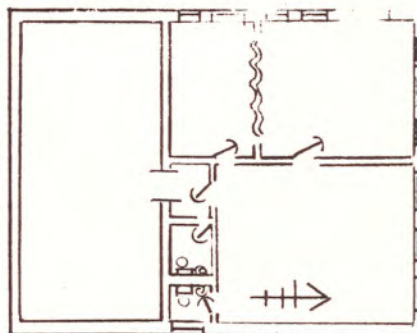
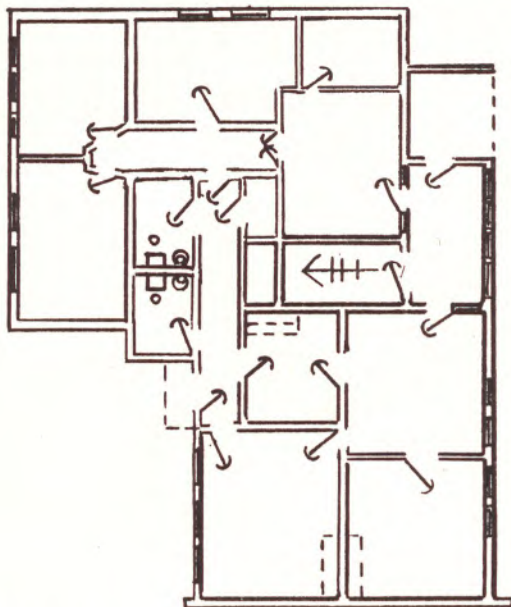


GW

BLOCK 11 - PARCEL 10

EW

Floor Plan



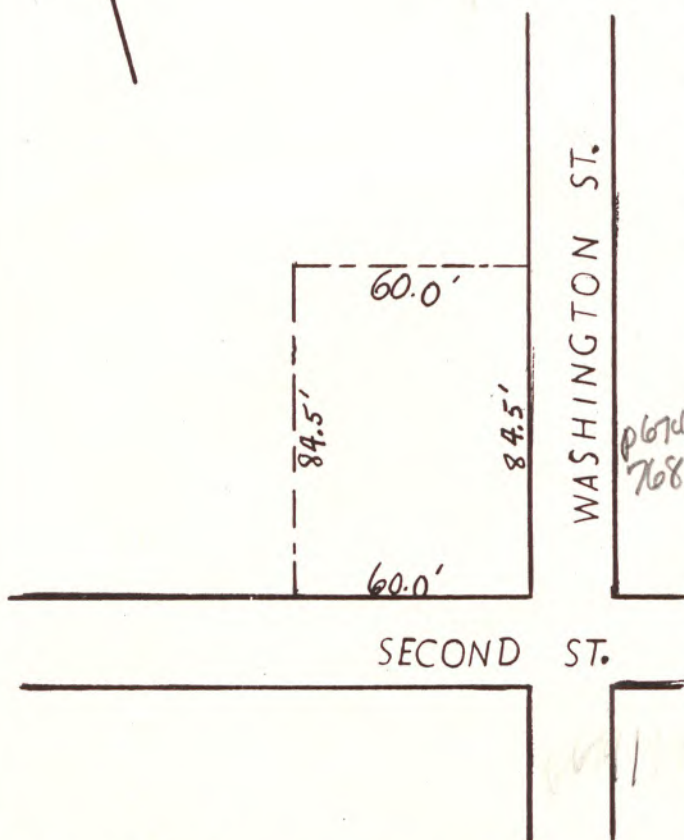
Scale: 1/20" = 1'

PHOTOGRAPHS

Plot Plan



P674/767



Scale : 1" = 50'

A WEST APPRAISAL



PROJECT: N.C. R-15
Block: 11 Parcel: 10



Block: 11 Parcel: 10 - 200 West Second

Property Owner: Louis W. Gaylord, Jr. ETAL

Address of Owner: 200 West Second

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

Tax Data:

Appraised Value - Land: \$1,545.00 Imps.: \$39,701.00 Total: \$41,246.00

Assessed Value - Land: \$ 515.00 Imps.: \$13,233.00 Total: \$13,750.00

1963 Tax Levy - \$13,750.00 @ \$3.71 per \$100 = \$510.13

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$4,500 Ann. less 5% vacancy allowance less
30% est. expenses indicating \$3,000. net before recapture
capitalized @ 10% (6% interest rate plus 4% recapture rate)

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 and gutters (46' right-of-way);
Washington Street, paved, curbs and gutters (50' right-of-way)

Land Included: 5,070 sq. ft. @ \$0.235 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Present use as office building



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>2,220</u>	Sq. Ft. @ \$ <u>10.00</u>	sq. ft.	\$22,200.00
Porches	-	<u>231</u>	Sq. Ft. @ \$ <u>3.50</u>	sq. ft.	808
	-		Sq. Ft. @ \$	sq. ft.	
2nd Floor	-	1,386	sq. ft. @ \$7.00	sq. ft.	9,702.00
Concrete Block					
Terrace	-		sq. ft. @ \$	sq. ft.	

Total Estimated Reproduction Cost New \$32,710.00

Less: Accrued Depreciation

Estimated Effective Age 5 years

Estimated Remaining Economic Life 45 years

Total Estimated Accrued Depreciation (10%) 3,271.00

Indicated Depreciated Value of Dwelling \$28,439.00

Estimated Depreciated Value of:

1. Frame Detached Garage (sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$28,439.00

Add: Land Value By Comparison 1,200.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$29,639.00

Say \$29,600.00



INCOME APPROACH

\$ _____ Per Mo. Rental X _____ GRM = \$ 30,000.00

Comparative Rental Properties No. \$3,000.00 Capitalized at 10%

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
None Available			

Ind. Value By Market Comparison \$ 30,000.00

CORRELATION

Indicated Value By Cost Approach \$ 29,600.00

Indicated Value By Income Approach \$ 30,000.00

Indicated Value By Market Approach \$ 30,000.00

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:

THIRTY THOUSAND DOLLARS-----\$30,000.00.

Respectfully submitted,


George M. West
Real Estate Appraiser

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. PR-15
Parcel Address: 200 W. 3rd Street, Greenville, N.C.
Owner: Louis W. Gaylord, Jr. et al Owner's Address: 200 W. 3rd. Street, Greenville, N.C.
Title: Deed Book J-32 Page 16 Date of Deed 4-3-61 I.R.S. Stamps \$ 7.15
If Subject Property Sold Last 5 Yrs:
Actual Consideration (Terms, etc.): \$6,500.00 cash
Verified by Deed & Owner Capital Improvements Since Sale? \$ Office Building
Current Zoning: See Brochure Lot Dimensions: 60 ft. x 84.6 ft. Land Area 5,070 sq.ft.
Highest and Best Use to Which Property is Adaptable Business
Assessed Value: Land \$ 215.00 Imps. \$ 1,519.00 Total \$ 1,735.00
(1961 was listed as residence onstead of office building)
Tax Rate \$ 1.38 City Special Assessments \$.66 of County Annual Tax \$ 57.08
\$ 1.91 county rate is school tax.
Report Unlawful Usage or Violation of Codes and Ordinances: _____

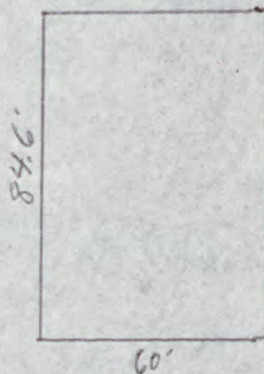
RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

1. Value Indicated By Replacement Cost: \$ 49,936.00
2. Value Indicated By Income (Actual or Estimated) \$ 57,000.00
3. Value Indicated By Market Comparisons: none \$ --

REMARKS: This is a new building and the replacement is actual figures in most cases. The rent is actual. There are no comparables, therefore, appraiser is using replacement approach but has also considered income.

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 3,600.00 Imps. \$ 50,400.00 Total \$ 54,000.00

Date January 20, 1962

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

Parcel No. Block 11, Lot 10

Address Greenville, N.C.



JAN • 62

P674 / 766

200 W. Third St.

(Gaylord Bldg.)

Gaylord Bldg.

Block 11

Lot 10

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

Functions: Office Building Construction: Brick & Concrete block No. Stories: 2
Rooms: 12 No. Baths: ? Inside yes Bldg. Area: Enclosed ?
Outside Porches ?
Foundation concrete Heat forced aire Elect. yes Age 1 yr. Condition good
(actual)
If Remodeled When and How none Remaining Useful Life 74 years.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 60 ft. X 84.6 @ \$ 60.00 per front foot \$ 3,600.00
Improvements: General Contract (actual figures) 30,960.00
Heat & Air Conditioning(actual figures) 3,856.00
Replacement Costs: sq. ft. @ \$ /sq. ft. \$
Plumbing (actual figures) 1,890.00
Replacement Costs: sq. ft. @ \$ /sq. ft. \$
Electrical fixtures (estimate) 1,350.00
Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Electrical contract 1,980.00
Retaining wall (actual figures) 450.00
Total Cost New All Improvements Ceramic Tile (actual figures) 800.00
Side Walks 200.00
Depreciation: Grading & Landscaping (actual figures) 550.00
Built-in rugs 1,500.00
Loan - Legal & Survey Expense 300.00
Architectural Fee 2,500.00
49,936.00
46,336

Total % \$

Depreciated Value Improvements \$
Indicated Value \$

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

No. Units 3 @ \$ 475.00 /Unit \$ 5,700.00 yearly
(actual for total building per month)
No. Units @ \$ /Unit \$
Total Rental Income \$ 5,700.00
Indicated Value \$ 57,000.00
How Calculated? Gross Annual Multiplier 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> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>	<u>No Comparables</u>	\$ <u> </u>
Indicated Value			\$ <u> </u>

Parcel No. Block 11, Lot 10

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 11-10
Parcel Address: 200 West Second Street, Greenville, North Carolina
Owner: Louis W. Gaylord, Jr. et al Owner's Address: 200 W. Third St., Greenville, N. C.
Title: Deed Book J-32 Page 16 Date of Deed 4-3-61 I.R.S. Stamps \$ 7.15
If Subject Property Sold Last 5 Years:
Actual Consideration (Terms, etc.): \$6,500 Cash
Deed &
Verified by Owner Capital Improvements Since Sale? \$ Office Building
Current Zoning: Commercial Street Improvements: Second St., paved, curbs & gutters (46' right of-way) Washington St., paved, curbs & gutters (50' right-of-way)
Assessed Value: Land \$ 515 Imps. \$ 13,233 Total \$ 13,748
Tax Rate \$ 3.71/\$100 Special Assessments \$ None Annual Tax \$ 510.05
Report Unlawful Usage or Violation of Codes and Ordinances: None

PHOTOGRAPHS and DRAWING

10/14/765

Highest And Best Use To Which Property Is Adaptable Commercial

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: \$ 7,500
IMPS.: \$ 37,500
TOTAL: \$ 45,000

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

Date July 2, 1964

Appraiser:

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



P674/765

200 west second St.

Block 11

Lot 10

1660

Project No. N. C. R-15

Parcel No. 11-10

DESCRIPTION OF IMPROVEMENTS

Building Number	<u>Attorney</u>	<u>Architect</u>	<u>Insurance</u>	<u>Utility - 1st</u>	<u>Composite</u>
Use					<u>office space</u>
Type Construction					<u>brick on wood</u>
Condition					<u>Good</u> <u>frame</u>
Number of Rooms	<u>4</u>	<u>4</u>	<u>4</u>	<u>2</u>	<u>14</u>
Plumbing:					
Lavatory		<u>2</u>		<u>2</u>	<u>4</u>
Toilet		<u>2</u>		<u>2</u>	<u>4</u>
Tub or Shower					
Kitchen Sink			<u>1 & Ref.</u>	<u>1</u>	<u>2</u>
Hot Water				<u>1</u>	<u>1</u>
Type Roof					<u>Bonded 20 years</u>
Type Heating	<u>Air Cond.</u>				<u>Built-up</u>
	<u>Oil FWA</u>				<u>A. C. & Oil Fired</u>
					<u>Forced warm air</u>
Floor Area:					
Basement					
First	<u>2,220 s.f.</u>				<u>2,190 s.f.</u>
Second					<u>1,365 s.f.</u>
Third					
Porches, etc.	<u>231 s.f.</u>				<u>232 s.f.</u>
Year Built	<u>2 1/2 years</u>				<u>1961</u>
Future Economic Life	<u>37 1/2 years</u>				<u>37 years</u>
Monthly Rental	<u>\$475</u>				<u>\$475</u>
Utilities Included	<u>Water</u>				<u>Water</u>
	<u>Electricity</u>				<u>Electricity</u>
Assessed Valuation					

REPRODUCTION VALUE

Reproduction Cost					
Basement					
First	<u>\$30,660</u>				
Second	<u>\$10,920</u>				
Third					
Porches, etc.	<u>\$700</u>				
Reproduction Value	<u>\$42,280</u>				
Depreciation	<u>\$8,450</u>				
Depreciated Value	<u>\$33,830</u>				
Land Size	<u>60'</u>	<u>x</u>	<u>84.6'</u>	Total Building Value	<u>\$ 33,830</u>
Land Area	<u>5,070</u>		<u>sq. ft.</u>	Other Building Improvements (Type and Value)	
Site Description	<u>Corner lot, at street grade</u>			<u>None</u>	
	<u>sloping topography.</u>				
	<u>x 60'</u>	<u>x \$ 125</u>	<u>= \$ 7,500</u>		
Site Improvements (Type and Value)					
Grading and landscaping	<u>\$200</u>			VALUE INDICATED	
				BY DEPRECIATED	
				REPRODUCTION COST	<u>\$41,530</u>

INCOME VALUE

Gross Annual Income

No. of Units 1

Actual \$ 5,700

Economic \$ _____

BASIS: Comparable space in Home Savings &
Loan building rents for \$2.51 per

GROSS INCOME MULTIPLIER 8

COMPARABLES: square foot annually.

VALUE INDICATED BY INCOME \$ 45,600

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ _____

REMARKS

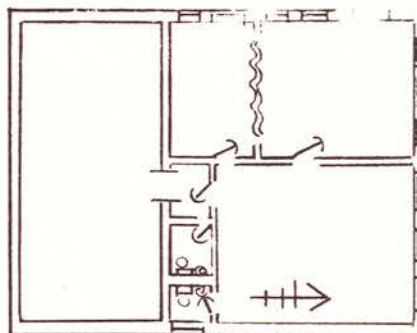
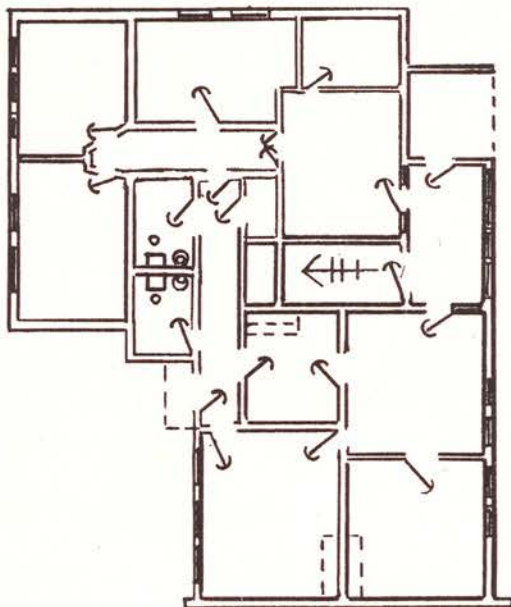
W. CALVIN REYNOLDS, SRA
635 NORTH MAIN STREET
HIGH POINT, N. C.

GW

BLOCK 11 - PARCEL 10

EW

Floor Plan



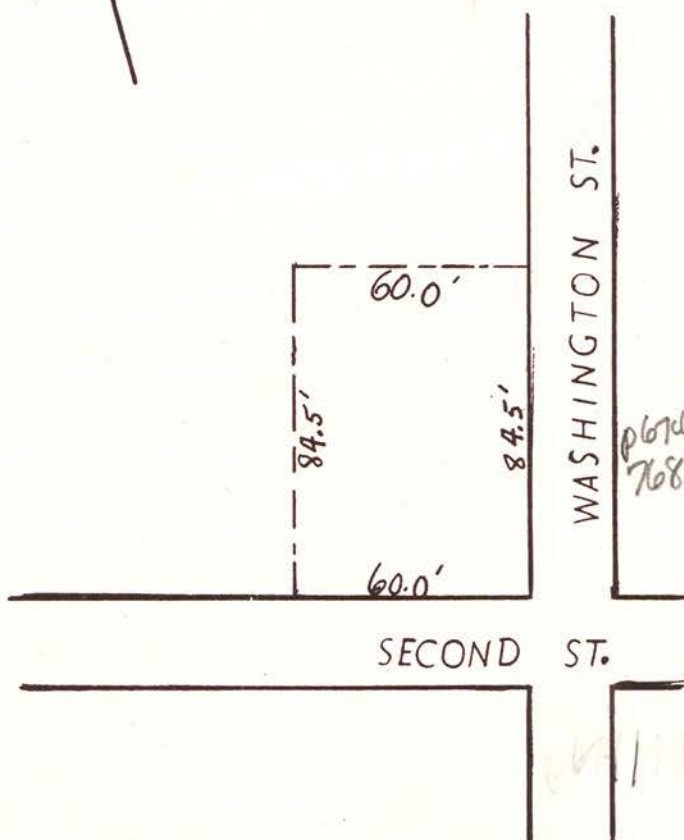
Scale: 1/20" = 1'

PHOTOGRAPHS

Plot Plan



P674/767



Scale : 1" = 50'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 11 Parcel: 10



Block: 11 Parcel: 10 - 200 West Second

Property Owner: Louis W. Gaylord, Jr. ETAL

Address of Owner: 200 West Second

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

Tax Data:

Appraised Value - Land: \$1,545.00 Imps.: \$39,701.00 Total: \$41,246.00

Assessed Value - Land: \$ 515.00 Imps.: \$13,233.00 Total: \$13,750.00

1963 Tax Levy - \$13,750.00 @ \$3.71 per \$100 = \$510.13

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$4,500 Ann. less 5% vacancy allowance less
30% est. expenses indicating \$3,000. net before recapture
capitalized @ 10% (6% interest rate plus 4% recapture rate)

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 and gutters (46' right-of-way);
Washington Street, paved, curbs and gutters (50' right-of-way)

Land Included: 5,070 sq. ft. @ \$0.235 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Present use as office building



COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>2,220</u>	Sq. Ft. @ \$ <u>10.00</u>	sq. ft.	\$22,200.00
Porches	-	<u>231</u>	Sq. Ft. @ \$ <u>3.50</u>	sq. ft.	808
	-		Sq. Ft. @ \$	sq. ft.	
2nd Floor	-	1,386	sq. ft. @ \$7.00	sq. ft.	9,702.00
Concrete Block					
Terrace	-		sq. ft. @ \$	sq. ft.	

Total Estimated Reproduction Cost New \$32,710.00

Less: Accrued Depreciation

Estimated Effective Age 5 years

Estimated Remaining Economic Life 45 years

Total Estimated Accrued Depreciation (10%) 3,271.00

Indicated Depreciated Value of Dwelling \$28,439.00

Estimated Depreciated Value of:

1. Frame Detached Garage (sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$28,439.00

Add: Land Value By Comparison 1,200.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$29,639.00

Say \$29,600.00



INCOME APPROACH

\$ _____ Per Mo. Rental X _____ GRM = \$ 30,000.00

Comparative Rental Properties No. \$3,000.00 Capitalized at 10%

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
None Available			

Ind. Value By Market Comparison \$ 30,000.00

CORRELATION

Indicated Value By Cost Approach \$ 29,600.00

Indicated Value By Income Approach \$ 30,000.00

Indicated Value By Market Approach \$ 30,000.00

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:

THIRTY THOUSAND DOLLARS-----\$30,000.00.

Respectfully submitted,


George M. West
Real Estate Appraiser

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. RR-15
Parcel Address: 200 W. 3rd Street, Greenville, N.C.
Owner: Louis W. Gaylord, Jr. et al Owner's Address: 200 W. 3rd. Street, Greenville, N.C.
Title: Deed Book J-32 Page 16 Date of Deed 4-3-61 I.R.S. Stamps \$ 7.15
If Subject Property Sold Last 5 Yrs:
Actual Consideration (Terms, etc.): \$6,500.00 cash
Verified by Deed & Owner Capital Improvements Since Sale? \$ Office Building
Current Zoning: See Brochure Lot Dimensions: 60 ft. x 84.6 ft. Land Area 5,070 sq.ft.
Highest and Best Use to Which Property is Adaptable Business
Assessed Value: Land \$ 215.00 Imps. \$ 1,519.00 Total \$ 1,735.00
(1961 was listed as residence onstead of office building)
Tax Rate \$ 1.38 City Special Assessments \$.66 of County Annual Tax \$ 57.08
\$ 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: \$ 49,936.00
2. Value Indicated By Income (Actual or Estimated) \$ 57,000.00
3. Value Indicated By Market Comparisons: none \$ --

REMARKS: This is a new building and the replacement is actual figures in most cases. The rent is actual. There are no comparables, therefore, appraiser is using replacement approach but has also considered income.

PHOTO

SKETCH



FINAL VALUE ESTIMATE: Land \$ 3,600.00 Imps. \$ 50,400.00 Total \$ 54,000.00

Date Januaray 20, 1962

Appraiser D.G. Nichols, Realtor

Parcel No. Block 11, Lot 10

Address Greenville, N.C.



P674 / 766

200 W. Third St.

(Gaylord Bldg.)

Gaylord Bldg.

Block 11

Lot 10

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

Functions: Office Building Construction: Brick & Concrete block No. Stories: 2
Rooms: 12 No. Baths: ? Inside yes Bldg. Area: Enclosed ?
Outside Porches ?
Foundation concrete Heat forced aire Elect. yes Age 1 yr. Condition good
(actual)
If Remodeled When and How none Remaining Useful Life 74 years.

VALUE INDICATED BY REPLACEMENT COST

Land: Size 60 ft. X 84.6 @ \$ 60.00 per front foot \$ 3,600.00
Improvements: General Contract (actual figures) 30,960.00
Heat & Air Conditioning(actual figures) 3,856.00
Replacement Costs: sq. ft. @ \$ /sq. ft. \$
Plumbing (actual figures) 1,890.00
Replacement Costs: sq. ft. @ \$ /sq. ft. \$
Electrical fixtures (estimate) 1,350.00
Replacement Costs: sq. ft. @ \$ /sq. ft. \$ Electrical contract 1,980.00
Retaining wall (actual figures) 450.00
Total Cost New All Improvements Ceramic Tile (actual figures) 800.00
Side Walks 200.00
Depreciation: Grading & Landscaping (actual figures) 550.00
Built-in rugs 1,500.00
Loan - Legal & Survey Expense 300.00
Architectural Fee 2,500.00
49,936.00
46,336

Total % \$

Depreciated Value Improvements \$

Indicated Value \$

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

No. Units 3 @ \$ 475.00 /Unit \$ 5,700.00 yearly
(actual for total building per month)
No. Units @ \$ /Unit \$
Total Rental Income \$ 5,700.00
Indicated Value \$ 57,000.00
How Calculated? Gross Annual Multiplier 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> </u>	\$ <u> </u>	<u> </u>	\$ <u> </u>
<u> </u>	\$ <u> </u>	<u>No Comparables</u>	\$ <u> </u>
Indicated Value			\$ <u> </u>

Parcel No. Block 11, Lot 10

PARCEL APPRAISAL REPORT

Project Name and No. Shore Drive Redevelopment Project, N. C. R-15 Parcel No. 11-10
Parcel Address: 200 West Second Street, Greenville, North Carolina
Owner: Louis W. Gaylord, Jr. et al Owner's Address: 200 W. Third St., Greenville, N. C.
Title: Deed Book J-32 Page 16 Date of Deed 4-3-61 I.R.S. Stamps \$ 7.15
If Subject Property Sold Last 5 Years:
Actual Consideration (Terms, etc.): \$6,500 Cash
Deed &
Verified by Owner Capital Improvements Since Sale? \$ Office Building
Current Zoning: Commercial Street Improvements: Second St., paved, curbs & gutters (46' right of-way) Washington St., paved, curbs & gutters (50' right-of-way)
Assessed Value: Land \$ 515 Imps. \$ 13,233 Total \$ 13,748
Tax Rate \$ 3.71/\$100 Special Assessments \$ None Annual Tax \$ 510.05
Report Unlawful Usage or Violation of Codes and Ordinances: None

PHOTOGRAPHS and DRAWING

1074/765

Highest And Best Use To Which Property Is Adaptable Commercial

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: \$ 7,500
IMPS.: \$ 37,500
TOTAL: \$ 45,000

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

Date July 2, 1964

Appraiser:

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



P674/765

200 west second St.

Block 11

Lot 10

1660

Project No. N. C. R-15

Parcel No. 11-10

DESCRIPTION OF IMPROVEMENTS

Building Number	<u>Attorney</u>	<u>Architect</u>	<u>Insurance</u>	<u>Utility - 1st</u>	<u>Composite</u>
Use					<u>office space</u>
Type Construction					<u>brick on wood</u>
Condition					<u>Good</u> frame
Number of Rooms	<u>4</u>	<u>4</u>	<u>4</u>	<u>2</u>	<u>14</u>
Plumbing:					
Lavatory		<u>2</u>		<u>2</u>	<u>4</u>
Toilet		<u>2</u>		<u>2</u>	<u>4</u>
Tub or Shower					
Kitchen Sink			<u>1 & Ref.</u>	<u>1</u>	<u>2</u>
Hot Water				<u>1</u>	<u>1</u>
Type Roof					<u>Bonded 20 years</u>
Type Heating	<u>Air Cond.</u>				<u>Built-up</u>
	<u>Oil FWA</u>				<u>A. C. & Oil Fired</u>
					<u>Forced warm air</u>
Floor Area:					
Basement					
First	<u>2,220 s.f.</u>				<u>2,190 s.f.</u>
Second					<u>1,365 s.f.</u>
Third					
Porches, etc.	<u>231 s.f.</u>				<u>232 s.f.</u>
Year Built	<u>2 1/2 years</u>				<u>1961</u>
Future Economic Life	<u>37 1/2 years</u>				<u>37 years</u>
Monthly Rental	<u>\$475</u>				<u>\$475</u>
Utilities Included	<u>Water</u>				<u>Water</u>
	<u>Electricity</u>				<u>Electricity</u>
Assessed Valuation					

REPRODUCTION VALUE

Reproduction Cost					
Basement					
First	<u>\$30,660</u>				
Second	<u>\$10,920</u>				
Third					
Porches, etc.	<u>\$700</u>				
Reproduction Value	<u>\$42,280</u>				
Depreciation	<u>\$8,450</u>				
Depreciated Value	<u>\$33,830</u>				
Land Size	<u>60'</u>	<u>x</u>	<u>84.6'</u>	Total Building Value	<u>\$ 33,830</u>
Land Area	<u>5,070</u>		<u>sq. ft.</u>	Other Building Improvements (Type and Value)	
Site Description	<u>Corner lot, at street grade</u>			<u>None</u>	
	<u>sloping topography.</u>				
	<u>x 60'</u>	<u>x</u>	<u>\$ 125</u>	<u>= \$ 7,500</u>	
Site Improvements (Type and Value)					
Grading and landscaping	<u>\$200</u>			VALUE INDICATED	
				BY DEPRECIATED	
				REPRODUCTION COST	<u>\$41,530</u>

INCOME VALUE

Gross Annual Income

No. of Units 1

Actual \$ 5,700

Economic \$ _____

BASIS: Comparable space in Home Savings &
Loan building rents for \$2.51 per

GROSS INCOME MULTIPLIER 8

COMPARABLES: square foot annually.

VALUE INDICATED BY INCOME \$ 45,600

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ _____

REMARKS

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