46' right-of-way)

Land Included: 11,635 sq. ft. @ \$0.105 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential

Market Comparison Adjustments:

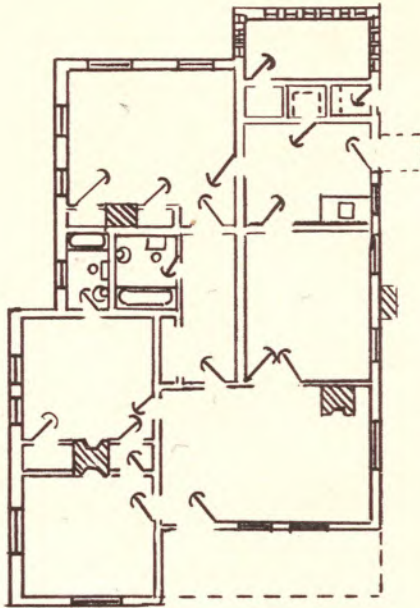
Sale No. 13: \$5,000.00; Location - 5%; Size and Cond. + 55%; Date 0;  
Indicated Value \$7,500.00.

Sale No. 15: \$6,000.00; Location - 5%; Size and Cond. + 25%; Date + 5%;  
Indicated Value \$7,500.00.

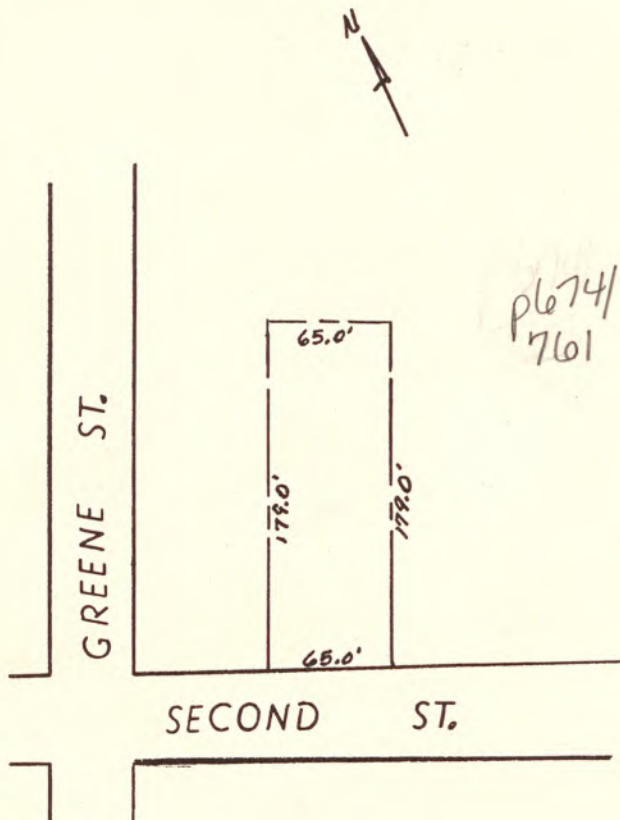
Sale No. 16: \$5,500.00; Location - 5%; Size and Cond. + 30%; Date + 5%;  
Indicated Value \$7,150.00.

GW

Floor Plan



Plot Plan



PHOTOGRAPHS



Scale: 1" = 100'

A WEST APPRAISAL

PROJECT: N.C. R-15  
Block: 11 Parcel: 8











**PARCEL APPRAISAL REPORT**

Project Name and No. Shore Drive Redevelopment Project N. C. R-15 Parcel No. 11-8

Parcel Address: 212 West Second Street, Greenville, North Carolina

Owner: Mrs. J. B. Smith Owner's Address: 212 W. Third St., Greenville, N. C.

Title: Deed Book X-13 Page 138-139 Date of Deed 4-30-21 I.R.S. Stamps \$ None

If Subject Property Sold Last 5 Years:  
Actual Consideration (Terms, etc.): None

Verified by None Capital Improvements Since Sale? \$ None

Current Zoning: Commercial Street Improvements: Second St., paved, curb and gutters (46' right-of-way)

Assessed Value: Land \$ 491 Imps. \$ 2,000 Total \$ 2,491

Tax Rate \$ 3.71/\$100 Special Assessments \$ None Annual Tax \$ 92.42

Report Unlawful Usage or Violation of Codes and Ordinances: Non-conforming residential usage

**PHOTOGRAPHS and DRAWING**

Highest And Best Use To Which Property Is Adaptable Secondary business location

**CERTIFICATION:**

I hereby certify to the Redevelopment Commission of Greenville, N. C., that I have carefully inspected the property herein described; that to the best of my knowledge and belief, the information contained in this report is correct; that I have no personal interest, present or prospective, in the property referred to; that I have applied accepted methods and standards of real estate appraisal practice and thereby find the present market value of the property to be:

LAND: \$ 4,900

IMPS.: \$ 7,350

TOTAL: \$ 12,250

This appraisal is based upon the following condition: I have accepted the legal description furnished by you as correct.

Date June 23, 1964

Appraiser: W. Calvin Reynolds

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





MAY 1964



10/17/15/

212 west second st.

Block 11

lot 8

519E



**DESCRIPTION OF IMPROVEMENTS**

Building Number	<u>212 W. Second</u>			
Use	<u>Dwelling</u>			
Type Construction	<u>Frame</u>			
Condition	<u>Good</u>			
Number of Rooms	<u>7</u>			
Plumbing:				
Lavatory.....	<u>2</u>			
Toilet.....	<u>2</u>			
Tub or Shower.....	<u>2</u>			
Kitchen Sink.....	<u>1</u>			
Hot Water.....	<u>1</u>			
Type Roof	<u>Gable-Metal</u>			
Type Heating	<u>Gas Heater</u>			
Floor Area:				
Basement.....				
First.....	<u>1,940 s. f.</u>			
Second.....				
Third.....				
Porches, etc.....	<u>388 s. f.</u>			
Year Built	<u>45 years</u>			
Future Economic Life	<u>20 years</u>			
Monthly Rental	<u>Owner occupied</u>			
Utilities Included	<u>Water &amp; Gas</u> <u>Electricity</u>			
Assessed Valuation				

**REPRODUCTION VALUE**

Reproduction Cost				
Basement.....				
First.....	<u>\$14,550</u>			
Second.....				
Third.....				
Porches, etc.....	<u>\$ 775</u>			
Reproduction Value	<u>\$ 15,325</u>			
Depreciation	<u>\$ 8,425</u>			
Depreciated Value	<u>\$ 6,900</u>			

Land Size 65' x 179' Total Building Value \$ 6,900

Land Area 11,635 sq. ft. Other Building Improvements (Type and Value)

Site Description Open, level lot, landscaped, Garage and shed - poor condition.

trees and flowers. No value

         x 65' x \$ 75 = \$ 4,900

Site Improvements (Type and Value)

Landscaped, trees and flowers, soil

drive, sidewalk. --\$200

**VALUE INDICATED  
BY DEPRECIATED  
REPRODUCTION COST** \$ 12,000



**INCOME VALUE**

Gross Annual Income

No. of Units 1

Actual \$ \_\_\_\_\_

Economic \$ 120

BASIS: Good tight house, gas space heater  
excellent location #22 @ \$140/month

GROSS INCOME MULTIPLIER 10

COMPARABLES: at time of sale.

VALUE INDICATED BY INCOME \$ 12,000

**COMPARABLE VALUE**

Comparable No.	Value	Explanation	Indicated Value
<u>22</u>	<u>\$13,500</u>	<u>Two story, nine rooms</u>	<u>\$12,500</u>

VALUE INDICATED BY COMPARABLES \$ 12,500

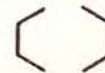
**REMARKS**

Good house, well located, pressure of business growth not too great. Adjoining residential influences heaviest.

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

GW

BLOCK 11 - PARCEL 8







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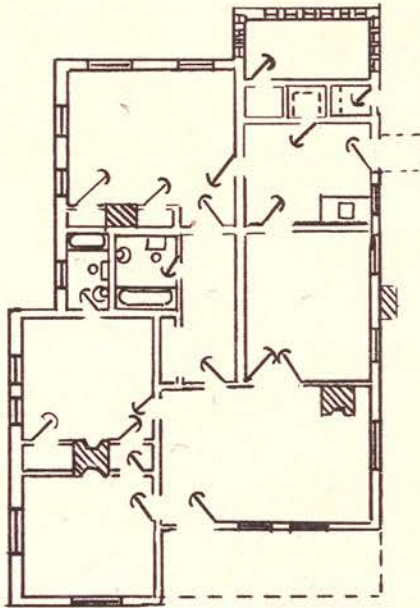
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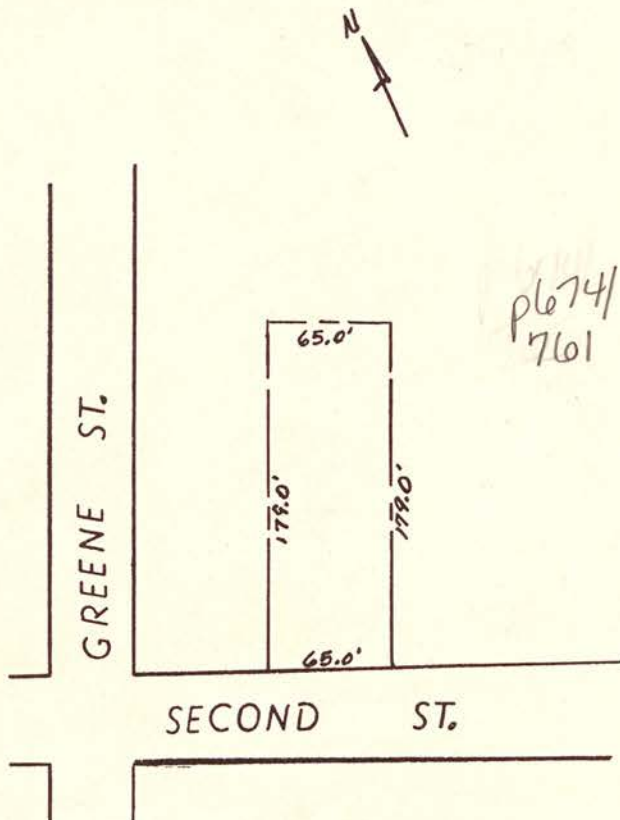
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GW

Floor Plan



Plot Plan



PHOTOGRAPHS



Scale: 1" = 100'

A WEST APPRAISAL

PROJECT: N.C. R-15  
Block: 11 Parcel: 8











# PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project N. C. R-15 Parcel No. 11-8

Parcel Address: 212 West Second Street, Greenville, North Carolina

Owner: Mrs. J. B. Smith Owner's Address: 212 W. Third St., Greenville, N. C.

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PHOTOGRAPHS and DRAWING

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



1961 A V J 1



10/17/15/1

212 west second st.

Block 11

lot 8

519E

**DESCRIPTION OF IMPROVEMENTS**

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Depreciated Value	<u>\$ 6,900</u>			

Land Size	<u>65'</u>	x	<u>179'</u>	Total Building Value	<u>\$ 6,900</u>
Land Area	<u>11,635</u>	sq. ft.		Other Building Improvements (Type and Value)	
Site Description	<u>Open, level lot, landscaped,</u>		<u>Garage and shed - poor condition.</u>		
	<u>trees and flowers.</u>		<u>No value</u>		
	<u>x 65'</u>	<u>x \$ 75</u>	<u>= \$ 4,900</u>		
Site Improvements (Type and Value)					
<u>Landscaped, trees and flowers, soil</u>					
<u>drive, sidewalk.</u>	<u>--\$200</u>				
		<b>VALUE INDICATED</b>			
		<b>BY DEPRECIATED</b>			
		<b>REPRODUCTION COST</b>		<u>\$ 12,000</u>	



**INCOME VALUE**

Gross Annual Income

No. of Units 1

Actual \$ \_\_\_\_\_

Economic \$ 120

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