Parcel Appraisal Report

Project Name Shore Drive Redevelop	ment Project	Project No. N.C. R-15
Parcel Address: 206 W. 3rd. Street,	Greenville, N. C.	
Owner: J. R. Starkey	Owner's Address: 206 W. N. C.	3rd. St., Greenville,
Title: Deed Book K-30 Page 539 If Subject Property Sold Last 5 Yrs: Actual Consideration (Terms, etc.): none		R.S. Stamps \$ none
Verified by none Capital Improven	nents Since Sale? \$ none	
Current Zoning: See brochure Lot	Dimensions: 72 ft. x 80 ft.	Land Area 12,960 sq
Highest and Best Use to Which Property is	id-u+i-1 on huming	
Assessed Value: Land \$ 528.00	Imps. \$ 1,664.00 Tota	1 \$ 2,190.00
Tax Rate \$\$1.91 County Special A		Tax \$ 72.05
Report Unlawful Usage or Violation of Co		
RECAPITULATION AND FINAL VALU	JE ESTIMATE: (See Attached Sheet)	
1. Value Indicated By Replaceme	ent Cost:	\$ 10,916.00
	ctual or Estimated)	\$ 9,000.00
3. Value Indicated By Market Com		0 000 00
5. Value Indicated by Market Conf	pai 180115 .	¥
REMARKS: The appraiser fe	eels that the market approach is mo	st applicable. This
property is next	t to an office building. It is wel	l located for business
purposes. The r	residence is in fair condition.	
РНОТО	SKETO	OH .
	47	
A CONTRACTOR OF STATE	80'	
	The second section is	
	MARKET HALL SE	
FINAL VALUE ESTIMATE: Land \$ 3	,600.00 Imps. \$ 5,900.00	Total \$ 9,500.00
Date January 15, 1962	Amin Olmich	olso
	Appraiser D. G. Nichol	
Parcel No. Block 11, Lot #9	_ Address Greenville,	N. U.

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

Rooms: 7 No. Baths: 1	Inside yes Outside	Bldg. Area:	Enclosed 1,750 Porches 240	sq. ft.
	eat space	Elect. yes		yrs Condition fair
pinning If Remodeled When and How	none		Remaining Uses	mated) good ful Life 20 yrs.
VAL	UE INDICATED B	Y REPLACE	MENT COST	
Land: Size 72 ft. X	180 ft. @ \$ 50	.00 per	front foot	\$ 3,600.00
improvements:				
Replacement Costs: 1,87	0 sq. ft. @ \$ 8.	00 /sq. ft. \$	14,960.00	
Replacement Costs: 1,11		00 /sq. ft. §	3,330.00	
(Concrete block garage Replacement Costs:		/sq. ft. \$		
Total Cost New All Improvement	ts.		\$18,290.00	
Depreciation:				
Total	60	%	\$10,974.00	
Depreciated Value Improvement	s			\$7,316.00
indicated Value				\$10,916.00
Indicated Value		244		\$10,916.00
	VALUE INDIC Jse Actual Rents or	ATED BY INC	COME	\$10,916.00
τ)	VALUE INDIC	ATED BY INC Estimate if No	COME	SER.
Vo. Units 1 @ \$75.00	VALUE INDIC Jse Actual Rents or	ATED BY INC Estimate if No	COME ot Rented)	SER.
No. Units 1 @ \$75.00 No. Units @ \$	VALUE INDIC Jse Actual Rents or /Unit (estimate	ATED BY INC Estimate if No	COME ot Rented)	SER.
No. Units 1 @ \$75.00 No. Units @ \$ Cotal Rental Income	VALUE INDIC Jse Actual Rents or /Unit (estimate	ATED BY INC Estimate if No	COME ot Rented)	\$ 900.00
No. Units 1 @ \$75.00 No. Units @ \$ Total Rental Income Indicated Value	VALUE INDIC Jse Actual Rents or /Unit (estimate /Unit	ATED BY INC Estimate if No ed monthly)	COME ot Rented) \$ 900.00 \$	\$ 900.00
No. Units 1 @ \$75.00 No. Units @ \$ Fotal Rental Income Indicated Value How Calculated? Gross An	VALUE INDIC Jse Actual Rents or /Unit (estimate /Unit	ATED BY INC Estimate if No ed monthly)	COME ot Rented) \$ 900.00 \$ 9,000.00	\$ 900.00
No. Units 1 @ \$75.00 No. Units @ \$ Fotal Rental Income Indicated Value How Calculated? Gross An	VALUE INDIC Jse Actual Rents or /Unit (estimate /Unit	ATED BY INC Estimate if No ed monthly)	COME ot Rented) \$ 900.00 \$ 9,000.00	\$ 900.00
No. Units 1 @ \$75.00 No. Units @ \$ Potal Rental Income Indicated Value How Calculated? Gross An (If net in	VALUE INDIC Jse Actual Rents or /Unit (estimate /Unit	ATED BY INCESTIMATE IF No. 10.91 used 10.91 used 10.91 w calculations	s 9,000.00 s 9,000.00 on separate sheet	\$ 900.00
No. Units 1 @ \$75.00 No. Units @ \$ Total Rental Income Indicated Value How Calculated? Gross An (If net in VALUE INDICAT	VALUE INDIC Jse Actual Rents or /Unit (estimate /Unit /Unit nual Multiplier 1 come capitalized sho ED BY RECENT S Adjustn	ATED BY INCESTIMATE IF No. 10.91 used 10.91 used 10.91 w calculations	\$ 9,000.00 \$ 9,000.00 \$ 9,000.00 One on separate sheet MPARABLE PRODate,	\$ 900.00 OPERTIES
No. Units 1 @ \$75.00 No. Units @ \$ Total Rental Income Indicated Value How Calculated? Gross An (If net in VALUE INDICAT	VALUE INDIC Jse Actual Rents or /Unit (estimate /Unit nual Multiplier 1 come capitalized sho ED BY RECENT S Adjustn Location	ATED BY INCESTIMATE IF NO MESTIMATE IF NO MESTIMATE IF NO MESTIMATE IN THE STATE OF SALES OR COMMENTS FOR SALES FOR SA	\$ 9,000.00 \$ 9,000.00 \$ 9,000.00 One on separate sheet MPARABLE PRODate, Itility	\$ 900.00 OPERTIES Indicate Value
No. Units 1 @ \$75.00 No. Units @ \$ Total Rental Income Indicated Value How Calculated? Gross An (If net in VALUE INDICAT Sale Sales Number Price	VALUE INDIC Jse Actual Rents or /Unit (estimate /Unit nual Multiplier 1 come capitalized sho ED BY RECENT S Adjustn Locatio Total Adjust	ATED BY INCESTIMATE IF NO ADMINISTRATION OF THE PROPERTY OF TH	\$ 9,000.00 \$ 9,000.00 \$ 9,000.00 On separate sheet MPARABLE PRO Date, stility 0.00	\$ 900.00 OPERTIES Indicate Value of Subject



P674/762

D.O.B.

BUREAU OF MENTERICATION
GREENVILLE, N. C.

DATE 7 19-65 NAME
TIME 2 PM PLACE 206 W. Second

CASE # PLACE 20

CASE # OFFENSE

FILM SPEED CHARGE

FILM SPEED CHARGE F-STOP WEATHER OCCP.

CAMERA ADD.

WIT. BY I. D. OFFICER

Lt. J. L. Kerr

B-11 Block II P-9 hot 9 · W

BLOCK II - PARCEL 9

A WEST APPRAISAL



Block: 11 Parcel: 9 - 206 West Third Street

Property Owner: J. R. Starkey, Jr.

Address of Owner: 206 West Third Street

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

Tax Datas

Appraised Value - Land: \$1,584.00 Imps.: \$4,991.00 Total: \$6,575.00

Assessed Value - Land: \$ 528.00 Imps.: \$1,664.00 Total: \$2,190.00

1963 Tax Levy - \$2,190 @ \$3.71 per \$100 = \$81.25

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$72.50 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: 12,960 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. + 30%; Date 0; Indicated Value \$6,250.00.

Sale No. 15: \$6,000.00; Location - 5%; Size and Cond. + 10%; Date + 5%; Indicated Value \$6,600.00.

Sale No. 16: \$5,500.00; Location - 5%; Size and Cond. + 15%; Date + 5%; Indicated Value \$6,325.00.

COST APPROACH TO VALUE

Frame Dwelling:	
Living Area - 1,188 Sq. Ft. @ \$ 7.50 sq. ft.	\$8,910.00
Porches - 224 Sq. Ft. @ \$ 2.50 sq. ft.	560.00
Sq. Ft. @ \$sq. ft.	
2nd Floor - 560 sq. ft. @ \$5.50 sq. ft. Concrete:Block	3,080.00
Terracesq. ft. @ \$sq. ft.	
Total Estimated Reproduction Cost New	\$12,550.00
Less: Accrued Depreciation	
Estimated Effective Age 30 years	
Estimated Remaining Economic Life 20 years	
Total Estimated Accrued Depreciation (60%)	7,530.00
Indicated Depreciated Value of Dwelling	\$5,020.00
Estimated Depreciated Value of:	
1. Frame Detached Garage (sq. ft.)	
2. Landscaping and Walks \$150.00	
3.	
Total - Other Improvements	150.00
Estimated Depreciated Value of	
All Improvements	\$5,170.00
Add: Land Value By Comparison	1,350.00
Indicated Val. of Subj. Prop. by Cost Approach to Value	\$6,520.00

WEST APPRAISAL.

· W

INCOME APPROACH

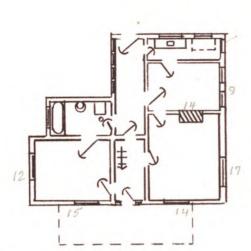
Comparative Rer	ntal Properties No	42; 44		
	MARKET DATA	APPROACH		
Sale No.	Inferior	App. Equal	Superior	
13 15 16	X X to X	х		
	Ind. Value	By Market Comparison	n \$ _6,500.00	
	CORRELA	MON		
Indicated V	alue By Cost Approach	\$	6,520.00	
Indicated V	alue By Income Approach	\$	\$_6,525.00	
Indicated V	alue By Market Approach	\$	6,500.00	
The appraiser	that I have no past, present of all market value of this property	owed to inspect the pr	operty It is my	
SIX THOUSAND	FIVE HUNDRED DOLLARS-	D COI 100 AN ESS TRE on 100 NO 100 NO 100 AN AN ASS ASS ASS ASS	\$6,500.00.	
		Respectfully submitt	ed,	
		Grange th. 11	EST	
		George M. West	ar.	

A WEST APPRAISAL

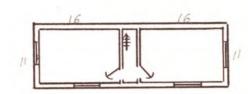
Eu.

Floor

Plan



6-9.50



Scale: 1/20" = 1'

Plot Plan

72.01

WASHINGTON

PHOTOGRAPHS

p 674/763



SECGND ST.

120

Scale: 1" = 50'

PROJECT: N.C. R-15

Block: 11 Parcel: 9

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Red	levelopment Project N. C.	R - 15 Parcel No. 11 - 9
Parcel Address: 206 West Second Stre	et, Greenville, North Car	olina
Owner: J. R. Starkey	Owner's Address:_2	06 W. Third St., Greenville, N.C.
Title: Deed Book K-30 Page 539 If Subject Property Sold Last 5 Years: Actual Consideration (Terms, etc.):		
Verified by None Capital Improvement	ents Since Sale? \$ None	
Current Zoning: Commercial Str	eet Improvements: Second St.,	paved, curbs & gutters (46t right-
Assessed Value: Land \$528	Imps. \$ 1,664	of-way) Total \$ 2,192
Tax Rate \$ 3.71/\$100 Special	Assessments \$ None	Annual Tax \$ 81.22
Report Unlawful Usage or Violation of Codes		
PHOTOGRAPHS and DRAWING		
	*	
		0.674/1064
	-).(0 / 1/ .
Highest And Best Use To Which Property Is	Adaptable Secondary bus	siness location
CERTIFICATION:		
I hereby certify to the Redevelopment Commi- property herein described; that to the best of methat I have no personal interest, present or pro- and standards of real estate appraisal practice is	ny knowledge and belief, the information in the property referred to	ation contained in this report is correct; that I have applied accepted methods
	LAND: \$5,4	00
	IMPS.: \$4,0	00
	TOTAL: \$9,4	00
This appraisal is based upon the following cond		scription furnished by you as correct
Date June 23, 1964	Appraiser:	Celvia Vernolds
	/-	ALVIN REYNOLDS, SRA

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



P674/764 206 W. seconost. Block 11 Lot 9 519E

DESCRIPTION OF IMPROVEMENTS

Building Number	206 W. Second		
Use	Dwelling		
Type Construction	Frame		
Condition	Good		
Number of Rooms	7 1		
Plumbing: Lavatory Toilet	1		
Tub or Shower Kitchen Sink			
Hot Water	1		
Type Roof	Gable-Metal		
Type Heating	None		 -
Floor Area: Basement			
First	1,188 s.f.		
Second	560 s.f.		
ThirdPorches, etc	224 s.f.		
Year Built	40 years		
Future Economic Life	15 years		
Monthly Rental	Life tenancy		
Utilities Included	Water & Gas Electricity	REMARKE	
Assessed Valuation	——————————		

Reproduction Cost	25%		
Basement	ф7 12F		
First	\$1,680	100000000000000000000000000000000000000	1 4
Second Third	\$1,000	-	
Porches, etc.	\$450		
Reproduction Value	\$9,255	T VALUE	
Depreciation	\$5,555		
Depreciated Value	\$3,700		_
Land Size 72t	x 180°	Total Building Value	e \$ 3,700
Land Area 12,960	sq. ft.	Other Building Improvements (Type and Value)
Site Description Ope	n, level lot at street	Shed and shell of con-	crete block
grade, some tree	es	garage - No value	de la companya de la
×72	* × \$ 75 = \$ 5,400		
Site Improvements (Typ	e and Value)		
Minimum landsc	aping, sidewalk, trees	VALUE INDICATED	
and flowers - \$1	150	BY DEPRECIATED REPRODUCTION COST	\$ 9,250

INCOME VALUE

Gross Annual Income		No. of Un	its 1	A
Actual \$			Good house	e, well located
Economic \$ 9!	Part of the same	BASIS:	Good nous	Well located
Laborate 12, 10			- 100 P - 100	
GROSS INCOME MUL	TIPLIER 10	_ COMPARABLES:	No. 22@\$	140/month at time of sale
	Sec. F	T-		
Departs for a		1	VALUE INDIC	ATED BY INCOME \$ 9,500
	,2	OMPARABLE V	ALUE	
Comparable No.	Value	Explanation		Indicated Value
22	\$13,500	Two story, two		\$9,400
Tayran do Con		nine rooms	A PER	
		Carinana de la compansión de la compansi	Man Killing	
	* * * * * * * * * * * * * * * * * * *	VALUE IND	ICATED BY C	OMPARABLES \$ 9,400
teuthing are reted	FINESE CO			

REMARKS

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

Parcel Appraisal Report

Project Name Shore Drive Redevelopmen	t Project	Project No. N.C. R-15
Parcel Address: 206 W. 3rd. Street, Gre	enville, N. C.	
Owner: J. R. Starkey		06 W. 3rd. St., Greenville,
Title: Deed Book K-30 Page 539 Da If Subject Property Sold Last 5 Yrs: Actual Consideration (Terms, etc.): none	te of Deed 7-25-55	I.R.S. Stamps \$ none
Verified by none Capital Improvement	s Since Sale? \$ none	
Current Zoning: See brochure Lot Dim	nensions: 72 ft. x 80 ft.	Land Area 12,960 sq.
Highest and Best Use to Which Property is Ac	laptable residential or	business
	Imps. \$ 1,664.00	Total \$ 2,190.00
Tax Rate \$\$1.91 County Special Asse	ssments \$.66 of County A	nnual Tax \$ 72.05
Report Unlawful Usage or Violation of Codes		
RECAPITULATION AND FINAL VALUE	ESTIMATE: (See Attached Sho	eet)
1. Value Indicated By Replacement		\$ 10,916.00
2. Value Indicated By Income (Actua		\$ 9,000.00
3. Value Indicated By Market Compar		\$ 9,500.00
REMARKS.	that the market approach	
		is well located for business
purposes. The resi	dence is in fair condition	1.
PHOTO		SKETCH
	77	
	MHILLARS	80
The second secon		
FINAL VALUE ESTIMATE: Land \$ 3,60	0.00 Imps. \$ 5,900.	00 Total \$ 9,500.00
15 10/0	Alla	richalas
Date January 15, 1962	0	Nichols, Realtor
Parcel No. Block 11, Lot #9	Address Greenv	rille, N. C.

Parcel No. Block 11, Lot #9

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

Rooms: 7 No. Baths: 1	Inside yes Outside	Bldg. Area	: Enclosed 1,750 Porches 240	sq. ft.
Foundation brick under— Hopinning If Remodeled When and How	eat space none	Elect. yes	(estin	yrs.Condition fair t mated) good ful Life 20 yrs.
VAL	UE INDICATED I	BY REPLACE	MENT COST	
Land: Size 72 ft. X	180 ft. @ \$ 50	0.00 per	front foot	\$ 3,600.00
Improvements:				
Replacement Costs: 1,87	0 sq. ft. @ \$ 8	.00 /sq. ft.	\$ 14,960.00	
Replacement Costs: 1,11 (Concrete block garage)			
	sq. ft. @ \$	/sq. It.	\$18,290.00	
Total Cost New All Improvement Depreciation:	S		\$10,290,00	
Total	60	%	\$10,974.00	
Depreciated Value Improvement	s			\$ 7,316.00
Indicated Value				\$10,916.00
7)	VALUE INDIC			SER LON
No. Units 1 @ \$75.00	/Unit (estimat	ed monthly)	\$ 900.00	
No. Units @ \$	/Unit		\$	
Total Rental Income				\$ 900.00
Indicated Value			\$ 9,000.00	
How Calculated? Gross An	nual Multiplier	10.91 used 1	0.0	
(If net in	come capitalized she	ow calculations	on separate sheet)
VALUE INDICAT	ED BY RECENT S	SALES OR CO	MPARABLE PRO	OPERTIES
Sale Sales Number Price		ments for Sale		Indicate Value of Subject
3 \$ 7,500.00	Total Adju	stments\$2,00	0.00	\$ 9,500.00
5 \$ 10,000.00	Total Adju	stments - \$5	00.00	\$ 9,500.00
				9,500.00



206 W. Jews 54. P674/762

BURRAU OF IDENTIFICATION

DATE 7 19-65 NAME

CASE # PLACE 206 W. Second

CASE # OFFENSE

FILM SPEED CHARGE

F-STOP WEATHER OCCP. D.O.B.

CAMERA ADD.

WIT. BY I. D. OFFICER

Lt. J. L. Kerr

B-11 Block 11 P-9 hot 9 · Eu

BLOCK II - PARCEL 9

A WEST APPRAISAL



Block: 11 Parcel: 9 - 206 West Third Street

Property Owner: J. R. Starkey, Jr.

Address of Owner: 206 West Third Street

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

Tax Deter

Appraised Value - Land: \$1,584.00 Imps.: \$4,991.00 Total: \$6,575.00

Assessed Value - Land: \$ 528.00 Imps.: \$1,664.00 Total: \$2,190.00

1963 Tax Levy - \$2,190 @ \$3.71 per \$100 = \$81.25

Unlawful condition, use or accupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$72.50 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: 12,960 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. + 30%; Date 0; Indicated Value \$6,250.00.

Sale No. 15: \$6,000.00; Location - 5%; Size and Cond. + 10%; Date + 5%; Indicated Value \$6,600.00.

Sale No. 16: \$5,500.00; Location - 5%; Size and Cond. + 15%; Date + 5%; Indicated Value \$6,325.00.

COST APPROACH TO VALUE

Frame	Dwel	ling

Living Area - 1,188 Sq. Ft. @ \$ 7.50 sq. ft. \$8,910.00

Porches - 224 Sq. Ft. @ \$ 2.50 sq. ft. 560.00

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

2nd Floor - 560 sq. ft. @ \$5.50 sq. ft. 3,080.00 Concrete Blook

Terrace - ____sq. ft. @ \$____sq. ft.

Total Estimated Reproduction Cost New \$12,550.00

Less: Accrued Depreciation

Estimated Effective Age 30 years

Estimated Remaining Economic Life 20 years

Total Estimated Accrued Depreciation (60%) 7,530.00

Indicated Depreciated Value of Dwelling \$5,020.00

Estimated Depreciated Value of:

Frame Detached Garage (sq. ft.)

2. Landscaping and Walks \$150.00

3.

Total - Other Improvements 150.00

Estimated Depreciated Value of

All Improvements \$5,170.00

Add: Land Value By Comparison 1,350.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$6,520.00

A WEST APPRAISAL_

Eu

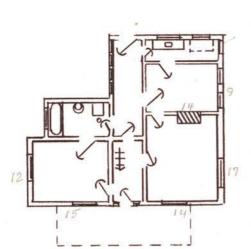
INCOME APPROACH

\$ 72.50	Per Mo. Rental X	GRM =	\$ 6,525.00
Comparative Rea	ntal Properties No	42; 44	
	MARKET DATA	APPROACH	
Sale No.	Inferior	App. Equal	Superior
13 15 16	X X to X	Х	
	Ind. Value	By Market Comparison	n \$_6,500.00
	CORRELA	TION	
Indicated V	alue By Cost Approach	\$_	6,520.00
Indicated V	alue By Income Approach	\$	6,525.00
Indicated V	alue By Market Approach	\$	6,500.00
I hereby certify The appraiser opinion that the	that I have no past, present or allowers allowers was allowers.	contemplated interest owed to inspect the properties of	t in this property. operty. It is my 6, 1963 is:
SIX THOUSAND	FIVE HUNDRED DOLLARS	Çiri didi 400 400 300 eri etin tibi etin tibi etin sibi etin etin etin etin etin etin etin eti	\$6,500.00.
		Respectfully submitt	ed,
v		George M. West	834

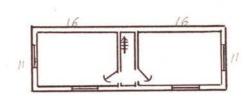
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Plan



6-97.50

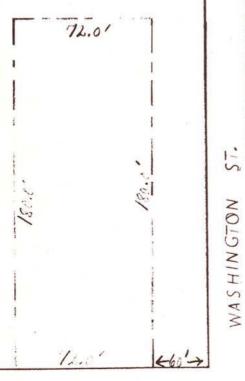


Scale: 1/20" = 1'

Plot Plan

PHOTOGRAPHS

p 674/763





SECGND ST.

Scale: 1" = 50'

PROJECT: N.C. R-15

Block: 11 Parcel: 9

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redeve	lopment Project N. C. R-15 Parcel No. 11-9
Parcel Address: 206 West Second Street,	Greenville, North Carolina
Owner: J. R. Starkey	Owner's Address: 206 W. Third St., Greenville, N.C.
If Subject Property Sold Last 5 Years:	Date of Deed 7-25-55 I.R.S. Stamps \$ None
Verified by None Capital Improvements S	ince Sale? \$ None
Current Zoning: Commercial Street In	nprovements: Second St., paved, curbs & gutters (46t right-
Assessed Value: Land \$528	of-way) Total \$ 2,192
Tax Rate \$ 3.71/\$100 Special Asses	sments \$ None Annual Tax \$ 81.22
Report Unlawful Usage or Violation of Codes and C	Ordinances: Non-conforming residential usage
PHOTOGRAPHS and DRAWING	
	2112/4
	P.674/104
Highest And Best Use To Which Property Is Adap	table Secondary business location
CERTIFICATION:	
property herein described; that to the best of my knot that I have no personal interest, present or prospecti	of <u>Greenville</u> , N. C. , that I have carefully inspected the owledge and belief, the information contained in this report is correct; ive, in the property referred to; that I have applied accepted methods hereby find the present market value of the property to be:
	LAND: \$5,400
	IMPS.: \$4,000
	TOTAL: \$9,400
This appraisal is based upon the following condition	: I have accepted the legal description furnished by you as correct.
' special of the total of the t	That's accepted the legal description runnished by you as correct.
Date June 23, 1964	Appraiser: f. alum Jumolds
	W. CALVIN REYNOLDS, SRA

635 NORTH MAIN STREET HIGH POINT, N. C.



P674/764 206 W. seconost. Block 11 Lot 9 519E

. .

Building Number	206 W. Second		-
Use	Dwelling	THE RES	
Type Construction	Frame		
Condition	Good		
Number of Rooms	7 7		
Plumbing:			
Lavatory	1		
Toilet	1		
Tub or Shower			_
Kitchen Sink			_
Hot Water			_
Type Roof	Gable-Metal	-	_
Type Heating	None		
Floor Area:			
Basement	1 100 - f		
First			
Second			
Third	221		
Porches, etc.			
Year Built	40 years		-
Future Economic Life	15 years		_
Monthly Rental	Life tenancy		_
4.	Mater & Con BINVEKE		
Utilities Included	Water & Gas		-
1 177 7	Electricity		
Assessed Valuation	The second secon	THE REPORT OF THE PARTY OF	

and flowers - \$1	50	BY DEPRECIATED REPRODUCTION COST	\$ 9,250	
Site Improvements (Type Minimum landsc	aping, sidewalk, trees	VALUE INDICATED		
×721	\times \$ 75 = \$ 5,400			
grade, some tree	es	garage - No value		
Site Description Ope	n, level lot at street	Shed and shell of con	crete block	
Land Area 12,960	sq. ft.	Other Building Improvements (Type and Value)		
Land Size 72t	x 180*	Total Building Value	e \$ 3,700	
Depreciated Value	\$3,700			
Depreciation	\$5,555	- Andrews Continues	***	
Reproduction Value	\$9,255	TAXALLE ST		
Porches, etc.	\$450			
Second Third				
First				
Reproduction Cost Basement	2.5%40.14	ON FIREHOUSE		

, INCOME VALUE

Gross Annual Income		No. of Units 1		
Actual \$				
Economic \$ 95		BASIS: Good house, well located		
GROSS INCOME MUL		COMPARABLES: No. 22 @ \$	\$140/month at time of sale	
	3,4.4	7-14		
principalin		VALUE INDIC	CATED BY INCOME \$ 9,500	
	38	OMPARABLE VALUE		
Comparable No.	Value	Explanation	Indicated Value	
22	\$13,500	Two story, two baths	\$9,400	
production in the con-		nine rooms		
		Egyppingtion white		
	automatic)	VALUE INDICATED BY C	COMPARABLES \$ 9,400	
	100000000000000000000000000000000000000			

REMARKS

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