



BLOCK 11 - PARCEL 13





**Block: 11 Parcel: 13 - Vacant**

**Property Owner: J. J. Perkins**

**Address of Owner: Rockspring Road**

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

**Tax Data:**

**Appraised Value - Land: \$685.00 Imps.: Total: \$685.00**

**Assessed Value - Land: \$228.00 Imps.: Total: \$230.00**

**1963 Tax Levy - \$230.00 @ \$3.71 per \$100 == \$85.33**

**Unlawful condition, use or occupancy found: None known**

**Special Assessment: None**

**Rental Value of Property: N/A**

**Rental Experience: N/A**

**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: 6,160 sq. ft. @ \$0.08 per sq. ft.**

**Land Comparables: 7; 18; 19**

**Highest and Best Use: Residential**





### COST APPROACH TO VALUE

Frame Dwelling:

Living Area - \_\_\_\_\_ Sq. Ft. @ \$ \_\_\_\_\_ sq. ft.

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

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

Concrete Block

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

Total Estimated Reproduction Cost New

Less: Accrued Depreciation

Estimated Effective Age \_\_\_\_\_ years

Estimated Remaining Economic Life \_\_\_\_\_ years

Total Estimated Accrued Depreciation ( %)

Indicated Depreciated Value of Dwelling

Estimated Depreciated Value of:

1. Frame Detached Garage ( \_\_\_\_\_ sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements

Add: Land Value By Comparison \$500.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$500.00



INCOME APPROACH

\$ \_\_\_\_\_ Per Mo. Rental X \_\_\_\_\_ GRM = \$ N/A

Comparative Rental Properties No. \_\_\_\_\_

MARKET DATA APPROACH

Sale No.	Inferior	App. Equal	Superior
21	X		
19		X	
18		X	

Ind. Value By Market Comparison \$ 500.00

CORRELATION

Indicated Value By Cost Approach \$ 500.00

Indicated Value By Income Approach \$ N/A

Indicated Value By Market Approach \$ 500.00

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:

FIVE HUNDRED DOLLARS-----\$500.00.

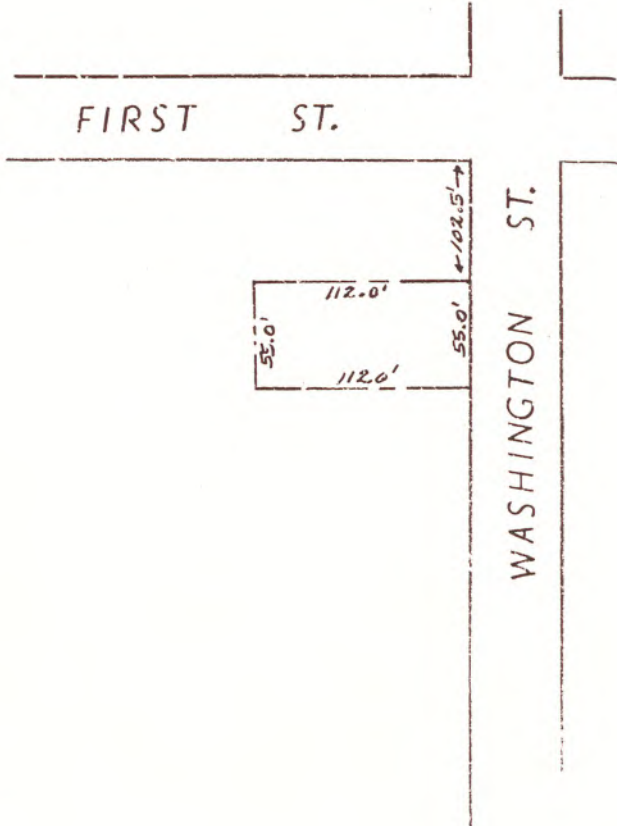
Respectfully submitted,

*George M. West*  
George M. West  
Real Estate Appraiser

GW

Floor Plan

Plot Plan



PHOTOGRAPHS



p6741772

PROJECT: N.C. R-15  
Block: 11 Parcel: 13

Scale: 1" = 100'

A WEST APPRAISAL



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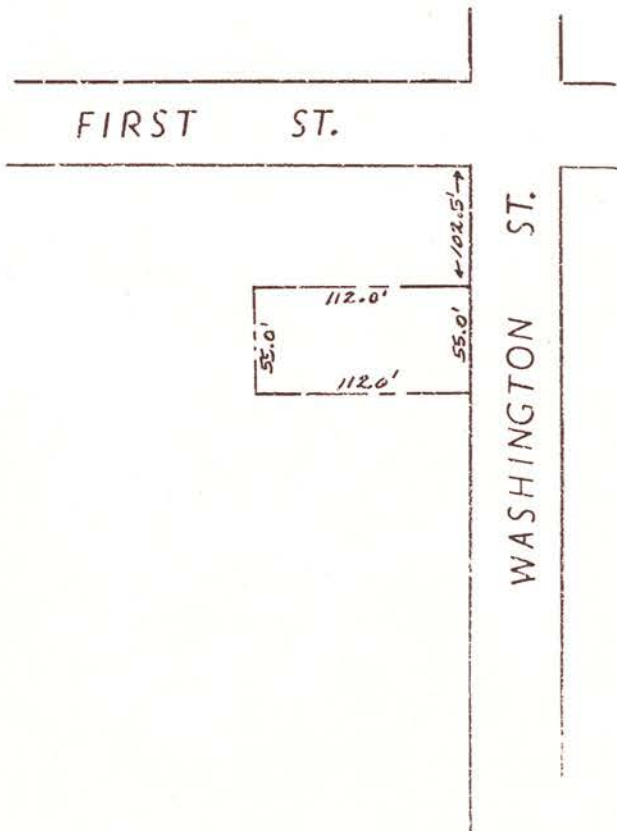
Respectfully submitted,

*George M. West*  
George M. West  
Real Estate Appraiser

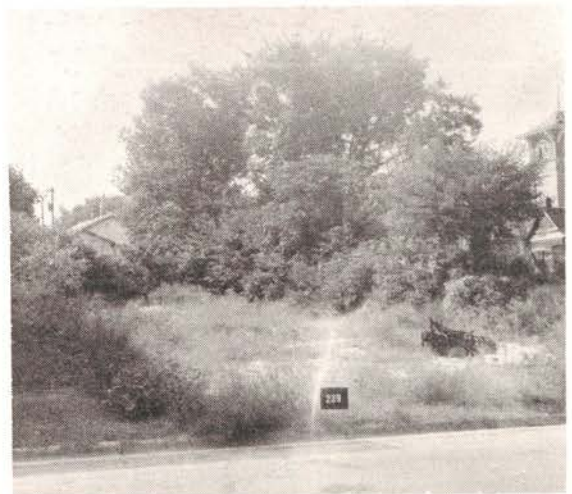
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Plot Plan



PHOTOGRAPHS



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