

Parcel Appraisal Report

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

Parcel Address: "A" Street, Greenville, North Carolina

Owner: William L. Mills & Katherine M. Mills Owner's Address: 117 "A" Street, Greenville, N. C.

Title: Deed Book R-34 Page 48 Date of Deed 3-14-64 I.R.S. Stamps \$ 8.80

If Subject Property Sold Last 5 Yrs: Yes. Cash \$8,000.00 Sales Price
Actual Consideration (Terms, etc.): _____

Verified by Grantee Capital Improvements Since Sale? \$ None

Current Zoning: Residential Lot Dimensions: 100 x 110 ft. Land Area 11,900 sq. ft.

Highest and Best Use to Which Property is Adaptable Residential

Assessed Value: Land \$ 381.00 Imps. \$ 2,307.00 Total \$ 2,690.00

Tax Rate \$ 1.55 City Special Assessments \$.74 of County Rate Annual Tax \$ 100.06
2.17 County is school tax

Report Unlawful Usage or Violation of Codes and Ordinances: None

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

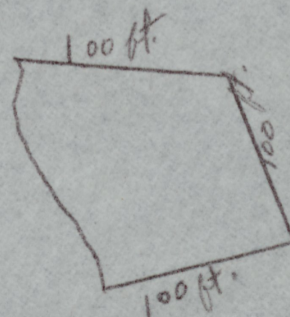
- | | | |
|--|----|----------------|
| 1. Value Indicated By Replacement Cost: | \$ | <u>400.00</u> |
| 2. Value Indicated By Income (Actual or Estimated) | \$ | <u>Omitted</u> |
| 3. Value Indicated By Market Comparisons: | \$ | <u>500.00</u> |

REMARKS: The subject property is low and is subject to overflow but is used for playground. The appraiser feels that Sales Approach is more applicable for estimating value.

PHOTO

SKETCH

None



FINAL VALUE ESTIMATE: Land \$ 500.00 Imps. \$ none Total \$ 500.00

Date January 21, 1965

Appraiser D. G. Nichols *D. G. Nichols*

Parcel No. 1, Lot 3

Address Greenville, N. C.

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

Functions: Vacant Land Construction: _____ No. Stories: _____
 Rooms: _____ No. Baths: _____ Inside _____ Bldg. Area: Enclosed _____
 Outside _____ Porches _____
 Foundation _____ Heat _____ Elect. _____ Age _____ Condition _____
 If Remodeled When and How _____ Remaining Useful Life _____

VALUE INDICATED BY REPLACEMENT COST

Land: Size 100 ft. X 110 ft. @ \$ 4.00 per front foot \$ 400.00

Improvements:

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

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

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

Total Cost New All Improvements \$ _____

Depreciation:

Total _____ % \$ _____

Depreciated Value Improvements \$ _____

Indicate Value \$ 400.00

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

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

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

Total Rental Income \$ _____

Indicated Value \$ _____

How Calculated? _____

(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>23</u>	<u>\$ 500.00</u>	<u>Total Adjustments Minus \$100.00</u>	<u>\$400.00</u>
<u>29</u>	<u>\$ 2,500.00</u>	<u>Total Adjustments Minus \$2,000.00</u>	<u>\$500.00</u>
Indicated Value			<u>\$500.00</u>

Parcel No. 1, Lot 3