

Parcel # 11-9

Parcel Appraisal Report

Project Name Shore Drive Redevelopment 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. 3rd. St., Greenville, N. C.

Title: Deed Book K-30 Page 539 Date of Deed 7-25-55 I.R.S. Stamps \$ none

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

Verified by none Capital Improvements Since Sale? \$ none

Current Zoning: See brochure Lot Dimensions: 72 ft. x 80 ft. Land Area 12,960 sq. ft.

Highest and Best Use to Which Property is Adaptable residential or business

Assessed Value: Land \$ 528.00 Imps. \$ 1664.00 Total \$ 2,190.00

Tax Rate \$ 1.38 City
\$ 1.91 County Special Assessments \$.66 of County Annual Tax \$ 72.05
rate is school tax.

Report Unlawful Usage or Violation of Codes and Ordinances: _____

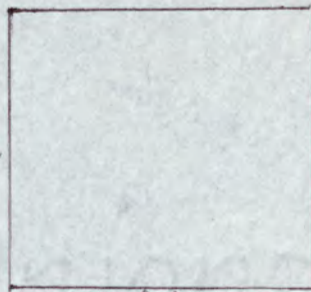
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

- | | |
|--|---------------------|
| 1. Value Indicated By Replacement Cost: _____ | \$ <u>10,916.00</u> |
| 2. Value Indicated By Income (Actual or Estimated) _____ | \$ <u>9,000.00</u> |
| 3. Value Indicated By Market Comparisons: _____ | \$ <u>9,500.00</u> |

REMARKS: The appraiser feels that the market approach is most applicable. This property is next to an office building. It is well located for business purposes. The residence is in fair condition.

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 3,600.00 Imps. \$ 5,900.00 Total \$ 9,500.00

Date January 15, 1962

Appraiser D. G. Nichols

Parcel No. Block 11, Lot #9

Address Greenville, N. C.

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

Functions: residential Construction: frame No. Stories: 1½
 Rooms: 7 No. Baths: 1 Inside yes Bldg. Area: Enclosed 1,750 sq. ft.
 Outside _____ Porches 240 sq. ft. ✓
 Foundation brick under- Heat space Elect. yes Age 40 yrs. Condition fair to
pinning (estimated) good
 If Remodeled When and How none Remaining Useful Life 20 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 72 ft. X 180 ft. @ \$ 50.00 per front foot \$ 3,600.00

Improvements:

Replacement Costs: 1,870 sq. ft. @ \$ 8.00 /sq. ft. \$ 14,960.00

Replacement Costs: 1,110 sq. ft. @ \$ 3.00 /sq. ft. \$ 3,330.00
(Concrete block garage)

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

Total Cost New All Improvements \$ 18,290.00

Depreciation:

Total 60 % \$ 10,974.00

Depreciated Value Improvements \$ 7,316.00
 Indicated Value \$ 10,916.00

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

No. Units 1 @ \$ 75.00 /Unit (estimated monthly) \$ 900.00

No. Units _____ @ \$ _____ /Unit \$ _____

Total Rental Income \$ 900.00

indicated Value \$ 9,000.00

How Calculated? Gross Annual Multiplier 10.91 used 10.0

(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>3</u>	<u>\$ 7,500.00</u>	<u>Total Adjustments \$2,000.00</u>	<u>\$ 9,500.00</u>
<u>5</u>	<u>\$ 10,000.00</u>	<u>Total Adjustments - \$500.00</u>	<u>\$ 9,500.00</u>
Indicated Value			<u>\$ 9,500.00</u>

Parcel No. Block 11, Lot #9



206 W. Second St.

P674/762

CITY - COUNTY
BUREAU OF IDENTIFICATION
GREENVILLE, N. C.

DATE	7 19-65	NAME	
TIME	2 PM	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
P-9

Block 11
lot 9

GW

BLOCK 11 - PARCEL 9





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 Data:

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;

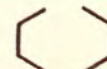
Indicated Value \$6,250.00.

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. 3,080.00

~~Concrete Block~~

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:

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



INCOME APPROACH

\$ 72.50 Per Mo. Rental X 90 GRM = \$ 6,525.00

Comparative Rental Properties No. 7, 42, 44

MARKET DATA APPROACH

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

Ind. Value By Market Comparison \$ 6,500.00

CORRELATION

Indicated Value By Cost Approach \$ 6,520.00

Indicated Value By Income Approach \$ 6,525.00

Indicated Value By Market Approach \$ 6,500.00

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:

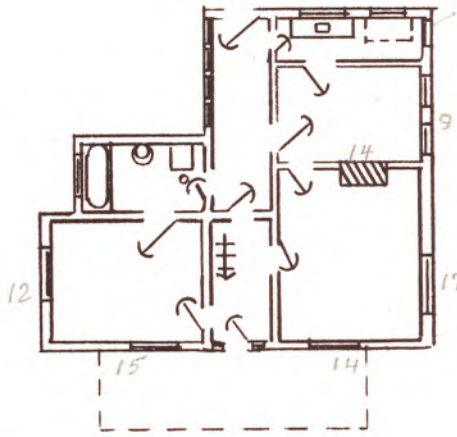
SIX THOUSAND FIVE HUNDRED DOLLARS-----\$6,500.00.

Respectfully submitted,

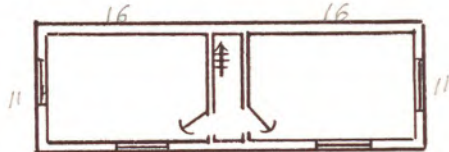
George M. West
George M. West
Real Estate Appraiser

GW

Floor Plan

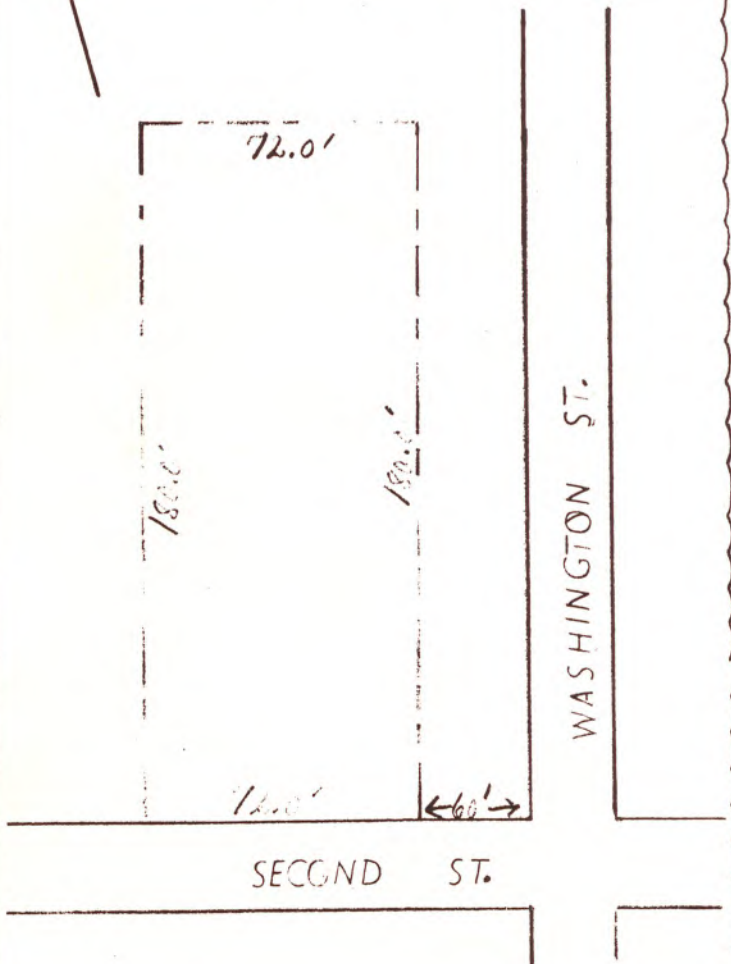


6-9-50



Scale: 1/20" = 1'

Plot Plan



PHOTOGRAPHS

p674/763



Scale: 1" = 50'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 11 Parcel: 9

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment 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.

Title: Deed Book K-30 Page 539 Date of Deed 7-25-55 I.R.S. Stamps \$ None

If Subject Property Sold Last 5 Years:
Actual Consideration (Terms, etc.): _____

Verified by None Capital Improvements Since Sale? \$ None

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

Assessed Value: Land \$ 528 Imps. \$ 1,664 Total \$ 2,192

Tax Rate \$ 3.71/\$100 Special Assessments \$ None Annual Tax \$ 81.22

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

PHOTOGRAPHS and DRAWING

P. 674/764

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: \$ 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.

Date June 23, 1964

Appraiser: *W. Calvin Reynolds*

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



P674/764

206 W. Second St.

Block 11

Lot 9

519E

Project No. N. C. R-15

Parcel No. 11-9

DESCRIPTION OF IMPROVEMENTS

Building Number	<u>206 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>1</u>			
Toilet	<u>1</u>			
Tub or Shower	<u>1</u>			
Kitchen Sink	<u>1</u>			
Hot Water	<u>1</u>			
Type Roof	<u>Gable - Metal</u>			
Type Heating	<u>None</u>			
Floor Area:				
Basement				
First	<u>1,188 s. f.</u>			
Second	<u>560 s. f.</u>			
Third				
Porches, etc.	<u>224 s. f.</u>			
Year Built	<u>40 years</u>			
Future Economic Life	<u>15 years</u>			
Monthly Rental	<u>Life tenancy</u>			
Utilities Included	<u>Water & Gas</u>			
	<u>Electricity</u>			
Assessed Valuation				

REPRODUCTION VALUE

Reproduction Cost				
Basement				
First	<u>\$7,125</u>			
Second	<u>\$1,680</u>			
Third	<u>\$</u>			
Porches, etc.	<u>\$450</u>			
Reproduction Value	<u>\$9,255</u>			
Depreciation	<u>\$5,555</u>			
Depreciated Value	<u>\$3,700</u>			

Land Size 72' x 180' Total Building Value \$ 3,700

Land Area 12,960 sq. ft. Other Building Improvements (Type and Value)

Site Description Open, level lot at street Shed and shell of concrete block
grade, some trees garage - No value

72' x 75 = \$ 5,400

Site Improvements (Type and Value)

Minimum landscaping, sidewalk, trees
and flowers - \$150

**VALUE INDICATED
BY DEPRECIATED
REPRODUCTION COST** \$ 9,250

INCOME VALUE

Gross Annual Income _____

No. of Units 1

Actual \$ _____

Economic \$ 95

BASIS: Good house, well located

GROSS INCOME MULTIPLIER 10

COMPARABLES: No. 22 @ \$140/month at time of sale

VALUE INDICATED BY INCOME \$ 9,500

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
<u>22</u>	<u>\$13,500</u>	<u>Two story, two baths nine rooms</u>	<u>\$9,400</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ 9,400

REMARKS

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

Parcel # 11-9

Parcel Appraisal Report

Project Name Shore Drive Redevelopment 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. 3rd. St., Greenville, N. C.

Title: Deed Book K-30 Page 539 Date of Deed 7-25-55 I.R.S. Stamps \$ none

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

Verified by none Capital Improvements Since Sale? \$ none

Current Zoning: See brochure Lot Dimensions: 72 ft. x 80 ft. Land Area 12,960 sq. ft.

Highest and Best Use to Which Property is Adaptable residential or business

Assessed Value: Land \$ 528.00 Imps. \$ 1664.00 Total \$ 2,190.00

Tax Rate \$ 1.38 City Special Assessments \$.66 of County Annual Tax \$ 72.05
\$ 1.91 County rate is school tax.

Report Unlawful Usage or Violation of Codes and Ordinances: _____

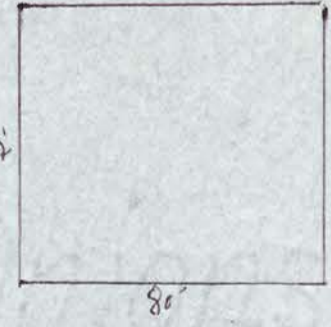
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

- 1. Value Indicated By Replacement Cost: _____ \$ 10,916.00
- 2. Value Indicated By Income (Actual or Estimated) _____ \$ 9,000.00
- 3. Value Indicated By Market Comparisons: _____ \$ 9,500.00

REMARKS: The appraiser feels that the market approach is most applicable. This property is next to an office building. It is well located for business purposes. The residence is in fair condition.

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 3,600.00 Imps. \$ 5,900.00 Total \$ 9,500.00

Date January 15, 1962

Appraiser D. G. Nichols
D. G. Nichols, Realtor

Parcel No. Block 11, Lot #9

Address Greenville, N. C.

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

Functions: residential Construction: frame No. Stories: 1½
 Rooms: 7 No. Baths: 1 Inside yes Bldg. Area: Enclosed 1,750 sq. ft.
 Outside _____ Porches 240 sq. ft. ✓
 Foundation brick under- Heat space Elect. yes Age 40 yrs. Condition fair to
pinning (estimated) good
 If Remodeled When and How none Remaining Useful Life 20 yrs.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 72 ft. X 180 ft. @ \$ 50.00 per front foot \$ 3,600.00

Improvements:

Replacement Costs: 1,870 sq. ft. @ \$ 8.00 /sq. ft. \$ 14,960.00

Replacement Costs: 1,110 sq. ft. @ \$ 3.00 /sq. ft. \$ 3,330.00
(Concrete block garage)

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

Total Cost New All Improvements \$ 18,290.00

Depreciation:

Total 60 % \$ 10,974.00

Depreciated Value Improvements \$ 7,316.00

Indicated Value \$ 10,916.00

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

No. Units 1 @ \$ 75.00 /Unit (estimated monthly) \$ 900.00

No. Units _____ @ \$ _____ /Unit \$ _____

Total Rental Income \$ 900.00

indicated Value \$ 9,000.00

How Calculated? Gross Annual Multiplier 10.91 used 10.0

(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>3</u>	<u>\$ 7,500.00</u>	<u>Total Adjustments \$2,000.00</u>	<u>\$ 9,500.00</u>
<u>5</u>	<u>\$ 10,000.00</u>	<u>Total Adjustments - \$500.00</u>	<u>\$ 9,500.00</u>
Indicated Value			<u>\$ 9,500.00</u>

Parcel No. Block 11, Lot #9



206 W. Second St.

P674/762

CITY & COUNTY
BUREAU OF IDENTIFICATION
GREENVILLE, N. C.

DATE	7 19-65	NAME	
TIME	2 PM	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
P-9

Block 11
lot 9

GW

BLOCK 11 - PARCEL 9





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 Data:

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. 3,080.00

~~Concrete Block~~

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:

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

INCOME APPROACH

\$ 72.50 Per Mo. Rental X 90 GRM = \$ 6,525.00

Comparative Rental Properties No. 7, 42, 44

MARKET DATA APPROACH

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

Ind. Value By Market Comparison \$ 6,500.00

CORRELATION

Indicated Value By Cost Approach \$ 6,520.00

Indicated Value By Income Approach \$ 6,525.00

Indicated Value By Market Approach \$ 6,500.00

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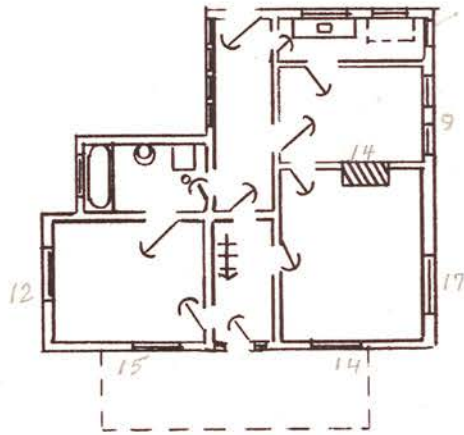
SIX THOUSAND FIVE HUNDRED DOLLARS-----\$6,500.00.

Respectfully submitted,

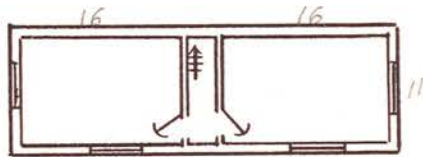
George M. West
George M. West
Real Estate Appraiser

GW

Floor Plan

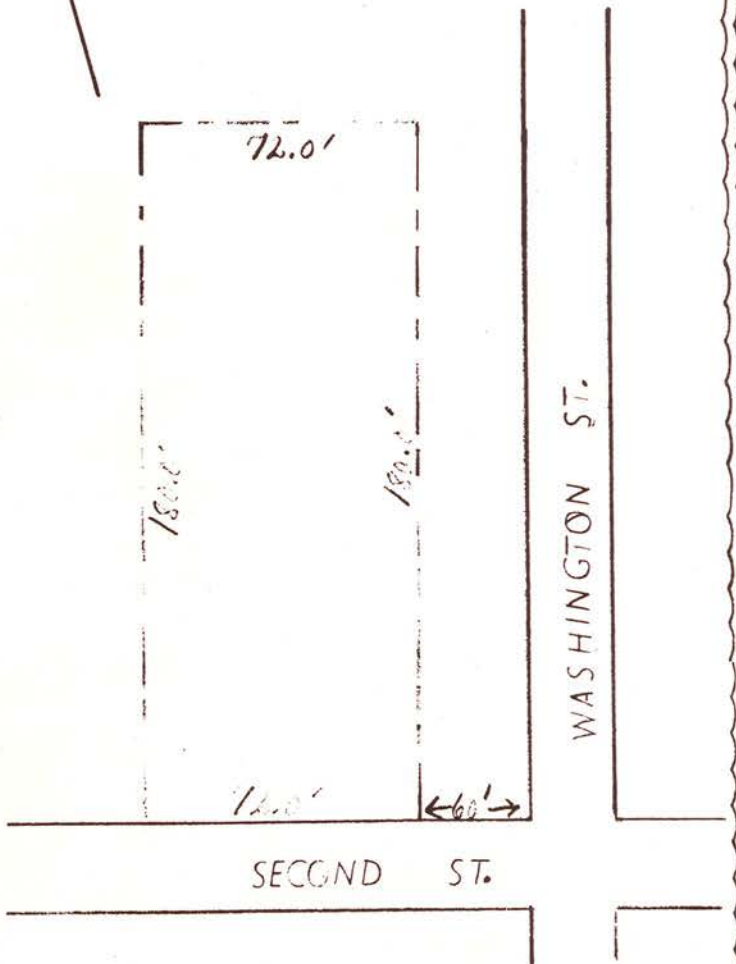


6-9.55



Scale: 1/20" = 1'

Plot Plan



PHOTOGRAPHS

p674/763



Scale: 1" = 50'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 11 Parcel: 9

PARCEL APPRAISAL REPORT

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Actual Consideration (Terms, etc.): _____

Verified by None Capital Improvements Since Sale? \$ None

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Tax Rate \$ 3.71/\$100 Special Assessments \$ None Annual Tax \$ 81.22

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

PHOTOGRAPHS and DRAWING

P. 674/764

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: \$ 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.

Date June 23, 1964

Appraiser: *W. Calvin Reynolds*

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



P674/764

206 W. Second St.

Block 11

Lot 9

519E

Project No. N. C. R-15

Parcel No. 11-9

DESCRIPTION OF IMPROVEMENTS

Building Number	<u>206 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>1</u>			
Toilet	<u>1</u>			
Tub or Shower	<u>1</u>			
Kitchen Sink	<u>1</u>			
Hot Water	<u>1</u>			
Type Roof	<u>Gable - Metal</u>			
Type Heating	<u>None</u>			
Floor Area:				
Basement				
First	<u>1,188 s. f.</u>			
Second	<u>560 s. f.</u>			
Third				
Porches, etc.	<u>224 s. f.</u>			
Year Built	<u>40 years</u>			
Future Economic Life	<u>15 years</u>			
Monthly Rental	<u>Life tenancy</u>			
Utilities Included	<u>Water & Gas</u>			
	<u>Electricity</u>			
Assessed Valuation				

REPRODUCTION VALUE

Reproduction Cost				
Basement				
First	<u>\$7,125</u>			
Second	<u>\$1,680</u>			
Third	<u>\$</u>			
Porches, etc.	<u>\$450</u>			
Reproduction Value	<u>\$9,255</u>			
Depreciation	<u>\$5,555</u>			
Depreciated Value	<u>\$3,700</u>			

Land Size 72' x 180' Total Building Value \$ 3,700

Land Area 12,960 sq. ft. Other Building Improvements (Type and Value)

Site Description Open, level lot at street Shed and shell of concrete block

grade, some trees garage - No value

x 72' x \$ 75 = \$ 5,400

Site Improvements (Type and Value)

Minimum landscaping, sidewalk, trees

and flowers - \$150

**VALUE INDICATED
BY DEPRECIATED
REPRODUCTION COST** \$ 9,250

INCOME VALUE

Gross Annual Income _____

No. of Units 1

Actual \$ _____

Economic \$ 95

BASIS: Good house, well located

GROSS INCOME MULTIPLIER 10

COMPARABLES: No. 22 @ \$140/month at time of sale

VALUE INDICATED BY INCOME \$ 9,500

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
<u>22</u>	<u>\$13,500</u>	<u>Two story, two baths</u> <u>nine rooms</u>	<u>\$9,400</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ 9,400

REMARKS

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