

PROPOSAL FOR PURCHASE OF BUILDINGS

I (We) hereby offer to purchase from the Redevelopment Commission of the City of Greenville all structures situated on the property at 106 (street

5. GREENE ST. address), known as Parcel 10-8, of the Shore

Drive Redevelopment Project in the City of Greenville, North Carolina, for the sum of Fifty (50.00) Dollars

I (We) agree to remove the structures from the property within Fifteen (15) days after acceptance of this offer by the Commission, and I (We) understand that none of these structures may be used as a dwelling.

I(We) understand that I am (We are) responsible for compliance with all applicable City and County ordinances and regulations regarding the capping or removal of utility lines and services in connection with the work involved in this contract, and I am (We are) responsible for the observance by me (us) and my (our) employees of all City, County, and State ordinances, laws and regulations pertaining to personal safety, property damage and workmen's compensation.

I (We) agree to leave the property reasonably clear and even, filling all wells, cellars and other holes and removing all pipes, columns, steps, walks, trash and debris from the property to the satisfaction of the Project Manager. It is understood that blasting or explosives may not be used and that plowing, grading, leveling, seeding, sodding, etc., is not required.

Submitted this 1 day of April, 1964.

Joe Nelson  
(Purchaser)

Box 324, WINTERVILLE N.C.  
(Address)

By Joe Nelson

ACCEPTED: April 1, 1964

REDEVELOPMENT COMMISSION OF THE  
CITY OF GREENVILLE

By C. E. Dubbes

OFFER OF SALE OF LAND

Project No. N.C.R. 15  
Parcel No. 10-8

In consideration of the sum of one dollar (\$1) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the undersigned (hereinafter called the "seller"), being the owner thereof, hereby offers and agrees to sell and convey to the Redevelopment Commission of the City of Greenville (hereinafter called the "Commission") or its assignee or nominee the following-described property, located in the City of Greenville, County of Pitt, State of North Carolina,

upon the following terms and conditions:

Upon closing, the seller shall convey to the Commission or its assignee or nominee by general warranty deed a good and marketable fee-simple title thereto, together with all improvements, hereditaments, and appurtenances thereunto belonging, free and clear of all liens (except liens for current taxes and assessments), easements, restrictions, delinquent taxes and assessments, leases and encumbrances of any kind, existing or inchoate with proper release of dower, curtesy, and waiver of homestead rights, if any, together with all of his right, title and interest in and to any streets or alleys adjoining or abutting thereon. Taxes and assessments shall be adjusted as of the time of closing. Possession shall be delivered to the Commission at the time of closing.

The total purchase price shall be \$ 2750. All expenses of examination of title and of preparation and recording the deed shall be paid by the Commission. Payment of the purchase price shall be made upon transfer of title to the Commission.

This offer shall be irrevocable for a period of 180 days from the date hereof and shall remain in force thereafter until terminated by the seller. Such termination may be effected at any time after the expiration of such 180 day period by seller giving 60 days' prior written notice to the Commission of such termination. If this offer is accepted, the Commission shall endorse its acceptance hereon and mail notice thereof to the seller at the address specified below. The Commission shall specify the place and time of closing, which shall not be more than 60 days after the date of acceptance. The seller agrees that this offer shall not be revocable and that he will not sell, mortgage, encumber, or otherwise dispose of such property or any part thereof prior to said expiration date, except to the Commission. This agreement shall be binding upon the seller and his heirs, executors, administrators, successors, and assigns.

Notwithstanding the prior acceptance of this offer, the Commission in lieu of completing the purchase of said premises may, at any time prior to closing, proceed to acquire the same by condemnation. The seller agrees, as an independent stipulation, which shall survive the expiration or termination of this offer, to such condemnation upon the payment of just compensation, which shall be the purchase price above stated, which price the seller hereby declares to be the fair market value of said premises, inclusive of every interest therein.

Loss or damage to the property by fire or casualty shall be at the risk of the seller until title has been conveyed to the Commission.

Signed, sealed, and delivered  
in the presence of:

Lester E. Tunney Jr.

3-5-, 19 64

Clarence B. Duquess Jr. (SEAL)

Trustee (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

Address \_\_\_\_\_

ACCEPTED March 6, 1964

REDEVELOPMENT COMMISSION OF THE CITY  
OF GREENVILLE

By A. E. Dubber

"A" "E" Dubber  
Executive Director



OFFER OF SALE OF LAND

Project No. N.C.R 15  
Parcel No. 10-8

In consideration of the sum of one dollar (\$1) and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, the undersigned (hereinafter called the "seller"), being the owner thereof, hereby offers and agrees to sell and convey to the Redevelopment Commission of the City of Greenville (hereinafter called the "Commission") or its assignee or nominee the following-described property, located in the City of Greenville, County of Pitt, State of North Carolina,

upon the following terms and conditions:

Upon closing, the seller shall convey to the Commission or its assignee or nominee by general warranty deed a good and marketable fee-simple title thereto, together with all improvements, hereditaments, and appurtenances thereunto belonging, free and clear of all liens (except liens for current taxes and assessments), easements, restrictions, delinquent taxes and assessments, leases and encumbrances of any kind, existing or inchoate with proper release of dower, curtesy, and waiver of homestead rights, if any, together with all of his right, title and interest in and to any streets or alleys adjoining or abutting thereon. Taxes and assessments shall be adjusted as of the time of closing. Possession shall be delivered to the Commission at the time of closing.

The total purchase price shall be \$ 2750. All expenses of examination of title and of preparation and recording the deed shall be paid by the Commission. Payment of the purchase price shall be made upon transfer of title to the Commission.

This offer shall be irrevocable for a period of 180 days from the date hereof and shall remain in force thereafter until terminated by the seller. Such termination may be effected at any time after the expiration of such 180 day period by seller giving 60 days' prior written notice to the Commission of such termination. If this offer is accepted, the Commission shall endorse its acceptance hereon and mail notice thereof to the seller at the address specified below. The Commission shall specify the place and time of closing, which shall not be more than 60 days after the date of acceptance. The seller agrees that this offer shall not be revocable and that he will not sell, mortgage, encumber, or otherwise dispose of such property or any part thereof prior to said expiration date, except to the Commission. This agreement shall be binding upon the seller and his heirs, executors, administrators, successors, and assigns.

Notwithstanding the prior acceptance of this offer, the Commission in lieu of completing the purchase of said premises may, at any time prior to closing, proceed to acquire the same by condemnation. The seller agrees, as an independent stipulation, which shall survive the expiration or termination of this offer, to such condemnation upon the payment of just compensation, which shall be the purchase price above stated, which price the seller hereby declares to be the fair market value of said premises, inclusive of every interest therein.

Loss or damage to the property by fire or casualty shall be at the risk of the seller until title has been conveyed to the Commission.

Signed, sealed, and delivered in the presence of:

Luther E. Tunnage Jr.

3-5-, 19 64  
Clarence B. Dugan (SEAL)  
Trustee (SEAL)  
\_\_\_\_ (SEAL)  
\_\_\_\_ (SEAL)

ACCEPTED March 6, 1964

REDEVELOPMENT COMMISSION OF THE CITY OF GREENVILLE

A. E. Dubber  
"A" "E" Dubber  
Executive Director

Address \_\_\_\_\_

LAW OFFICES  
JAMES AND HITE

115 THIRD STREET

GREENVILLE, N. C.

March 26, 1964

DINK JAMES  
KENNETH G. HITE

PLAZA 8-1157  
P. O. BOX 15

*WJ*  
*R*

Greenville Redevelopment Commission,  
Greenville, North Carolina

Re: Property purchased from Clarence B. Tugwell, Trustee  
U/W of A. C. Tadlock  
106 S. Greene Street  
Greenville, N. C.

Dear Sirs:

This is to certify that I have examined the records of Pitt County relative to that certain parcel of land located on the West side of Greene Street between First and Second Streets, the same being a parcel of land 18 feet wide and 135 feet deep, and from said examination I am of the opinion that that certain deed executed by Clarence B. Tugwell, Trustee U/W of Arnold Claude Tadlock to Greenville Redevelopment Commission effectively conveys fee simple title thereto subject only to the lien of taxes due the City and County for 1964.

My examination revealed no mortgages, deeds of trust, judgments, lis pendens, mechanic's and materialmen's liens adversely affecting said property and taxes have been paid through 1963.

Respectfully submitted,

*Kenneth G. Hite*  
Kenneth G. Hite

KGH/mp

*Parcel*  
*10-8*  
*RC*

March 26, 1964

Greenville Redevelopment Commission,  
Greenville, North Carolina

Re: Property purchased from Clarence B. Tugwell, Trustee  
U/W of A. C. Tadlock  
106 S. Greene Street  
Greenville, N. C.

---

Dear Sirs:

This is to certify that I have examined the records of Pitt County relative to that certain parcel of land located on the West side of Greene Street between First and Second Streets, the same being a parcel of land 18 feet wide and 135 feet deep, and from said examination I am of the opinion that that certain deed executed by Clarence B. Tugwell, Trustee U/W of Arnold Claude Tadlock to Greenville Redevelopment Commission effectively conveys fee simple title thereto subject only to the lien of taxes due the City and County for 1964.

My examination revealed no mortgages, deeds of trust, judgments, lis pendens, mechanic's and materialmen's liens adversely affecting said property and taxes have been paid through 1963.

Respectfully submitted,

  
Kenneth G. Hite

KGH/mp

RECEIVED

March 26, 1964

Greenville Redevelopment Commission,  
Greenville, North Carolina

Re: Property purchased from Clarence B. Tugwell, Trustee  
U/W of A. C. Tadlock  
106 S. Greene Street  
Greenville, N. C.

---

Dear Sirs:

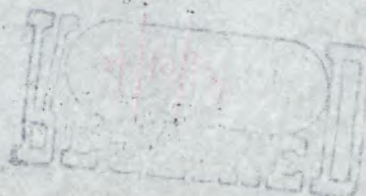
This is to certify that I have examined the records of Pitt County relative to that certain parcel of land located on the West side of Greene Street between First and Second Streets, the same being a parcel of land 18 feet wide and 135 feet deep, and from said examination I am of the opinion that that certain deed executed by Clarence B. Tugwell, Trustee U/W of Arnold Claude Tadlock to Greenville Redevelopment Commission effectively conveys fee simple title thereto subject only to the lien of taxes due the City and County for 1964.

My examination revealed no mortgages, deeds of trust, judgments, lis pendens, mechanic's and materialmen's liens adversely affecting said property and taxes have been paid through 1963.

Respectfully submitted,

*Kenneth G. Hite*  
Kenneth G. Hite

KGH/mp



# FIRST FEDERAL

SAVINGS AND LOAN ASSOCIATION

OF *Greenville*



324 EVANS STREET • GREENVILLE, NORTH CAROLINA

March 24, 1964

Greenville Redevelopment Commission  
Greenville,  
North Carolina

Re: Resale of Property  
106 South Greene Street  
Greenville, North Carolina

Dear Sir:

With reference to the above sale completed this day, I understand that my warranty deed requires me to pay three-twelfths of the taxes levied against said property for 1964.

This letter is my written assurance to you that at any time after the rate of 1964 taxes have been set by the City of Greenville and County of Pitt, that I will draw you a check to pay my proportional part of these taxes at any time upon your request.

If this procedure is not satisfactory, I am willing to work out an escrow with you which will be mutually agreeable.

Yours very truly,

*C. B. Tugwell*

C. B. Tugwell, Trustee  
U/W Arnold Claude Tadlock

W



# Parcel Appraisal Report

Project Name Shore Drive Redevelopment Project Project No. N.C. R-15  
Parcel Address: 106 N. Greene Street, Greenville, N. C.  
Owner: Louise Proctor Tadlock & Carol Ann Tadlock C/of Clarence Tugwell Owner's Address: First Federal Savings & Loan Assoc. Greenville, N. C.  
Title: Deed Book WB-9 Page 558 Date of Deed 8-20-56 I.R.S. Stamps \$ none  
If Subject Property Sold Last 5 Yrs: \_\_\_\_\_  
Actual Consideration (Terms, etc.): none  
Verified by none Capital Improvements Since Sale? \$ none  
Current Zoning: See brochure Lot Dimensions: 18 ft. x 135 ft. Land Area 2,430 sq. ft.  
Highest and Best Use to Which Property is Adaptable residential  
Assessed Value: Land \$ 116.00 Imps. \$ 329.00 Total \$ 445.00  
Tax Rate \$ \$1.38 City Special Assessments \$ .66 of County Annual Tax \$ 14.64  
\$1.91 County rate is school tax.  
Report Unlawful Usage or Violation of Codes and Ordinances: none

## RECAPITULATION AND FINAL VALUE ESTIMATE: (See Attached Sheet)

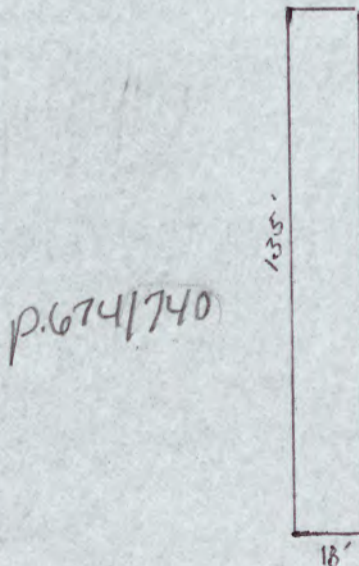
1. Value Indicated By Replacement Cost: \_\_\_\_\_ \$ 2,940.00
2. Value Indicated By Income (Actual or Estimated) \_\_\_\_\_ \$ 3,510.00
3. Value Indicated By Market Comparisons: \_\_\_\_\_ \$ 3,400.00

REMARKS: The appraiser feels that the market approach is most applicable. This is a fairly good residence in good condition. It rents high but the lot is small.

PHOTO



SKETCH



FINAL VALUE ESTIMATE: Land \$ 360.00 Imps. \$ 3,040.00 Total \$ 3,400.00

Date January 13, 1962 Appraiser D. G. Nichols  
Parcel No. Block 10, Lot 8 Address D. G. Nichols, Realtor Greenville, N. C.

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

Functions: Residential Construction: frame No. Stories: 1  
 Rooms: 4 No. Baths: 1 Inside yes Bldg. Area: Enclosed 756 sq. ft.  
 Outside \_\_\_\_\_ Porches 112 sq ft.  
 Foundation Brick piers Heat space Elect. yes Age 25 est. Condition fair to good  
 If Remodeled When and How \_\_\_\_\_ none \_\_\_\_\_ Remaining Useful Life 25 yrs.

**VALUE INDICATED BY REPLACEMENT COST**

Land: Size 18 ft. X 135 ft. @ \$ 20.00 per front foot \$ 360.00

Improvements:

Replacement Costs: 737 sq. ft. @ \$ 7.00 /sq. ft. \$ 5,159.00

Replacement Costs: \_\_\_\_\_ sq. ft. @ \$ \_\_\_\_\_ /sq. ft. \$ \_\_\_\_\_

Replacement Costs: \_\_\_\_\_ sq. ft. @ \$ \_\_\_\_\_ /sq. ft. \$ \_\_\_\_\_

Total Cost New All Improvements \$ 5,159.00

Depreciation:

Total 50 % \$ 2,579.00

Depreciated Value Improvements \$ 2,580.00

Indicated Value \$ 2,940.00

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

No. Units 1 @ \$ 7.50 /Unit (actual week) \$ 390.00

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

Total Rental Income \$ 390.00

Indicated Value \$ 3,510.00

How Calculated? Gross Annual Multiplier 9.0

(If net income capitalized show calculations on separate sheet.)  
Rents high for value.

**VALUE INDICATED BY RECENT SALES OR COMPARABLE PROPERTIES**

Sale Number	Sales Price	Adjustments for Sale Date, Location, condition, utility	Indicate Value of Subject
<u>6</u>	<u>\$ 4,250.00</u>	<u>Total Adjustments - \$800.00</u>	<u>\$ 3,450.00</u>
<u>7</u>	<u>\$ 3,500.00</u>	<u>Total Adjustments - \$100.00</u>	<u>\$ 3,400.00</u>
Indicated Value			<u>\$ 3,400.00</u>

Parcel No. Block 10, Lot 8

GW

BLOCK 10 - PARCEL 8





Block: 10 Parcel: 8 - 106 North Greene

Property Owner: Clarence B. Tugwell, Jr., Trustee for Louis Proctor Tadlock &  
Carol Ann Tadlock

Address of Owner: First Federal (Trustee)

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

**Tax Data:**

Appraised Value - Land: \$349.00 Imps.: \$988.00 Total: \$1,337.00

Assessed Value - Land: \$116.00 Imps.: \$329.00 Total: \$ 445.00

1963 Tax Levy - \$445.00 @ \$3.71 per \$100 = \$16.51

Unlawful condition, use or occupancy found: None known

Special Assessment: None

Rental Value of Property: Economic estimated \$27.50 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: Greene Street, paved, curbs and gutters (50' right-of-way)

Land Included: 2,430 sq. ft. @ \$0.205 per sq. ft.

Land Comparables: 7; 18; 19

Highest and Best Use: Residential W/commercial potential

Sale No. 9: \$1,500.00; Location + 10%; Size and Cond. + 45%; Date + 5%;  
Indicated Value \$2,400.00.

Sale No. 11: \$2,500.00; Location + 10%; Size and Cond. - 25%; Date + 10%;  
Indicated Value \$2,375.00.

Sale No. 12: \$1,000.00; Location + 10%; Size and Cond. + 100%; Date + 5%;  
Indicated Value \$2,150.00.



### COST APPROACH TO VALUE

Frame Dwelling:

Living Area	-	<u>708</u> Sq. Ft. @ \$ <u>6.00</u> sq. ft.	\$4,248.00
Porches	-	<u>156</u> Sq. Ft. @ \$ <u>2.50</u> sq. ft.	390.00
	-	<u>          </u> Sq. Ft. @ \$ <u>          </u> sq. ft.	

~~Concrete~~ Block

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

Total Estimated Reproduction Cost New \$4,638.00

Less: Accrued Depreciation

Estimated Effective Age 30 years

Estimated Remaining Economic Life 20 years

Total Estimated Accrued Depreciation (60 %) 2,783.00

Indicated Depreciated Value of Dwelling \$1,855.00

Estimated Depreciated Value of:

1. Frame Detached Garage (       sq. ft.)

2.

3.

Total - Other Improvements

Estimated Depreciated Value of

All Improvements \$1,855.00

Add: Land Value By Comparison 500.00

Indicated Val. of Subj. Prop. by Cost Approach to Value \$2,355.00



INCOME APPROACH

\$ 27.50 Per Mo. Rental X 90 GRM = \$ 2,475.00

Comparative Rental Properties No. 1; 10; 11; 19

MARKET DATA APPROACH

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

Ind. Value By Market Comparison \$ 2,400.00

CORRELATION

Indicated Value By Cost Approach \$ 2,355.00

Indicated Value By Income Approach \$ 2,475.00

Indicated Value By Market Approach \$ 2,400.00

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:

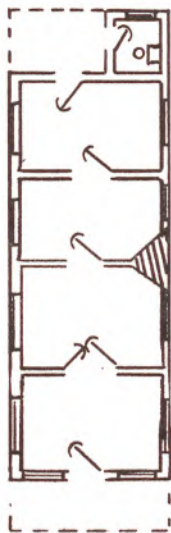
TWO THOUSAND FOUR HUNDRED DOLLARS-----\$2,400.00.

Respectfully submitted,

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

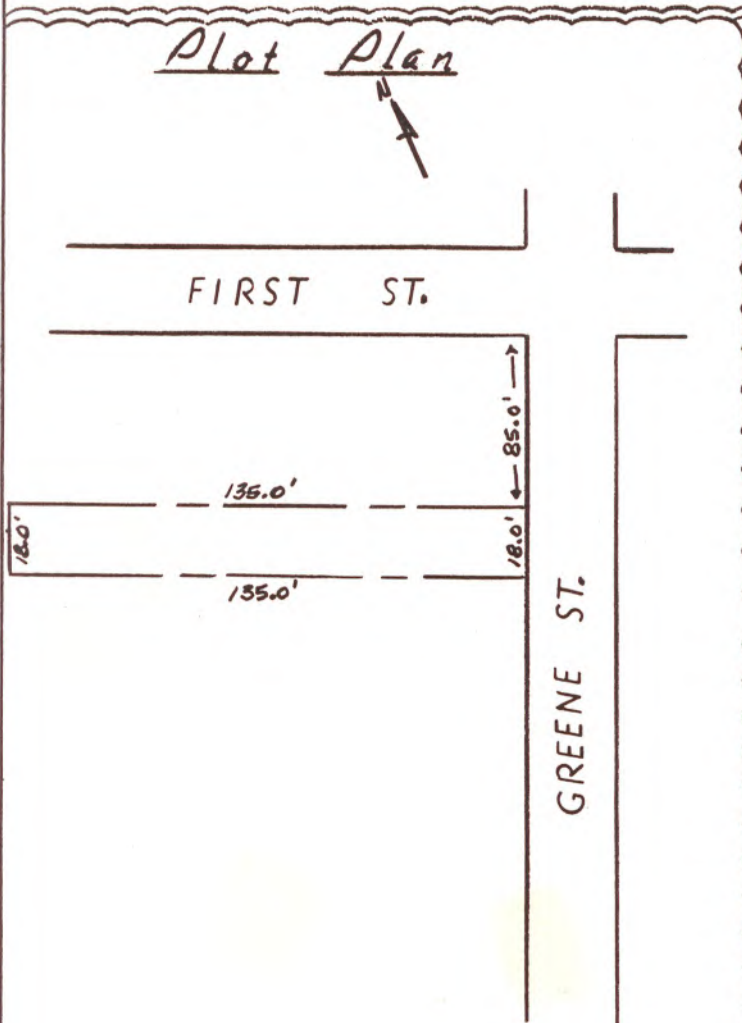
CW

Floor Plan



Scale: 1/20" = 1'

Plot Plan



PHOTOGRAPHS



p 674/739

Scale: 1" = 50'

A WEST APPRAISAL

PROJECT: N.C. R-15  
Block: 10 Parcel: 8



P674/738

10-8

CITY - COUNTY  
BUREAU OF IDENTIFICATION  
GREENVILLE, N. C.

~~DATE~~ *March 13, 1964* ~~NAME~~  
~~TIME~~ *11; AM* ~~PLACE~~ *106 S. Green St, City*  
~~CASE #~~ ~~OFFENSE~~  
~~FIRM~~ ~~SPEED~~ ~~CHARGE~~  
~~F-STOP~~ ~~WEATHER~~ ~~OCCP.~~ ~~D.O.B.~~  
~~CAMERA~~ ~~ADD.~~  
~~WIT.~~ ~~BY I-D. OFFICER~~ *Sgt. J.L. Kerr*



P. 674/736

106 S. Greene St.

CITY - COUNTY  
BUREAU OF IDENTIFICATION  
GREENVILLE, N. C.

DATE	7-19-65	NAME	
TIME	2 PM	PLACE	106 S. Green
CASE #		OFFENSE	
FILM	SPEED	CHARGE	
F-STOP	WEATHER	OCCP.	D.O.B.
CAMERA		ADD.	
WIT.		BY I. D. OFFICER	
			Lt. J. L. Kerr

B-10  
R-8