

GW

BLOCK 11 - PARCEL 11





Block: 11 Parcel: 11 - 116 South Washington

Property Owner: Clara Dudley Baker & E. R. Dudley

Address of Owner: 112 West Second

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

Tax Data:

Appraised Value - Land: \$718.00 Imps.: \$1,488.00 Total: \$2,206.00

Assessed Value - Land: \$239.00 Imps.: \$ 496.00 Total: \$ 735.00

1963 Tax Levy - \$735.00 @ \$3.71 per \$100 = \$27.27

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$22.50 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: Washington Street, paved, curbs and gutters (50' right-of-way)

Land Included: 2,850 sq. ft. @ \$0.12 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential

Sale No. 11; \$2,500.00; Location - 5%; Cond. and Size -25%; Date + 10%;
Indicated Value \$2,000.00.

Sale No. 12: \$1,000.00; Location - 5%; Size and Cond. + 80%; Date + 5%;
Indicated Value \$1,800.00.

Sale No. 17: \$1,250.00 each; Location 0; Size and Cond. + 60%; Date + 15%;
Indicated Value \$2,187.00





COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>830</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$4,980.00
Porches	-	<u>200</u>	Sq. Ft. @ \$ <u>2.00</u>	sq. ft.	400.00
	-		Sq. Ft. @ \$	sq. ft.	

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$5,380.00

Less: Accrued Depreciation

Estimated Effective Age 35 years

Estimated Remaining Economic Life 15 years

Total Estimated Accrued Depreciation (70 %) 3,766.00

Indicated Depreciated Value of Dwelling \$1,614.00

Estimated Depreciated Value of:

1. Frame Detached Garage (____ sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$1,614.00

Add: Land Value By Comparison 350.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$1,964.00



INCOME APPROACH

\$ 22.50 Per Mo. Rental X 90 GRM = \$ 2,025.00

Comparative Rental Properties No. 3; 8; 22; 29

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
11			X
17			X
12	X		

Ind. Value By Market Comparison \$ 2,000.00

CORRELATION

Indicated Value By Cost Approach \$ 1,964.00

Indicated Value By Income Approach \$ 2,025.00

Indicated Value By Market Approach \$ 2,000.00

I hereby certify that I have no past, present or contemplated interest in this property. The appraiser WGS allowed to inspect the property. It is my opinion that the market value of this property, as of December 6, 1963 is:

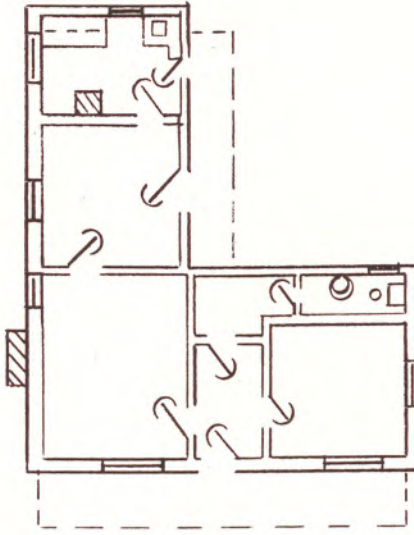
TWO THOUSAND DOLLARS-----\$2,000.00.

Respectfully submitted,

George M. West
George M. West
Real Estate Appraiser

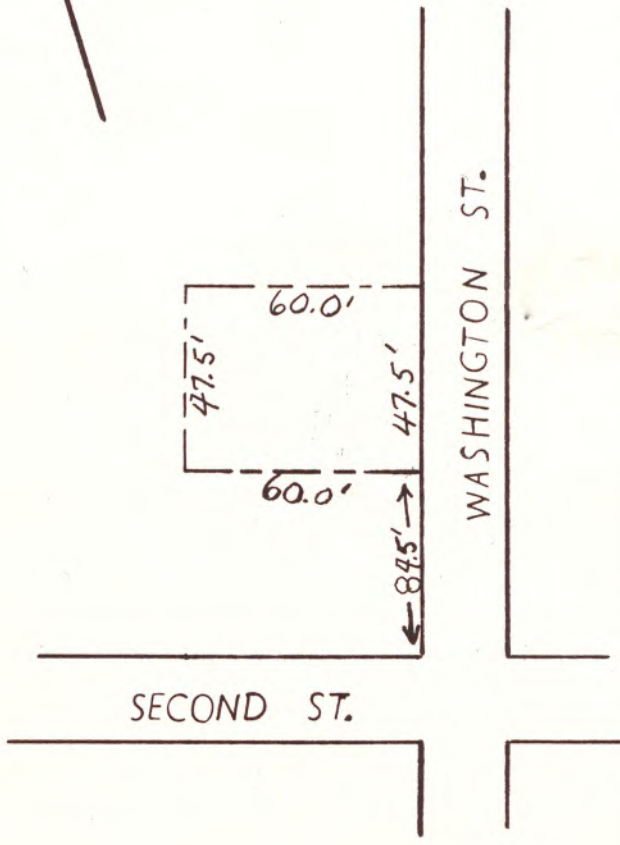


Floor Plan



Scale: 1/16" = 1'

N Plot Plan



PHOTOGRAPHS



Scale: 1" = 50'

A WEST APPRAISAL

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

PARCEL APPRAISAL REPORT

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

Parcel Address: 116 South Washington

Owner: The Professional Building of Greenville, Inc. Owner's Address: 200 West Second Street

Title: Deed Book B-33 Page 165 Date of Deed April 13, 1962 I.R.S. Stamps \$ 1.10

If Subject Property Sold Last 5 Years: Actual Consideration (Terms, etc.): Not available to appraiser

Verified by none Capital Improvements Since Sale? \$ None

Current Zoning: Commercial Street Improvements: Washington St., paved, curbs & gutters (50' right-of-way)

Assessed Value: Land \$ 239 Imps. \$ 496 Total \$ 735

Tax Rate \$ 735 @ 3.71 = 27.27 Special Assessments \$ None Annual Tax \$ 27.27

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

PHOTOGRAPHS and DRAWING

P674
769

Highest And Best Use To Which Property Is Adaptable Secondary Business

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: \$ 1,900

IMPS.: \$ 1,600

TOTAL: \$ 3,500

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

Date June 30, 1964

Appraiser: W. Calvin Reynolds

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



JUNE 1964

P674/769

116 South Washington

Block 11

Lot 11

6658

Project No. N. C. R-15

Parcel No. 11-11

DESCRIPTION OF IMPROVEMENTS

Building Number	_____	_____	_____	_____
Use	<u>Dwelling</u>	_____	_____	_____
Type Construction	<u>Frame</u>	_____	_____	_____
Condition	<u>Fair to poor</u>	_____	_____	_____
Number of Rooms	<u>4</u>	_____	_____	_____
Plumbing:				
Lavatory	<u>1</u>	_____	_____	_____
Toilet	<u>1</u>	_____	_____	_____
Tub or Shower	_____	_____	_____	_____
Kitchen Sink	<u>1</u>	_____	_____	_____
Hot Water	_____	_____	_____	_____
Type Roof	<u>A-Metal</u>	_____	_____	_____
Type Heating	<u>None</u>	_____	_____	_____
Floor Area:				
Basement	_____	_____	_____	_____
First	<u>830 s.f.</u>	_____	_____	_____
Second	_____	_____	_____	_____
Third	_____	_____	_____	_____
Porches, etc.	<u>200 s.f.</u>	_____	_____	_____
Year Built	<u>35 years</u>	_____	_____	_____
Future Economic Life	<u>5 years</u>	_____	_____	_____
Weekly Rental	_____	_____	_____	_____
Monthly Rental	<u>\$6</u>	_____	_____	_____
Utilities Included	<u>Water & Gas</u>	_____	_____	_____
	<u>Electricity</u>	_____	_____	_____
Assessed Valuation	_____	_____	_____	_____

REPRODUCTION VALUE

Reproduction Cost				
Basement	_____	_____	_____	_____
First	<u>\$4,980</u>	_____	_____	_____
Second	_____	_____	_____	_____
Third	_____	_____	_____	_____
Porches, etc.	<u>\$220</u>	_____	_____	_____
Reproduction Value	<u>\$5,200</u>	_____	_____	_____
Depreciation	<u>\$3,650</u>	_____	_____	_____
Depreciated Value	<u>\$1,550</u>	_____	_____	_____

Land Size 60' x 47' Total Building Value \$ 1,550

Land Area 2,850 sq. ft. Other Building Improvements (Type and Value)

Site Description Open lot, level with curb rising slightly, drains well. None

_____ x 47.5' x \$ 40 = \$ 1,900

Site Improvements (Type and Value)

Minimum lawn, few plantings

VALUE INDICATED
BY DEPRECIATED
REPRODUCTION COST \$ 3,450

INCOME VALUE

Gross Annual Income _____ No. of Units 1

Actual \$ 312

Economic \$ _____ BASIS: _____

GROSS INCOME MULTIPLIER 8 COMPARABLES: _____

VALUE INDICATED BY INCOME \$ 2,496

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
<u>20</u>	<u>\$3,500</u>	<u>Comparable</u>	<u>\$3,500</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ 3,500

REMARKS

The deed referred to in the heading calls for a lot 82.5' x 60'. This parcel is a portion of that sale. The other portion is covered by another appraisal.

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

GW

BLOCK 11 - PARCEL 11





Block: 11 Parcel: 11 - 116 South Washington

Property Owner: Clara Dudley Baker & E. R. Dudley

Address of Owner: 112 West Second

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

Tax Data:

Appraised Value - Land: \$718.00 Imps.: \$1,488.00 Total: \$2,206.00

Assessed Value - Land: \$239.00 Imps.: \$ 496.00 Total: \$ 735.00

1963 Tax Levy - \$735.00 @ \$3.71 per \$100 = \$27.27

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$22.50 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: Washington Street, paved, curbs and gutters (50' right-of-way)

Land Included: 2,850 sq. ft. @ \$0.12 per sq. ft.

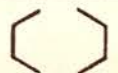
Land Comparables: 7; 18; 19

Highest and Best Use: Residential

**Sale No. 11: \$2,500.00; Location - 5%; Cond. and Size -25%; Date + 10%;
Indicated Value \$2,000.00.**

**Sale No. 12: \$1,000.00; Location - 5%; Size and Cond. + 80%; Date + 5%;
Indicated Value \$1,800.00.**

**Sale No. 17: \$1,250.00 each; Location 0; Size and Cond. + 60%; Date + 15%;
Indicated Value \$2,187.00**





COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>830</u>	Sq. Ft. @ \$ <u>6.00</u>	sq. ft.	\$4,980.00
Porches	-	<u>200</u>	Sq. Ft. @ \$ <u>2.00</u>	sq. ft.	400.00
	-		Sq. Ft. @ \$	sq. ft.	

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$5,380.00

Less: Accrued Depreciation

Estimated Effective Age 35 years

Estimated Remaining Economic Life 15 years

Total Estimated Accrued Depreciation (70 %) 3,766.00

Indicated Depreciated Value of Dwelling \$1,614.00

Estimated Depreciated Value of:

1. Frame Detached Garage (____ sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$1,614.00

Add: Land Value By Comparison 350.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$1,964.00



INCOME APPROACH

\$ 22.50 Per Mo. Rental X 90 GRM = \$ 2,025.00

Comparative Rental Properties No. 3; 8; 22; 29

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
11			X
17			X
12	X		

Ind. Value By Market Comparison \$ 2,000.00

CORRELATION

Indicated Value By Cost Approach \$ 1,964.00

Indicated Value By Income Approach \$ 2,025.00

Indicated Value By Market Approach \$ 2,000.00

I hereby certify that I have no past, present or contemplated interest in this property. The appraiser WGS allowed to inspect the property. It is my opinion that the market value of this property, as of December 6, 1963 is:

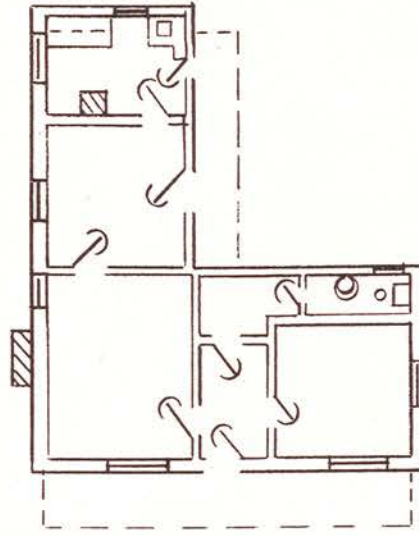
TWO THOUSAND DOLLARS-----\$2,000.00.

Respectfully submitted,

George M. West
George M. West
Real Estate Appraiser

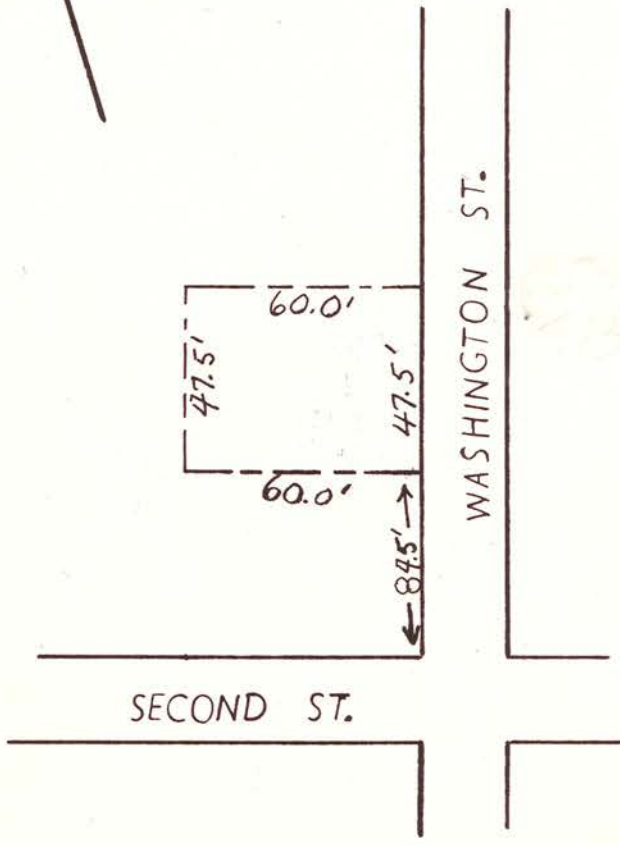


Floor Plan



Scale: 1/16" = 1'

N Plot Plan



Scale: 1" = 50'

A WEST APPRAISAL

PHOTOGRAPHS



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

PARCEL APPRAISAL REPORT

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

Parcel Address: 116 South Washington

Owner: The Professional Building of Greenville, Inc. Owner's Address: 200 West Second Street

Title: Deed Book B-33 Page 165 Date of Deed April 13, 1962 I.R.S. Stamps \$ 1.10

If Subject Property Sold Last 5 Years: Actual Consideration (Terms, etc.): Not available to appraiser

Verified by none Capital Improvements Since Sale? \$ None

Current Zoning: Commercial Street Improvements: Washington St., paved, curbs & gutters (50' right-of-way)

Assessed Value: Land \$ 239 Imps. \$ 496 Total \$ 735

Tax Rate \$ 735 @ 3.71 = 27.27 Special Assessments \$ None Annual Tax \$ 27.27

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

PHOTOGRAPHS and DRAWING

P674
769

Highest And Best Use To Which Property Is Adaptable Secondary Business

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: \$ 1,900

IMPS.: \$ 1,600

TOTAL: \$ 3,500

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

Date June 30, 1964

Appraiser: W. Calvin Reynolds

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



JUNE 1964

P674/769

116 South Washington

Block 11

Lot 11

665B

Project No. N. C. R-15

Parcel No. 11-11

DESCRIPTION OF IMPROVEMENTS

Building Number	_____	_____	_____	_____
Use	<u>Dwelling</u>	_____	_____	_____
Type Construction	<u>Frame</u>	_____	_____	_____
Condition	<u>Fair to poor</u>	_____	_____	_____
Number of Rooms	<u>4</u>	_____	_____	_____
Plumbing:				
Lavatory.....	<u>1</u>	_____	_____	_____
Toilet.....	<u>1</u>	_____	_____	_____
Tub or Shower.....	_____	_____	_____	_____
Kitchen Sink.....	<u>1</u>	_____	_____	_____
Hot Water.....	_____	_____	_____	_____
Type Roof	<u>A-Metal</u>	_____	_____	_____
Type Heating	<u>None</u>	_____	_____	_____
Floor Area:				
Basement.....	_____	_____	_____	_____
First.....	<u>830 s.f.</u>	_____	_____	_____
Second.....	_____	_____	_____	_____
Third.....	_____	_____	_____	_____
Porches, etc.....	<u>200 s.f.</u>	_____	_____	_____
Year Built	<u>35 years</u>	_____	_____	_____
Future Economic Life	<u>5 years</u>	_____	_____	_____
Weekly Rental	_____	_____	_____	_____
Monthly Rental	<u>\$6</u>	_____	_____	_____
Utilities Included	<u>Water & Gas</u>	_____	_____	_____
	<u>Electricity</u>	_____	_____	_____
Assessed Valuation	_____	_____	_____	_____

REPRODUCTION VALUE

Reproduction Cost				
Basement.....	_____	_____	_____	_____
First.....	<u>\$4,980</u>	_____	_____	_____
Second.....	_____	_____	_____	_____
Third.....	_____	_____	_____	_____
Porches, etc.....	<u>\$220</u>	_____	_____	_____
Reproduction Value	<u>\$5,200</u>	_____	_____	_____
Depreciation	<u>\$3,650</u>	_____	_____	_____
Depreciated Value	<u>\$1,550</u>	_____	_____	_____

Land Size 60' x 47' Total Building Value \$ 1,550

Land Area 2,850 sq. ft. Other Building Improvements (Type and Value)

Site Description Open lot, level with curb rising slightly, drains well. None

47.5' x 40 = \$ 1,900

Site Improvements (Type and Value)
Minimum lawn, few plantings

VALUE INDICATED
BY DEPRECIATED
REPRODUCTION COST \$ 3,450

INCOME VALUE

Gross Annual Income _____ No. of Units 1

Actual \$ 312

Economic \$ _____ BASIS: _____

GROSS INCOME MULTIPLIER 8 COMPARABLES: _____

VALUE INDICATED BY INCOME \$ 2,496

COMPARABLE VALUE

Comparable No.	Value	Explanation	Indicated Value
<u>20</u>	<u>\$3,500</u>	<u>Comparable</u>	<u>\$3,500</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

VALUE INDICATED BY COMPARABLES \$ 3,500

REMARKS

The deed referred to in the heading calls for a lot 82.5' x 60'. This parcel is a portion of that sale. The other portion is covered by another appraisal.

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