

GW

BLOCK 11 - PARCEL 12





Block: 11 Parcel: 12 - 112 South Washington

Property Owner: E. R. Dudley

Address of Owner: 112 West Second Street

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

Tax Data:

Appraised Value-Land: \$1,796.00 Imps.: \$3,418.00 Total: \$5,214.00

Assessed Value -Land: \$ 599.00 Imps.: \$1,139.00 Total: \$1,740.00

1963 Tax Levy - \$1,740.00 @ \$3.71 per \$100 = \$64.55

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$18.00 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: Washington Street, paved, curbs and gutters (50' right-of-way)

Land Included: 2,100 sq. ft. @ \$0.12 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential

Market Comparison Adjustments:

Sale No. 10: \$1,500.00; Location - 5%; Size and Cond. + 15%; Date + 10%;
Indicated Value \$1,800.00.

Sale No. 11: \$2,500.00; Location - 5%; Size and Cond.-35%; Date + 10%;
Indicated Value \$1,750.00.

Sale No. 12: \$1,000.00; Location - 5%; Size and Cond. + 75%; Date + 5%;
Indicated Value \$1,750.00.





COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>780</u>	Sq. Ft. @ \$	<u>6.00</u>	sq. ft.	\$4,680.00
Porches	-	<u>84</u>	Sq. Ft. @ \$	<u>2.00</u>	sq. ft.	168
	-	_____	Sq. Ft. @ \$	_____	sq. ft.	

~~Concrete Block~~

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

Total Estimated Reproduction Cost New \$4,848.00

Less: Accrued Depreciation

Estimated Effective Age 35 years

Estimated Remaining Economic Life 15 years

Total Estimated Accrued Depreciation (70%) 3,394.00

Indicated Depreciated Value of Dwelling \$1,454.00

Estimated Depreciated Value of:

1. Frame Detached Garage (____ sq. ft.)
2. Storage (49 sq. ft.) \$20.00
- 3.

Total - Other Improvements \$ 20.00

Estimated Depreciated Value of

All Improvements \$1,474.00

Add: Land Value By Comparison 250.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$1,724.00



INCOME APPROACH

\$ 18.00 Per Mo. Rental X 90 GRM = \$ 1,620.00

Comparative Rental Properties No. 4, 5, 6

MARKET DATA APPROACH

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

Ind. Value By Market Comparison \$ 1,750.00

CORRELATION

Indicated Value By Cost Approach \$ 1,724.00

Indicated Value By Income Approach \$ 1,620.00

Indicated Value By Market Approach \$ 1,750.00

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:

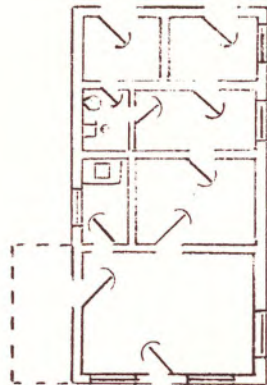
ONE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS-----\$1,750.00.

Respectfully submitted,

George M. West
Real Estate Appraiser

GW

Floor Plan



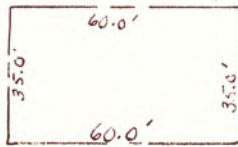
Scale: 1/20" = 1'



Plot Plan

FIRST ST.

WASHINGTON ST.



PHOTOGRAPHS



p674/71

Scale: 1" = 50'

A WEST APPRAISAL

PROJECT: N.C. R-15
Block: 11 Parcel: 12

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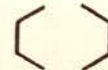
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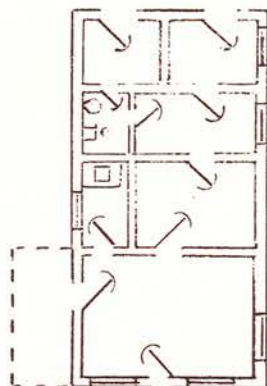
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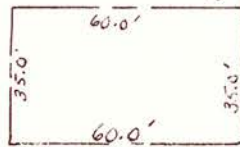
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WASHINGTON ST.



PHOTOGRAPHS



p674/m1

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