

Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project No. NC, R-15

Parcel Address: East Fifth Street, Greenville, North Carolina

Owner: Administrative Unit Greenville City Schools Owner's Address: Greenville, North Carolina

Title: Deed Book W-25 Page 352 Date of Deed 9-25-61 I.R.S. Stamps \$ None

If Subject Property Sold Last 5 Yrs: No
Actual Consideration (Terms, etc.): _____

Verified by --- Capital Improvements Since Sale? \$ ---

Current Zoning: See Brochure Lot Dimensions: 275 ft. x 335 ft. Land Area 11,500 sq.ft.

Highest and Best Use to Which Property is Adaptable School

Assessed Value: Land \$ Tax exempt Imps. \$ tax exempt Total \$ tax exempt

Tax Rate \$ -- Special Assessments \$ -- Annual Tax \$ --

Report Unlawful Usage or Violation of Codes and Ordinances: None

RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

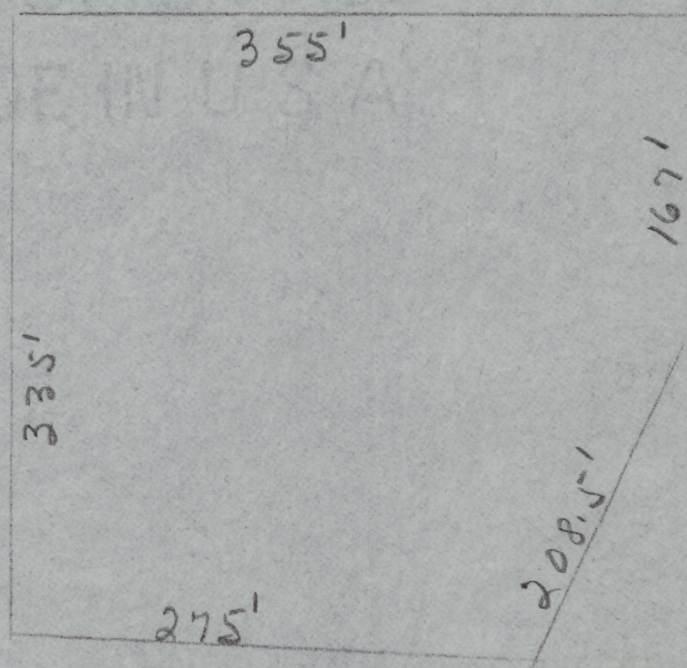
- | | |
|---|----------------------|
| 1. Value Indicated By Replacement Cost: _____ | \$ <u>230,532.00</u> |
| 2. Value Indicated By Income (Actual or Estimated) <u>Estimated</u> | \$ <u>214,000.00</u> |
| 3. Value Indicated By Market Comparisons: <u>Omitted</u> | \$ _____ |

REMARKS: The appraiser has used Replacement cost and an estimated rental approach, but did consider Sale No. 27, Sale No.31, and Sale No. 33 and others to ascertain the front foot price of land. There are just no Sales Compareables Available.

PHOTO



SKETCH



FINAL VALUE ESTIMATE: Land \$ 137,500.00 Imps. \$ 93,032.00 Total \$ 230,532.00

Date January 21, 1965

Appraiser D.G. Nichols

Parcel No. 22, Lot 1

Address Greenville, N.C.

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

Functions: School Construction: Brick No. Stories: 2 and basement
Main floor-11 rooms 2 main floor 44,301 sq. ft.
 Rooms: 10 No. Baths 2 basement Inside X Bldg. Area: Enclosed
Basement-12 rooms Outside _____ Porches _____
 Foundation Brick Heat Steam Elect. Yes Estimated Age 40 yrs. Condition _____
 If Remodeled When and How General Remaining Useful Life 10

VALUE INDICATED BY REPLACEMENT COST

Land: Size 275 ft. X 335 ft. @ \$ 500.00 front foot 137,500.00
 The appraiser considered depth and frontage from 3 streets in valuing land.

Improvements:

Improvement Costs: 44,301 sq. ft. @ \$ 14.00 /sq. ft. \$ 620,214.00
 Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____
 Improvement Costs: _____ sq. ft. @ \$ _____ /sq. ft. \$ _____

Total Cost New All Improvements \$ 620,214.00

Depreciation:

Total 85 % \$ 527,182.00

Depreciated Value Improvements \$ 93,032.00
 Indicate Value \$ 250,532.00

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

No. Units 19 room @ \$ 50.00 /Unit Estimate \$ 11,400.00 yearly
 No. Units _____ @ \$ _____ /Unit Parking lot estimate \$ 10,000.00 yearly
income on vacant land
 Total Rental Income \$ 21,400.00 yearly
 Indicated Value \$ 214,000.00
 How Calculated? Gross Annual Multiplier 10%

(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>There are no Sales Comparables Available</u>		\$ _____
_____	_____	_____	\$ _____
Indicated Value			\$ _____

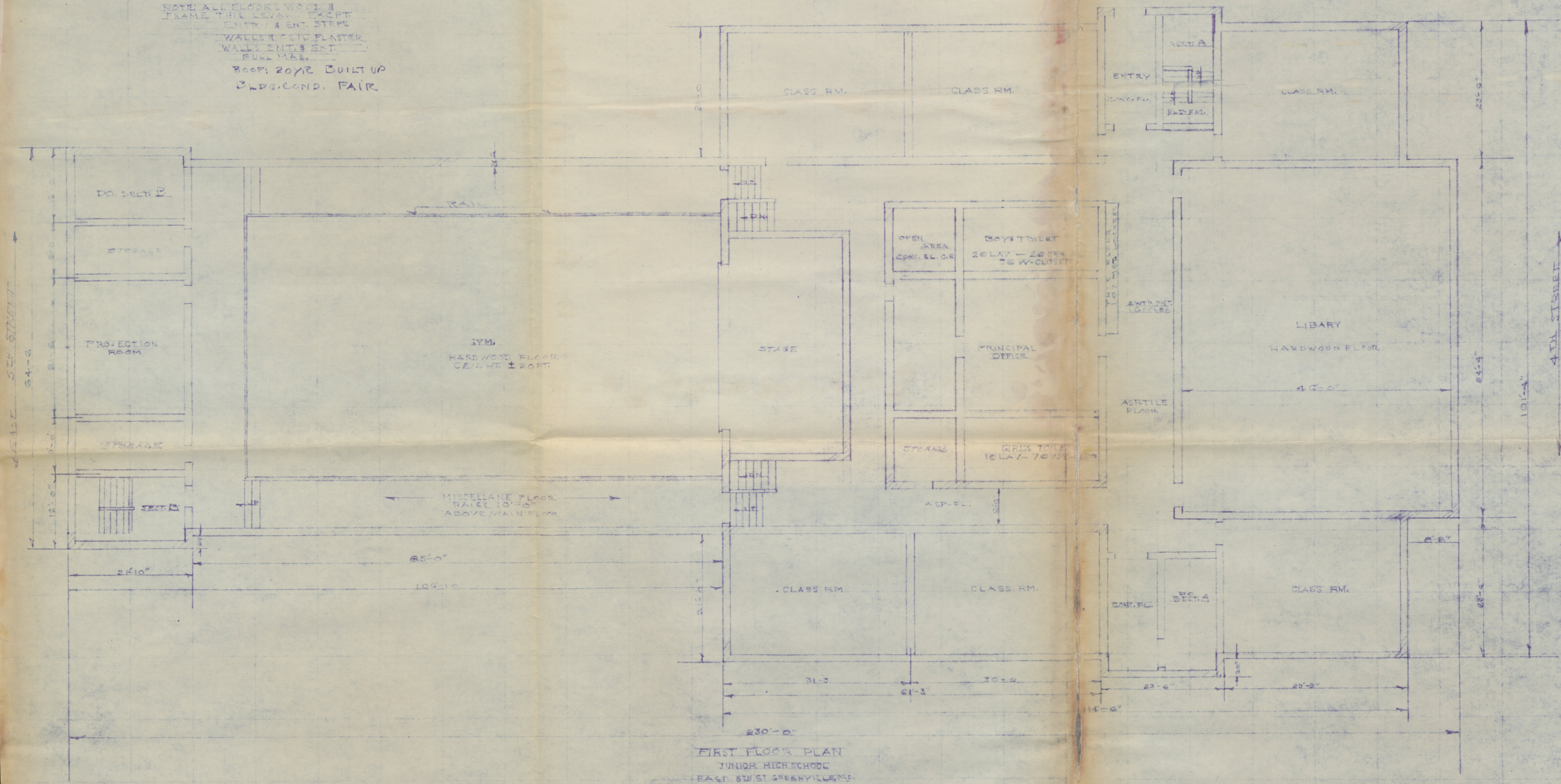
Parcel No. 22, Lot 1

PAGE 1 OF 2
GREENHILL & SONS

GREENHILL & SONS
1000 BROADWAY
NEW YORK, N.Y.

DATE	DESCRIPTION	AMOUNT
1912		
1913		
1914		
1915		
1916		
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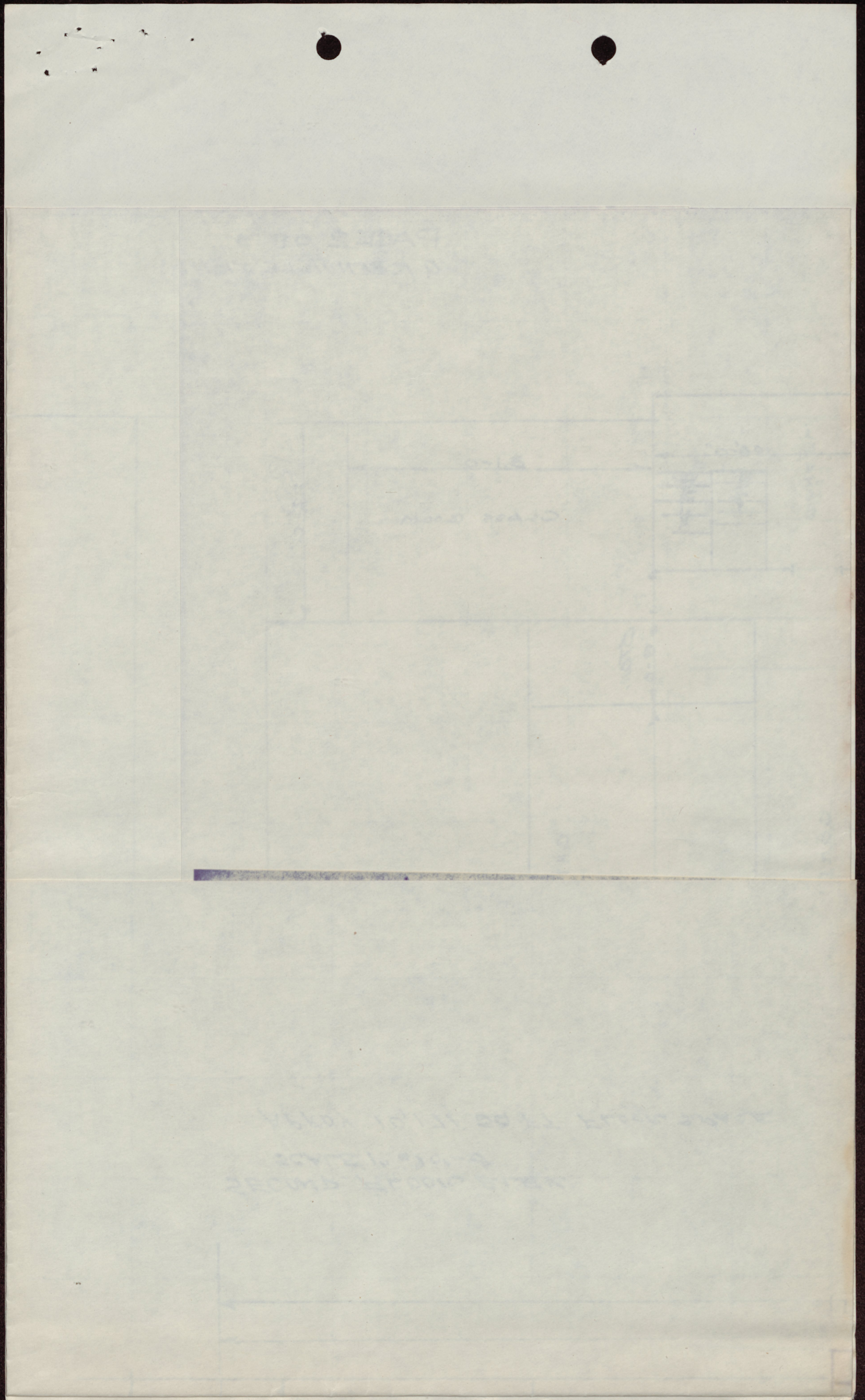
NOTE: ALL FLOORS WOOD
FRAME THIS LEVEL EXCEPT
ENTRY & ENT. STAIRS
WALLS ETC. PLASTER
WALLS ENT. STAIRS
FULL W.C.
ROOF 20% BUILT UP
BLDG. COND. FAIR

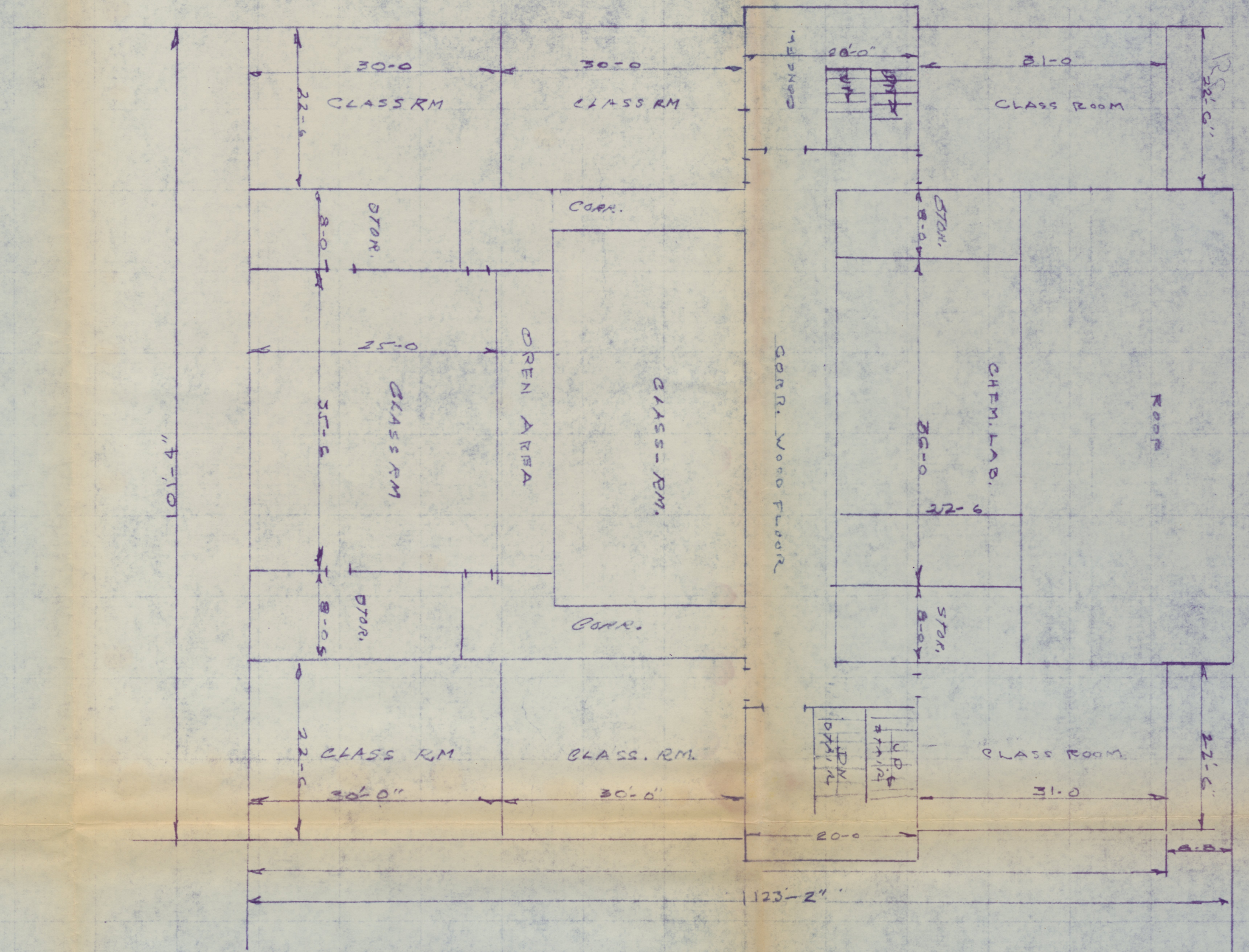


FIRST FLOOR PLAN
JUNIOR HIGH SCHOOL
EAST 8TH ST. GREENVILLE, S.C.

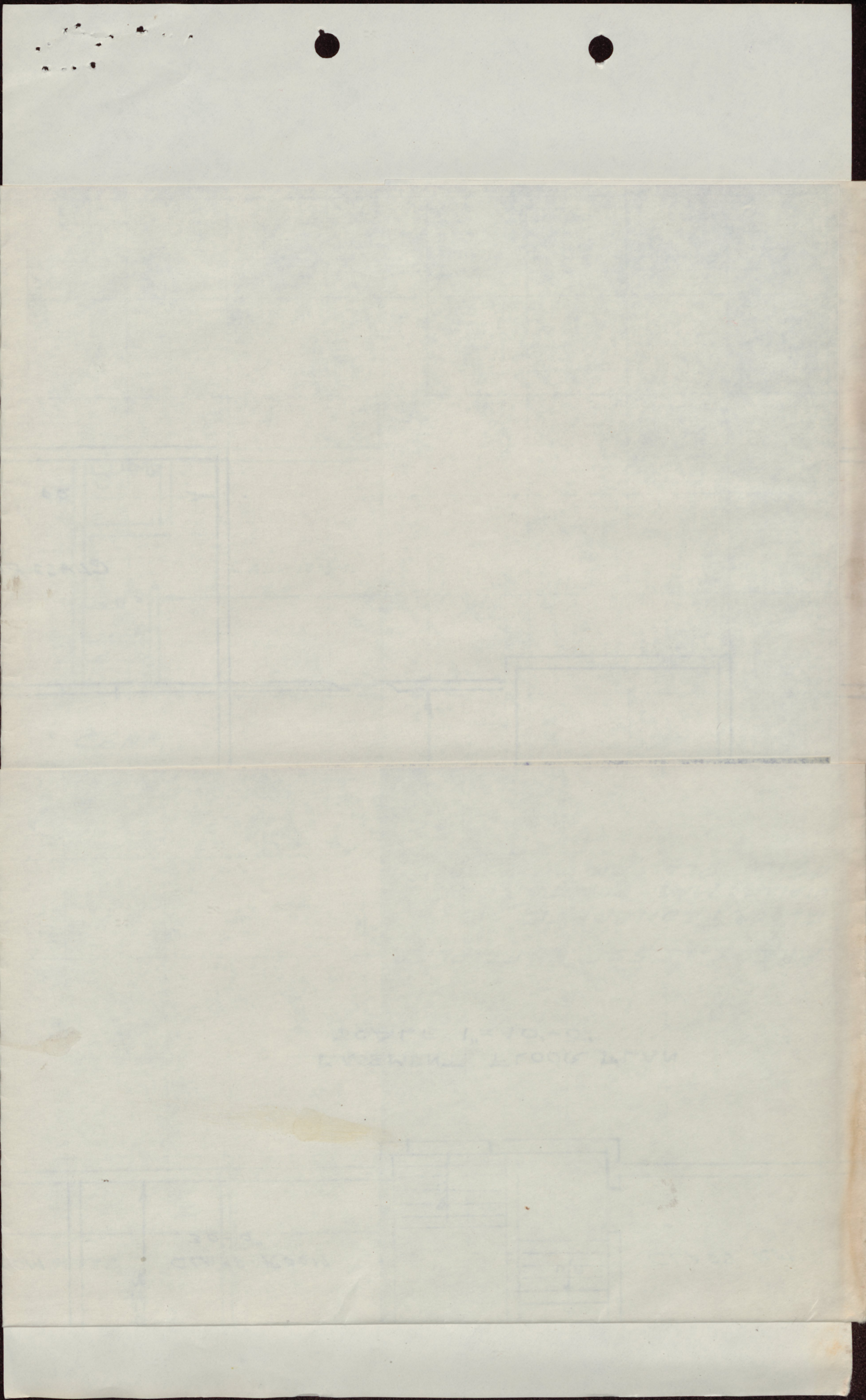
APPROX. 16,575 SQ. FT. FLOOR AREA
THIS LEVEL

DRAWN BY: N.L. HARRISON
JULY 29, 1934
COND. OF BLDG. FAIR BUT
IN NEED OF REPAIRS

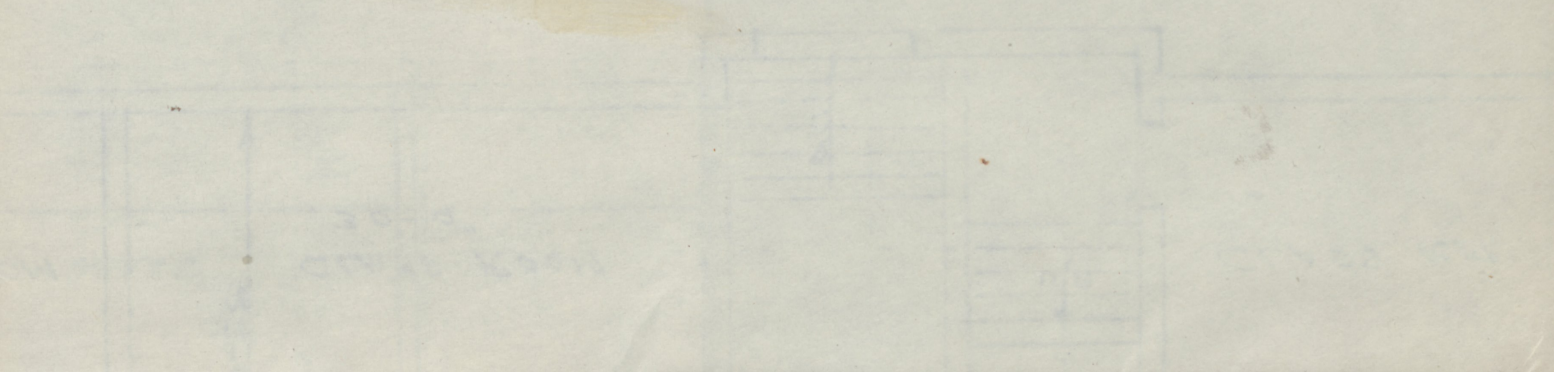


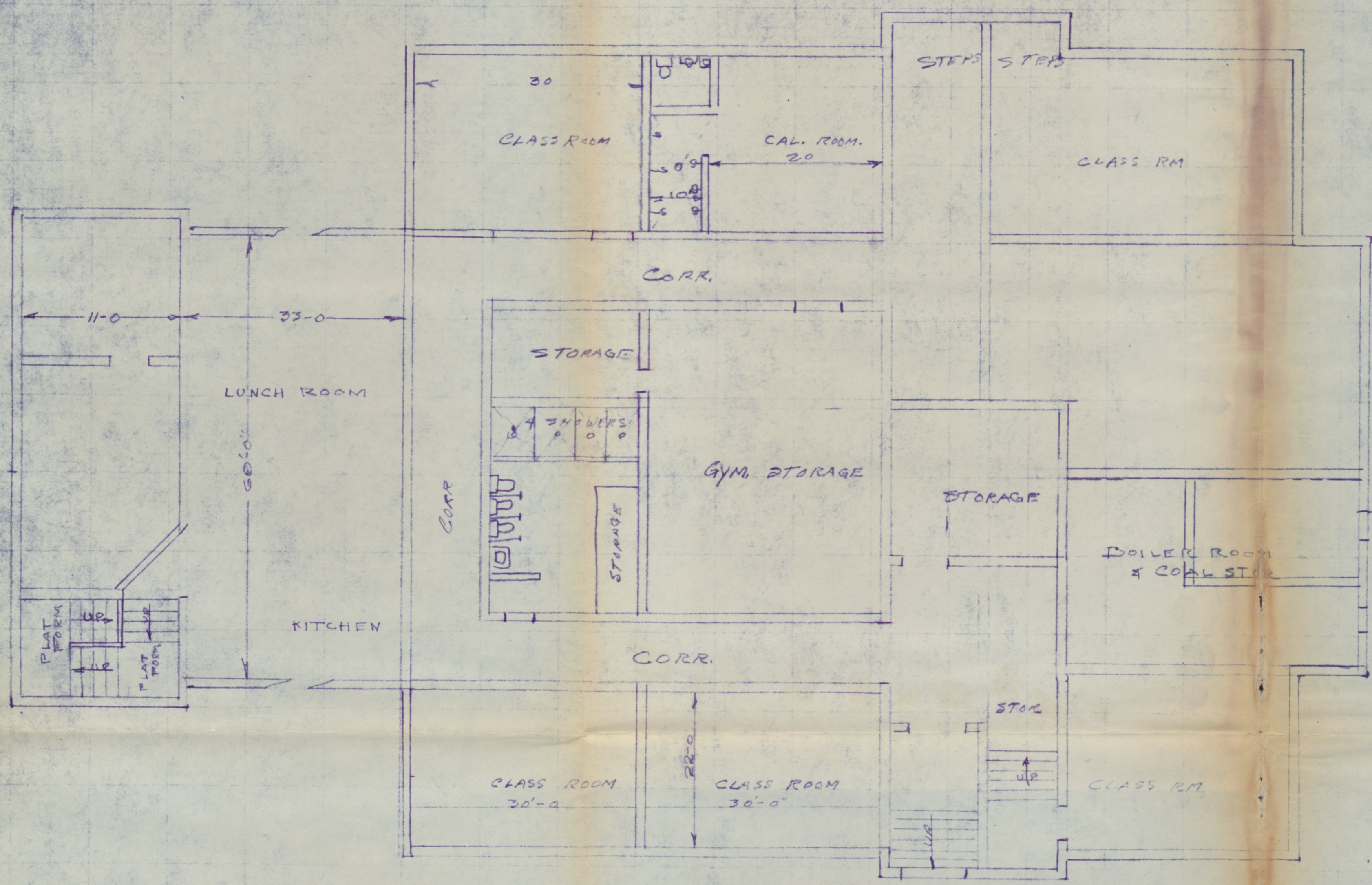


SECOND FLOOR ELEV.
SCALE 1" = 10'-0"
APPROX 10,171 SQ FT FLOOR SPACE



SCALE 1" = 10'-0"
GENERAL FLOOR PLAN





BASEMENT FLOOR PLAN
SCALE 1"=10'-0"

APPROX 15,555 SQ FT FL.SP.
FLOOR: CONCRETE
WALLS: MAS. PLASTER
CEIL: PLASTER ON WOOD FR.

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