

Agenda

Greenville City Council

September 12, 2024 6:00 PM City Hall Council Chambers, 200 West 5th Street

Assistive listening devices are available upon request for meetings held in the Council Chambers. If an interpreter is needed for deaf or hearing impaired citizens, please call 252-329-4422 (voice) or 252-329-4060 (TDD) no later than two business days prior to the meeting.

- I. Call Meeting To Order
- II. Invocation Mayor P.J. Connelly
- III. Pledge of Allegiance
- IV. Roll Call
- V. Approval of Agenda
- VI. Special Recognitions
 - 1. Pitt County Girls Softball Team District, State, and Little League Softball World Series Champions

VII. Public Comment Period

The Public Comment Period is a period reserved for comments by the public. Items that were or are scheduled to be the subject of public hearings conducted at the same meeting or another meeting during the same week shall not be discussed. A total of 30 minutes is allocated with each individual being allowed no more than 3 minutes. Individuals who registered with the City Clerk to speak will speak in the order registered until the allocated 30 minutes expires. If time remains after all persons who registered have spoken, individuals who did not register will have an opportunity to speak until the allocated 30 minutes expires.

VIII. Appointments

2. Appointments to Boards and Commissions

IX. New Business

Public Hearings

- 3. Ordinance to annex Brook Hollow, Section 5, Phase 1B property involving a total of 12.53 acres located 1,000+/- feet north of Dickinson Avenue Extension and at the current terminus of Dartford Drive
- 4. Ordinance requested by 43 Apartments, LLC to rezone a total of 4.846 acres from MR (Medical-Residential) to MO (Medical-Office) for Tract 1 1.541 acres and MO (Medical-Office) to MR (Medical-Residential) for Tract 2 3.305 acres for the property located along the northern right-of-way of West 5th Street and north of B's Barbeque Road
- 5. Ordinance requested by the Planning and Development Services Department to amend Title 9, Chapter 4 by adding a definition and standards to allow for vertical mixed-use development which is defined as a development that includes two or more principal uses, such as commercial, office, civic, hotel, and residential uses; fosters integration, density, and compatibility of uses within a multi-story single building. Parking in excess of the required parking standards of a vertically mixed-use development shall not be considered a principal use that would qualify a project as a vertical mixed-use development. The proposed use would be allowed as a permitted use in the following zoning districts: MI (Medical-Institutional), MS (Medical-Support), MO (Medical-Office), MCG (Medical-General Commercial), MCH Medical-Heavy Commercial), OR (Office-Residential), O (Office), CD (Downtown Commercial), CDF (Downtown Commercial Fringe), CG (General Commercial), CN (Neighborhood Commercial), and CH (Heavy Commercial).
- 6. Ordinance requested by HPD, LLC to amend the Future Land Use and Character Map for 3.95 acres from Office/Institutional (OI) to Commercial (C) for the property located at the northwestern corner of the intersection of North Memorial Drive and Martin Luther King, Jr., Highway
- Ordinance requested by DMA Facilities, LLC to amend the Future Land Use and Character Map for 0.698 acres from Residential, High Density (HDR) to Commercial (C) for the property located at the northeastern corner of Dickinson Avenue Extension and Spring Creek Road
- 8. Approval of the Draft 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER)
- 9. Resolution authorizing an application to the Federal Transit Administration (FTA) for a Section 5307 FY 23 funding cycle grant for federal operating and capital assistance for Greenville Area Transit (GREAT)
- 10. Resolution authorizing an application to the Federal Transit Administration (FTA) for a Section 5307 FY 19 grant for capital assistance for Greenville Area Transit (GREAT)

Other Items of Business

- 11. Establish the Fair Market Values for New Homes in Lincoln Park Phase II Development
- X. City Manager's Report
- XI. Comments from Mayor and City Council
- XII. Adjournment



City of Greenville, North Carolina

Meeting Date: 09/12/2024

<u>Title of Item:</u>	Appointments to Boards and Commissions
Explanation:	City Council appointments need to be made to the Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention and Visitors Authority, and the Youth Council.
	The City Council updated the Boards and Commission Policy on October 9, 2017 to include a provision for extended vacancies: Nominations for Extended Vacancies "In the event there is a vacancy on a City board or commission which has been on the City Council agenda for appointment by City Council for more than three (3) calendar months in which a regular City Council meeting has been held, then any Council Member may make a nomination to fill the vacancy without regard to any other provision relating to who has the authority to make the nomination. If there is more than one nomination, the appointment shall be conducted in accordance with the procedure for nomination and elections in Robert's Rules of Order." Under this provision, the following seats are open to nominations from the City Council:
	• 2 seats on the Youth Council
Fiscal Note:	No direct fiscal impact.
<u>Recommendation:</u>	Make appointments to the Human Relations Council, Pitt-Greenville Airport Authority, Pitt-Greenville Convention and Visitors Authority, and the Youth Council.

ATTACHMENTS

September 2024 Boards and Commissions List.pdf

Appointments to Boards and Commissions

September 2024

Human Relations Council

Council Liaison: Council Member Portia Willis

Name Rebecca Houston	District #	Current Term Unexpired Term	Re	appointment Status Eligible	Expiration Date September 2024
Francisco Limon		First Term		Eligible	September 2024
Antonio Milton		Second Term		Ineligible	September 2024
Dajon Williams		Unexpired Term		Eligible	September 2024
Tyrone Walston		First Term		Eligible	September 2024
Zykeiah Allen ECU Student		First Term		Ineligible	September 2024
Dr. Monisha Atkin PCC Student	nson	Unexpired Term		Eligible	September 2024

Pitt-Greenville Airport Authority

Council Liaison: Council Member Les Robinson

Name	District #	Current Term	Reappointment Status	Expiration Date
Cheryl Brown (Mayor Connelly)		Second Term	Resigned	June 2028

Pitt-Greenville Convention and Visitors Authority

Council Liaison: Council Member Matthew Scully

Name Christy Jahn **County Seat (d	District # owner/operato	Current Term First Term or of hotel/moted	Reappointment Status Eligible	Expiration Date July 2024
Kenneth Ross **County Seat (n	nember of tou	Second Term rist or conventi	Ineligible on-related business)	July 2024

Youth Council

Council Liaison: Council Member Portia Willis

Name Alex Guilford	Current Term Second Term	Reappointment Status Ineligible	Expiration Date September 2024
Carson Fraley	Second Term	Ineligible	September 2024
Michael Brode	Second Term	Ineligible	September 2024
Kaiji Fu	First Term	Ineligible	September 2024
Dakota L Parrott	First Term	Resigned	September 2024
Elizabeth Perry	First Term	Eligible	September 2024
William C Joyner	First Term	Eligible	September 2024
Christian G Blake	First Term	Eligible	September 2024
Mikayla M Keyes	First Term	Eligible	September 2024
Amelia A Octigan	First Term	Eligible	September 2024
Tayler M Gundy	First Term	Eligible	September 2024
Zackery P Cash	First Term	Eligible	September 2024
Alanah S Eason	First Term	Eligible	September 2024
Rihanna Knight	First Term	Eligible	September 2024
Rachel L Nelson	First Term	Eligible	September 2024
Jack Chen	First Term	Eligible	September 2024
Morgan Worsley	First Term	Eligible	September 2024
George Huo	First Term	Eligible	September 2024

(2 open seats)

Seats that are open to nominations from the City Council are highlighted.

Name	Board Applied To	Email Address
Adrienne L Alford	Human Relations Council	redscarletsweb@gmail.com
Ray Waddell	Human Relations Council	raywadd02@gmail.com
Zakiyah L Thomas	Human Relations Council	zakiyaht52@gmail.com
Duncan A Patrick	Human Relations Council	duncanpatrick50@gmail.com
Josiah E. Ebron-duncan	Human Relations Council	jamontedaroberson@gmail.com
Stephen A Blackburn	Human Relations Council	sablackburn20@gmail.com
Anitra Cook	Human Relations Council	anitracook67@gmail.com
Walter L Grubb lii	Human Relations Council	grubbw@ecu.edu
Asiya Khaatoon	Human Relations Council	khaatoon520@gmail.com
Ashley B Elks	Human Relations Council	ashley.elks1@gmail.com
Donald Rivers	Human Relations Council	donaldrivers@policy-change.com
Sheila Barnes	Pitt-Greenville Airport Authority	sheilamarie0106@gmail.com
Saundra T Cannon	Pitt-Greenville Airport Authority	s_cannon11@yahoo.com
Anitra Cook	Pitt-Greenville Airport Authority	anitracook67@gmail.com
Walter L Grubb lii	Pitt-Greenville Airport Authority	grubbw@ecu.edu
David Newman	Pitt-Greenville Airport Authority	newmaniac52@gmail.com
John Minges	Pitt-Greenville Airport Authority	john@minges.com
David T Horn	Pitt-Greenville Airport Authority	horn@encalliance.com
James Cox	Pitt-Greenville Airport Authority	jcoxbox13@gmail.com
Chris Davis	Pitt-Greenville Airport Authority	cndavis320@yahoo.com
Anitra Cook	Pitt-Greenville Convention and Visitors Authority	anitracook67@gmail.com
Kyle T Parker	Pitt-Greenville Convention and Visitors Authority	ktparker17@gmail.com
David Newman	Pitt-Greenville Convention and Visitors Authority	newmaniac52@gmail.com
Asiya Khaatoon	Pitt-Greenville Convention and Visitors Authority	khaatoon520@gmail.com
Ashley B Elks	Pitt-Greenville Convention and Visitors Authority	ashley.elks1@gmail.com



City of Greenville, North Carolina

Title of Item: Ordinance to annex Brook Hollow, Section 5, Phase 1B property involving a total of 12.53 acres located 1,000+/- feet north of Dickinson Avenue Extension and at the current terminus of Dartford Drive **Explanation:** A. SCHEDULE 1. Advertising date: August 31, 2024 2. City Council public hearing date: September 12, 2024 3. Effective date: September 12, 2024 **B. CHARACTERISTICS** 1. Relation to primary city limits: Contiguous 2. Relation to recognized industrial area: Outside 3. Acres: 12.53 4. Voting District: 2 5. Township: Greenville 6. Zoning: R6 (Residential) 7. Existing land use: Vacant 8. Anticipated land use: 12 two-family lots (24 units) 9. Population estimate: Formula Number of people Total current: 0 0 Estimated at full 52 24 X 2.18 development Current minority 0 0

Current minority00Estimated minority
at full development52 X 43.4%23Current white00Estimated white at
full development52 - 2329

* Source: Census.gov

- 10. Rural fire tax district: Red Oak
- 11. Greenville fire district: Station 5
- 12. Present tax value: \$446,121
- 13. Estimated tax value: \$6,000,000

Fiscal Note: Estimated tax value at full development is \$6,000,000.

Recommendation: Approve the attached ordinance to annex the Brook Hollow, Section 5, Phase 1B property.

ATTACHMENTS

Ordinance Brook Hollow, Section 5, Phase 1B Annexation.DOC

Brook Hollow Section 5 Phase 1B Annexation Map.pdf

ORDINANCE NO. 24-AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville has been petitioned under G.S. 160A-31, as amended, to annex the area described herein; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of said petition; and

WHEREAS, the City Clerk has certified the sufficiency of said petition and a public hearing on the question of this annexation was held at 6:00 p.m. on the 12th day of September, 2024, after due notice by publication in <u>The Daily Reflector</u> on the 31st day of August, 2024; and

WHEREAS, the City Council does hereby find as a fact that said petition meets the requirements of G.S. 160A-31, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES ORDAIN:

<u>Section 1</u>. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

- TO WIT: Being all of that certain property as shown on the annexation map entitled "Brook Hollow, Section 5, Phase 1B", involving 0.44 acres (Tract 1).
- LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located along the northern right-of-way of Dickinson Avenue Extension and along the eastern right-of-way of Newbury Way.

GENERAL DESCRIPTION:

Beginning at an existing iron pipe located in the northern right of way line of Dickinson Avenue (North Carolina Highway 13 – 100 foot public right of way); said iron pipe being the southeast corner of the subject property as recorded in Deed Book 4224, Page 228 and being the southwest property corner of the William Joseph Tripp Family Trust property as recorded in Deed Book 3647, Page 593, Pitt County Registry; said paid being the Point of Beginning; thence S 60-25-37 W, 34.46 feet, running along the right of way of Dickinson Avenue; thence N 29-34-23 W 68.49 feet; thence 31.77 feet along an arc having a radius of 165.00 feet whose chord bears N 24-03-25 W, 31.72 feet; thence N 18-32-28 W, 29.96 feet; thence 43.48 feet along an arc having a radius of 88.00 feet whose chord bears N 04-23-13 W, 43.04 feet; then N 09-46-02 E, 123.10 feet; thence along an arc having a radius of 230.00 feet whose chord bears N 01-20-23 W, 88.61 feet; then N 12-26-48 W, 33.05 feet; thence N 57-50-10 E 30.01 feet; thence S 07-26-58 E 404.42 feet to the Point of Beginning; containing 0.44 acres, more or less.

<u>Section 2</u>. That by virtue of the authority vested in the City Council of the City of Greenville, North Carolina, under G. S. 160A-31, as amended, the following described contiguous territory is annexed:

- TO WIT: Being all of that certain property as shown on the annexation map entitled "Brook Hollow, Section 5, Phase 1B", involving 12.09 acres (Tract 2).
- LOCATION: Situate in Greenville Township, Pitt County, North Carolina, located 1,000+/- feet north of Dickinson Avenue Extension and at the current terminus of Dartford Drive.

GENERAL DESCRIPTION:

Beginning at an existing iron pipe, said iron pipe lying on the east line of Brook Hollow -Section One as recorded in Map Book 65, Page 36 and also being the northwest corner of Brook Hollow Section 5 Phase 1A as recorded in Map Book 92, Page 1, and being the Point of Beginning; thence along the Brook Hollow – Section One line N 01-46-54 E, 435.00 feet; thence N 01-46-54 E, 193.33 feet; thence N 01-00-47 W, 68.14 feet; thence N 04-08-13 E, 44.45 feet; thence N 21-08-51 W, 46.55 feet; thence N 07-14-14 W, 53.48 feet; thence N 31-24-36 E, 24.79 feet; thence N 12-08-02 W, 25.13 feet; thence N 07-36-06 E, 39.83 feet; thence N 08-07-54 W, 48.00 feet; thence N 18-03-16 E, 40.74 feet; thence N 36-12-36 W, 7.04 feet; thence N 14-31-50 E, 36.23 feet; thence N 09-17-18 W, 37.28 feet; thence N 30-04-48 W, 122.86 feet; thence N49-08-51 E, 93.60 feet; thence N 58-34-41 E, 89.08 feet; thence N 41-39-21 E, 29.65 feet; thence N 34-04-24 E, 20.90 feet; thence N 59-56-12 E, 29.31 feet; thence N 72-09-33 E, 45.59 feet; thence N 84-25-08 E, 47.00 feet; thence S 86-02-51 E, 80.09 feet; thence S 85-41-46 E, 180.97 feet; thence N 84-27-46 E, 65.00 feet; thence S 13-25-03 E, 434.36 feet; thence S 76-34-57 W, 275.98 feet; thence along a clockwise arc having a radius of 171.00 feet and a chord bearing S 24-17-04 W, 102.26 feet; thence S 89-49-32 W, 20.98 feet; thence N 66-00-58 W, 11.60 feet; thence S 19-56-19 W, 80.00 feet; thence S 11-50-52 W, 80.00 feet; thence S 05-45-07 W, 59.61 feet; thence S 01-46-54 W, 100.36 feet; thence N 88-13-06 W, 107.00 feet; thence S 01-46-54 W, 80.00 feet; thence S 88-13-06 E, 107.00 feet; thence S 01-46-54 W, 400.00 feet; thence S 88-13-06 E, 264.00 feet to the Point of Beginning; containing 12.09 acres, more or less.

<u>Section 3.</u> Territory annexed to the City of Greenville by this ordinance shall, pursuant to the terms of G.S. 160A-23, be annexed into Greenville municipal election district two. The City Clerk, City Engineer, representatives of the Board of Elections, and any other person having responsibility or charge of official maps or documents shall amend those maps or documents to reflect the annexation of this territory into municipal election district two.

<u>Section 4</u>. The territory annexed and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the City of Greenville and shall be entitled to the same privileges and benefits as other territory now within the City of Greenville. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

<u>Section 5</u>. The Mayor of the City of Greenville, North Carolina, shall cause a copy of the map of the territory annexed by this ordinance and a certified copy of this ordinance to be recorded in the office of the Register of Deeds of Pitt County and in the Office of the Secretary of State in Raleigh, North Carolina. Such a map shall also be delivered to the Pitt County Board of Elections as required by G.S. 163-288.1.

Section 6. This annexation shall take effect from and after the 12^{th} day of September, 2024.

ADOPTED this 12th day of September, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

NORTH CAROLINA PITT COUNTY

I, ______, a Notary Public for said County and State, certify that Valerie Shiuwegar personally came before me this day and acknowledged that she is the City Clerk of the City of Greenville, a municipality, and that by authority duly given and as the act of the municipality, the foregoing instrument was signed in its name by its Mayor, sealed with the corporate seal, and attested by herself as its City Clerk.

WITNESS my hand and official seal this _____th day of _____, 2024.

Notary Public





City of Greenville, North Carolina

Title of Item:

Ordinance requested by 43 Apartments, LLC to rezone a total of 4.846 acres from MR (Medical-Residential) to MO (Medical-Office) for Tract 1 - 1.541 acres and MO (Medical-Office) to MR (Medical-Residential) for Tract 2 - 3.305 acres for the property located along the northern right-of-way of West 5th Street and north of B's Barbeque Road

Explanation:

Required Notices:

Planning and Zoning meeting notice (property owner and adjoining property owner letter) mailed on August 6, 2024.

On-site sign(s) posted on August 6, 2024.

City Council public hearing notice (property owner and adjoining property owner letter) mailed on August 27, 2024.

Public hearing legal advertisement published on August 31, 2024 and September 7, 2024.

Comprehensive Plan:

The Future Land Use and Character Map recommends traditional neighborhood, medium-high density (TNMH) along the northern right-of-way of West 5th Street roughly between Mattox Road and Harris Mill Run. Potential conservation open space (PCOS) is recommended to indicate potential environmental constraints.

Traditional Neighborhood, Medium-High Density

Primarily residential area featuring a mix of higher density housing types ranging from multi-family, townhomes, and small-lot single-family detached. They are typically located within a walkable distance to a neighborhood activity center. Traditional neighborhoods should have a walkable street network of small blocks, a defined center and edges, and connections to surrounding development.

Intent:

- Provide streetscape features such as sidewalks, street trees, and lighting
- Allow neighborhood-scale commercial or mixed-use centers at key intersections within neighborhoods

Primary uses:

Multi-family residential

Single-family residential attached (townhomes) and detached (small-lot)

Secondary uses:

Institutional (neighborhood scale)

Potential Conservation/Open Space

Potential conservation/open space land is typically located in areas that contain existing parkland, needed land buffers, exhibit potential for flooding, or are deemed inappropriate for development due to physical or environmental barriers. Some land within this area may not contain barriers to development, or there may be reasonable mitigation. Site analysis is needed to determine development capabilities in these areas.

The Future Land Use and Character Map identifies certain areas as potential conservation/open space. Much of this area is designated based upon data on flood-prone land and environmental constraints that may not correspond precisely with conditions on the ground. Seeing an area designated this way is the beginning of a conversation. When considering rezoning requests or other development proposals, some areas classified as potential conservation/open space may be determined not to contain anticipated limitations on development, or that existing concerns can reasonably be mitigated. In such cases, the future preferred land use should be based on adjacent Land Use and Character designations, contextual considerations, and the general policies of the comprehensive plan.

Intent:

- Conserve environmentally sensitive land
- Buffer incompatible land uses with open space
- Provide open space network through the city for recreation
- Conservation/open space buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems
- Greenways and greenway connectors should be maintained to be consistent with the Greenway Plan.

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested rezoning, the proposed rezoning classification could generate 634 trips to and from the site on West 5th Street, which is a net decrease of 367 trips per day. Since the traffic analysis for the requested rezoning indicates that the proposal would generate less traffic than the existing zoning, a traffic volume report was not generated.

During the review process, measures to mitigate the traffic will be determined.

History/Background:

In 1976, the property was part of a large-scale extra-territorial jurisdiction (ETJ) expansion and was zoned RA20.

In 1985, the Medical District was adopted by City Council. The subject site was included as part of the Medical District and rezoned to MRS.

In 2009, a portion of the subject property was rezoned to OR.

In 2017, a portion of the subject property was rezoned to MO and MR.

In 2022, a portion of the existing MO zoning was rezoned to MR.

Existing Land Uses:

Vacant

Water/Sewer:

Water and sanitary sewer are available to the property.

Historic Sites:

There are no known effects on historic sites.

Environmental Conditions/Constraints:

The property drains to the Harris Mill Run Watershed (Tar River Basin). If stormwater rules apply, it would require 10-year detention, nitrogen, and phosphorus reduction.

A portion of the property is located in the Special Flood Hazard Area. There may be jurisdictional wetlands, streams and buffers on the property.

Surrounding Land Uses and Zoning:

North: MR - Vacant (under common ownership)

South: MRS - Scattered single-family residences

East: MO - Vacant (City-owned)

West: MRS - One (1) single-family residence

Density Estimates:

	Tract 1
	Acreage: 1.541 acres Current Zoning: MR (Medical-Residential) Proposed Zoning: MO (Medical-Office)
	Under the current zoning, the site could accommodate 10-15 multi-family units (1, 2, and 3-bedroom units).
	Under the proposed zoning, the site could accommodate 12,000+/- square feet of medical space.
	Tract 2 Acreage: 3.305 Current Zoning: MO (Medical-Office) Proposed Zoning: MR (Medical-Residential)
	Under the current zoning, the site could accommodate 25,000+/- square feet of medical space.
	Under the proposed zoning, the site could accommodate 25-30 multi-family units (1, 2, and 3-bedroom units).
Fiscal Note:	No cost to the City.
Recommendation:	In staff's opinion, the request is in compliance with <u>Horizons 2026: Greenville's</u> <u>Community Plan</u> and the Future Land Use and Character Map.
	Therefore, staff recommends approval.
	The Planning and Zoning Commission voted unanimously to approve the request at its August 20, 2024 meeting.
	"In compliance with the comprehensive plan" should be construed as meaning the requested zoning is (i) either specifically recommended in the text of the Horizons Plan (or addendum to the plan) or is predominantly or completely surrounded by the same or compatible and desirable zoning and (ii) promoted the desired urban form. The requested district is considered desirable and in the public interest, and staff recommends approval of the requested rezoning.
	If City Council determines to approve the request, a motion to adopt the attached rezoning ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.
	If City Council determines to deny the rezoning request, in order to comply with

this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the proposed amendment and to make a finding and determination that, although the rezoning request is consistent with the comprehensive plan, there is a more appropriate zoning classification and, therefore, denial is reasonable and in the public interest."

Note: In addition to the other criteria, the Planning and Zoning Commission and City Council shall consider the entire range of permitted and special uses for the existing and proposed districts as listed under Title 9, Chapter 4, Article D of the Greenville City Code.

ATTACHMENTS

- Ordinance 43 Apartments, LLC Rezoning.DOC
- Text Excerpt 43 Apartments, LLC.pdf
- 43 Apartments LLC APO Map.pdf
- 43 Apartments LLC Rezoning Survey.pdf
- List of Uses MR to MO.pdf
- Density and Veg Charts.pdf

ORDINANCE NO. 24-AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE REZONING TERRITORY LOCATED WITHIN THE PLANNING AND ZONING JURISDICTION OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in <u>The Daily Reflector</u> setting forth that the City Council would, on the 12th day of September, 2024, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance rezoning the following described territory;

WHEREAS, the City Council has been informed of and has considered all of the permitted and special uses of the districts under consideration;

WHEREAS, in accordance with the applicable provisions of North Carolina General Statute 160D-605, the City Council does hereby find and determine that the adoption of the ordinance zoning the following described property is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance zoning the following described property is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, Policy 1.1.1 guide development with the Future Land Use and Character Map and Policy 1.1.6 guide development using the Tiered Growth Approach; and

WHEREAS, as a further explanation as to why the action taken is reasonable and in the public interest in compliance with the applicable provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance will, in addition to the furtherance of other goals and objectives, promote the safety and general welfare of the community because the requested zoning is consistent with the recommended Future Land Use and Character Map and is located in a Primary Service Area;

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

<u>Section 1.</u> That the following described territory is rezoned from MR (Medical-Residential) to MO (Medical-Office).

TO WIT: 43 Apartments, LLC (Tract 1)

LOCATION: Located along the northern right-of-way of West 5th Street and 600+/- feet north of B's Barbeque Road.

GENERAL DESCRIPTION: Lying and being in the Falkland Township and the ETJ of the City of Greenville, Pitt County, North Carolina and commencing at a point in the centerline intersection of NC Hwy 43 (W. 5th St.) and B's Barbecue Rd (NCSR 1204) S57°17'53"E – 287.73 to a point on the northern Right-of-Way of NC Hwy 43 said point being the Point Of Beginning; thence leaving the northern Right-of-Way of NC Hwy 43 N37°22'39"E – 321.33 feet to a point, thence S51°20'38"E –212.15 feet to a point, thence S38°40'24"W - 322.65 feet to a point on the northern Right-of-Way of NC Hwy 43, thence northern Right-of-Way of NC Hwy 43 N50°57'06"W – 204.85 feet to a point being the Point Of Beginning, containing 1.541 acres, being a portion of the property described in Deed Book 4411, Page 552 of the Pitt County Registry of Deeds. The Metes and Bounds was taken from rezoning map by Rivers & Associates, entitled "Rezoning Map Eminent Investments, LLC., The Legacy at West 5th Street".

<u>Section 2.</u> That the following described territory is rezoned from MO (Medical-Office) to MR (Medical-Residential).

TO WIT:	43 Apartments, LLC (Tract 2)
LOCATION:	Located along the northern right-of-way of West 5 th Street and 300+/- feet northeast of B's Barbeque Road.

GENERAL DESCRIPTION: Lying and being in the Falkland Township and the ETJ of the City of Greenville, Pitt County, North Carolina and commencing at a point in the centerline intersection of NC Hwy 43 (W. 5th St.) and B's Barbecue Rd (NCSR 1204) S57°17'53"E – 287.73 to a point on the northern Right-of-Way of NC Hwy 43, thence leaving the northern Right-of-Way of NC Hwy 43 N37°22'39"E - 321.33 feet to a point being the Point Of Beginning; thence $N51^{\circ}20'38''W - 66.29$ feet to a point, thence with a curve turning to the right with an arc length of 120.59 feet, with a radius of 397.22 feet with a cord bearing of N42°47'04"W, with a cord length of 120.13 feet to a point, thence N39°02'37"W - 62.06 feet to a point, thence N36°59'52"W - 45.16feet to a point, thence N34°11'26"W - 354.30 feet to a point, thence S51°21'26"W - 55.12 feet to a point being the northeast corner of Christy King Bunting property (Deed Book 2854, Page 587) (Parcel 19574), thence running with the northern property line of the Bunting property N34°04'53"W – 162.29 feet to a point being the common property corner with Marion Ernest Taylor Mosier and wife, Kathleen C. Mosier property (Deed Book 529, Page 147) (Parcel 15759), thence running with the eastern property line of the Mosier property $N39^{\circ}20'11''E - 226.16$ feet to a point, thence leaving the Mosier property S34°06'18"E - 633.39 feet to a point, thence S50°56'54"E 183.71 to a point, thence S37°24'39"W -178.41 feet to a point being the Point Of Beginning, containing 3.305 acres, being a portion of the property described in Deed Book 4411, Page 552 of the Pitt County Registry of Deeds. The Metes and Bounds was taken from rezoning map by Rivers & Associates, entitled "Rezoning Map Eminent Investments, LLC., The Legacy at West 5th Street".

<u>Section 3.</u> That the Director of Planning and Development Services is directed to amend the zoning map of the City of Greenville in accordance with this ordinance.

<u>Section 4</u>. That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

<u>Section 5.</u> That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of September, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1197641

Excerpt from the draft Planning & Zoning Commission Minutes (08/20/2024)

2. REQUEST BY 43 APARTMENTS, LLC TO REZONE A TOTAL OF 4.846 ACRES FROM MR (MEDICAL-RESIDENTIAL) TO MO (MEDICAL-OFFICE) FOR TRACT 1 - 1.541 ACRES AND MO (MEDICAL-OFFICE) TO MR (MEDICAL-RESIDENTIAL) FOR TRACT 2 - 3.305 ACRES FOR THE PROPERTY LOCATED ALONG THE NORTHERN RIGHT-OF-WAY OF WEST 5TH STREET AND NORTH OF B'S BARBEQUE ROAD.

Chris Kelly, Planner I, presented on behalf of City Staff. A survey of the rezoning request totaled at 4.846 acres and this request is for two tracts. Tract 1 is for 1.541 acres and Tract 2 is for 3.305 acres. The property drains to the Harris Mill Run Watershed. If stormwater rules apply, it would require 10-year detention, nitrogen and phosphorus reduction. A portion of the property is in the Special Flood Hazard Area. There may be jurisdictional wetlands, streams and buffers on the property. The requested zoning could generate a net decrease of 367 trips per day. Tract 1 is currently zoned MR. Under the current zoning, Tract 1 could accommodate 10-15 multi-family units. Under the proposed zoning of MO, Tract 1 could accommodate 12,000+/- square feet of medical space. Tract 2 is currently zoned MO. Under the current zoning, the site could accommodate 25,000+/- square feet of medical space. Under the proposed zoning of MR, Tract 2 could accommodate 25-30 multi-family units. The Future Land Use and Character Map recommends traditional neighborhood, medium-high density along the northern right-of-way of West 5th Street roughly between Mattox Road and Harris Mill Run. Potential conservation open space (PCOS) is recommended to indicate potential environmental constraints. In staff's opinion the requested zoning is in compliance with <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map. Therefore, staff recommends approval.

Chair Brock opened the public hearing.

Steve Janowski, River and Associates, spoke in favor of the request.

No one spoke in opposition of the request.

Chair Brock closed the public hearing and opened board discussion.

Motion made by Mr. Collins, seconded by Mr. Parker, to recommend approval of the proposed amendment, to advise that it is consistent with the comprehensive plan and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.





MR (MEDICAL-RESIDENTIAL) - PERMITTED USES					
(1) General					
a. Accessory use or building					
c. On-premise signs per Article N					
(2) Residential					
a. Single-family dwelling					
b. Two-family attached dwelling (duplex)					
c. Multi-family development per Article I					
f. Residential cluster development per Article M					
k. Family care homes (see also 9-4-103)					
q. Room renting					
(3) Home Occupations - None					
(4) Governmental					
b. City of Greenville municipal government building or use (see also section 9-4-103)					
(5) Agricultural/Mining					
a. Farming; agricultural, horticulture, forestry (see also section 9-4-103)					
I. Beekeeping; minor use (see also section 9-4-103)					
(6) Recreational/Entertainment					
f. Public park or recreational facility					
g. Private noncommercial park or recreational facility					
(7) Office/Financial/Medical - None					
(8) Services					
o. Church or place of worship (see also section 9-4-103)					
y(4) Distributed Antenna System (See also 9-4-103 (Q))					
(9) Repair - None					
(10) Retail Trade - None					
(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None					
(12) Construction					
c. Construction office; temporary, including modular office (see also section 9-4-103)					
(13) Transportation - None					
(14) Manufacturing/Warehousing - None					
(15) Other Activities (not otherwise listed - all categories) - None					
MR (MEDICAL-RESIDENTIAL) - SPECIAL USES					
(1) General - None					
(2) Residential					
d. Land use intensity multi-family (LUI) development rating 50 per Article K					
I. Group care facility					
n. Retirement center or home					
o. Nursing, convalescent or maternity home; major care facility					
o(1). Nursing, convalescent or maternity home; minor care facility					
(3) Home Occupations					
a. Home occupation; not otherwise listed					
(4) Governmental					
a. Public utility building or use					
(5) Agricultural/Mining - None					
(6) Recreational/Entertainment					
c(1). Tennis club; indoor and outdoor facilities					

(8) Servic	/Financial/Medical - None
. ,	
2	Child day care facilities
	Adult day care facilities
	School; junior and senior high (see also section 9-4-103)
0	School; elementary (see also section 9-4-103)
	School; nursery and kindergarten (see also section 9-4-103)
(9) Repair	il Trade - None
<u> </u>	
	lesale/Rental/Vehicle-Mobile Home Trade - None
. ,	truction - None
	sportation - None
	ufacturing/Warehousing - None
(15) Othe	r Activities (not otherwise listed - all categories) - None
	MO (MEDICAL-OFFICE) - PERMITTED USES
(1) Gener	al
	Accessory use or building
	Internal service facilities
	On-premise signs per Article N
	Retail sales; incidental
(2) Reside	
	Group care facility
	Retirement center or home
	Nursing, convalescent or maternity home; major care facility
	Occupations - None
(4) Gover	
	City of Greenville municipal government building or use (see also section 9-4-103)
с.	County or state government building or use not otherwise listed; excluding outside storage and major or
	minor repair
	Federal government building or use
-	Itural/Mining
	Farming; agricultural, horticulture, forestry (see also section 9-4-103)
	ational/Entertainment
	Public park or recreational facility
	Private noncommercial recreation; indoor only, not otherwise listed
	/Financial/Medical
	Office; professional and business, not otherwise listed
d.	Bank, savings and loans or other savings or investment institutions
e.	Medical, dental, ophthalmology or similar clinic, not otherwise listed
(8) Servic	es
n.	Auditorium
r.	Art gallery
u.	Art studio including art and supply sales
y(3).	TV and/or radio broadcast facilities, including receiving and transmission equipment and towers or cellular
	telephone and wireless communication towers not exceeding 80 feet in height
v(4)	Distributed Antenna System (See also 9-4-103 (Q))
, ,	

(9) Repair	r - None
10) Retai	
,	Pharmacy
	Book or card store, news stand
	Florist
	lesale/Rental/Vehicle-Mobile Home Trade - None
12) Cons	
	Construction office; temporary, including modular office (see also section 9-4-103)
	sportation
-	Ambulance Service
	ufacturing/Warehousing - None
	r Activities (not otherwise listed - all categories) - None
157 Othe	MO (MEDICAL-OFFICE) - SPECIAL USES
1) Gener	al - None
2) Reside	
	Residential quarters for resident manager, supervisor or caretaker; excluding mobile home
	Occupations - None
4) Gover	
,	Public utility building or use
	Itural/Mining - None
	ational/Entertainment
	Athletic club; indoor only
	/Financial/Medical - None
8) Servic	
-	Child day care facilities
	Adult day care facilities
	Barber or beauty salon
	Manicure, pedicure or facial salon
	College and other institutions of higher learning
	Convention center; private
S.	Hotel, motel bed and breakfast inn; limited stay lodging (see also residential quarters for resident manage
(1)	supervisor or caretaker and section 9-4-103)
s(1).	Hotel, motel bed and breakfast inn; extended stay lodging (see also residential quarters for resident
66(4)	manager, supervisor or caretaker and section 9-4-103)
	Mental health, emotional or physical rehabilitation day program facility
	Exercise and weight loss studio; indoor only
	Dry cleaners; household users; drop-off/pick-up station only
9) Repair	
10) Reta	
	Wine shop; including on-premise consumption (see also section 9-4-103)
	Office and school supply, equipment sales
	Restaurant; conventional
i.	Restaurant; fast food (limited to multi-unit structures which contain not less than three separate uses)
	Restaurant and/or dining and entertainment establishment; regulated outdoor activities
1.	

t. Hobby or craft shop

(11) Wholesale/Rental/Vehicle-Mobile Home Trade - None

(12) Construction - None

(13) Transportation - None

(14) Manufacturing/Warehousing - None

(15) Other Activities (not otherwise listed - all categories) - None

RESIDENTIAL DENSITY CHART					
Density Level	Future Land Use and Character Type	Applicable Zoning District(s)	Units per Acre***		
	Uptown Edge (UE)	CDF and CD*	17 units per acre		
	Mixed Use, High Intensity	OR	17 units per acre		
High	(MUHI)	R6, MR	17 units per acre		
5	Residential, High Density	R6, MR, OR	17 units per acre		
	(HDR)	R6MH	17 units per acre		
	Medical-Transition (MT)	MR	17 units per acre		
	Mixed Use (MU)	OR	17 units per acre		
		R6, MR	17 units per acre		
		R6A	9 units per acre		
High to Medium	Uptown Neighborhood (UN)	R6S	7 units per acre		
	Traditional Neighborhood, Medium-High Density (TNMH)	R6	17 units per acre		
		R6A	9 units per acre		
		R6S	7 units per acre		
	Traditional Neighborhood, Low- Medium Density (TNLM)	R9	6 units per acre		
		R9S	5 units per acre		
	· · · · ·	R15S	3 units per acre		
Medium to Low		R9S	5 units per acre		
	Residential, Low-Medium	R15S	3 units per acre		
	Density (LMDR)	RA20	4 units per acre		
		MRS	4 units per acre		

* The residential density of the CD zoning district is based on the size of the mechanically conditioned floor area. See Section 9-4-153 in the City Code for development standards.

*** Maximim allowable density in the respective zoning district.

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requ	uirments: Match	n proposed land us	e with adjacent per	mitted land use or	adjacent vacant	zone/nonconform	ing use to determine ap	plicable bufferyard.
PROPOSED LAND USE CLASS (#)	ADJACENT PERMITTED LAND USE CLASS (#)					ADJACENT VACANT ZONE OR NONCONFORMING USE		PUBLIC/PRIVATE STREETS OR R.R
	Single-Family Residential (1)	Multi-Family Residential (2)	Office/Institutional, light Commercial, Service (3)	Heavy Commercial, Light Industry (4)	Heavy Industrial (5)	Residential (1) - (2)	Non-Residential (3) - (5)	
Multi-Family Development (2)	С	В	В	В	В	С	В	А
Office/Institutional, Light Commercial, Service (3)	D	D	В	В	В	D	В	A
Heavy Commercial, Light Industry (4)	E	E	В	В	В	Е	В	A
Heavy Industrial (5)	F	F	В	В	В	F	В	А
		Bufferyard A	(street yard)				Bufferyard B (no	screen required)
Lot Size		Width	For every 100 linear feet		eet		Lot Size	Width
Less than 25,000 sq.ft.		4'	2 large street trees				Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.		6'	2 large street trees				25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.		10'	2 large street trees				Over 175,000 sq.ft.	10'
	Street tree	es may count tow	ard the minimum	acreage.				
	Bufferyard C (screen required)			Bufferyard	D (screen required))
Width For every 100 linear feet				Width	For every 100 linear feet		feet	
10'	4	arge evergreer 4 small evergre 6 evergreen sh	ens		20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs		
		dge (additional m ay be reduced to					duced by fifty (50%) p al material) or earth b	
	Buffervard F (screen required)	1		Buffervard	F (screen require	d)
Width For every 100 linear feet					Width	For every 100 linear feet		
30'	8	arge evergreer 8 small evergre 6 evergreen sh	ens		50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs		

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.



City of Greenville, North Carolina

Title of Item:

Ordinance requested by the Planning and Development Services Department to amend Title 9, Chapter 4 by adding a definition and standards to allow for vertical mixed-use development which is defined as a development that includes two or more principal uses, such as commercial, office, civic, hotel, and residential uses; fosters integration, density, and compatibility of uses within a multi-story single building. Parking in excess of the required parking standards of a vertically mixed-use development shall not be considered a principal use that would qualify a project as a vertical mixed-use development. The proposed use would be allowed as a permitted use in the following zoning districts: MI (Medical-Institutional), MS (Medical-Support), MO (Medical-Office), MCG (Medical-General Commercial), MCH Medical-Heavy Commercial), OR (Office-Residential), O (Office), CD (Downtown Commercial), CDF (Downtown Commercial Fringe), CG (General Commercial), CN (Neighborhood Commercial), and CH (Heavy Commercial).

Explanation: Ba

Background:

The Planning and Development Services Department has been working on a text amendment that would allow vertical mixed-use development. Planning staff met with local stakeholders to gauge interest and feasibility of this type of development. This was met with positive feedback. Planning staff also held three (3) public engagement meetings in different locations to receive input and feedback from the community. Public engagement meetings were advertised in *The Daily Reflector*, through the City's social media accounts, and distribution of flyers on the City's bulletin boards. At these meetings, staff provided a Frequently Asked Questions (FAQ) handout, a map of the potential properties where this type of use would be allowed, and the proposed ordinance language.

Staff provided an update to City Council on August 5, 2024.

Summary:

The establishment of vertical mixed-use development is a central theme in the Horizons 2026: Greenville's Community Plan.

It is discussed as a development option that is supported by various policies, goals and actions, including but not limited to, encouraging infill and reinvestment, promoting walkability, and providing another housing option.

This text amendment establishes a definition of vertical mixed-used development with accompanying standards that is allowed in 12 zoning districts.

Proposed definition:

Vertical Mixed-Use. A development that includes two or more principal uses, such as commercial, office, civic, hotel, and residential uses; fosters integration, density, and compatibility of uses within a multi-story single building. Parking in excess of the required parking standards of a vertical mixed-use development shall not be considered a principal use that would qualify a project as a vertical mixed-use development.

Vertical mixed-use allows for a combination of residential and commercial uses in one building. Currently, this type of development is only allowed in a limited number of situations in the City. The proposed regulations will allow for new construction as well as conversion of existing buildings. It is important to note that these regulations are for zoning standards, i.e., setbacks and vegetation requirements. Other regulations, such as the North Carolina Building and Fire Codes, still apply separate and apart from the zoning standards.

Proposed Standards (abridged):

Lot area minimum: None

Height minimum: 2 stories

Residential density: Up to 18 units per acre

Residential density bonus: There is no maximum residential density limit when structured parking (deck, garage, etc.) is used to accommodate at least 25% of the total required parking spaces.

Comprehensive Plan:

The establishment of vertical mixed-use development is a central theme in the <u>Horizons 2026: Greenville's Community Plan.</u> It is discussed as a development option that is supported by various policies, goals and actions, including but not limited to, encouraging infill and reinvestment, promoting walkability, and providing another housing option.

Horizons 2026 Action Plan

Mixed-use development is listed as Priority Implementation Action #1: Adopt Mixed-Use Zoning Districts.

Action 1.1

Mixed-use development is not a current part of Greenville's zoning and subdivision ordinances, but vertical mixed-use buildings and mixed-use developments are a part of the vision of the Future Land Use and Character map of this plan. Having districts for Mixed Use High Intensity and Mixed-Use defined within the ordinances will expedite the ability of City staff to deploy the plan in areas where that designation has been given on the map. Along with other regulations, incentives, and programs, mixed-use districts can also help preserve and grow the vibrant uptown neighborhoods. This action adds to the City's tool kit for overall implementation. This action was a top ten priority at the public open house.

Future Land Use and Character

Principles

1. Development of underutilized land within the city's existing urban footprint that is served by infrastructure is a priority over undeveloped land on the city's edge.

3. A greater intensity of development that integrates a mix of uses (residential, commercial, office, institutional, civic, etc.) and connects with existing developed areas is encouraged in strategic locations.

6. The city's established neighborhoods are maintained, while new residential areas have the characteristics of strong neighborhoods, including sidewalks, mixed housing types, parks, and easy access to basic retail needs.

This concept is also supported by the inclusion of the Mixed-Use (MU) and Mixed-Use, High Intensity (MUHI) characters on the Future Land and Character Map. These characters are described as:

Mixed-Use: Small-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Mixed-Use buildings are located close together and near the street. Buildings tend to be smaller than Mixed-Use Center, High Intensity, supporting primarily locally oriented uses and serving as a transition in intensity to nearby neighborhoods.

Mixed-Use, High Intensity: Large-scale activity centers that contain places to live, work, and shop integrated in a walkable pattern. Multi-story mixed use buildings are located close together and near the street. Large floorplate buildings may support uses that serve the broader community and region.

The intent of both of these characters are:

- Vertical mixed-use buildings (residential or office above commercial) as well as multi-story single-use buildings that are integrated in a walkable street pattern
- Accommodate parking on-street, behind or to one side of buildings, or in parking structures; limit curb cuts that break main pedestrian ways; wrap parking structures with other uses or decorative elements; light parking

well for safety

• Provide pedestrian and vehicular connection to surrounding development

Below are the specific goals, policies and actions that support the adoption of vertical mixed-use standards.

Chapter 1: Building Great Places

Goal 1.1. Focused Approach to Growth and Reinvestment

Greenville will have a variety of mixed-use districts, employment centers, neighborhoods, and community corridors throughout the city that have distinct characteristics and are anchored by higher intensity transit supporting nodes.

Policy 1.1.2 Promote Transit Supportive Nodes Promote the development of a network of compact nodes of walkable mixed-use development that can support transit.

Policy 1.1.4. Encourage the Evolution of Commercial Areas Promote the evolution of commercial areas from primarily automobile-oriented to walkable mixed-use areas as identified in the Future Land Use and Character Map. This evolution will likely occur incrementally and over time.

Policy 1.1.5. Transform Key Nodes and Districts

Promote compact and walkable mixed-use development within key nodes throughout the city as identified by the Future Land Use and Character Map and the Future Growth Framework Map in this chapter.

Goal 1.2. Active & Vibrant Places

Growth and development will build on Greenville's unique character - it's cultural history and local architecture - to create exciting, meaningful, and vibrant places that improve the city's livability and foster civic pride.

Policy 1.2.1. Improve the Design of First Floor Building Facades

First floor building facades along important pedestrian corridors, particularly in Uptown, should include a minimum percentage of windows. Other design strategies that showcase visible activity in the building may be an appropriate alternative. This visibility improves the walkability and safety of streets.

Policy 1.2.5. Reduce Off-Street Parking Requirements

Off-street parking should be located behind commercial buildings. Parking lots or structures should be shared between proximate businesses, residences, and mixed-use structures. The city should work with developers to reduce the amount of surface parking constructed and the negative environmental impacts of impermeable surface area resulting from excess pavement.

Policy 1.2.8. Promote a Mix of Housing Types

Promote a mix of housing types that support a variety of household incomes and family sizes within and in walking distance to mixed use developments that coincide with regional and community activity centers.

Goal 1.3 High Quality Infill and Redevelopment

Infill and redevelopment strategies will be pursued. Empty lots in developed areas will be built on. Aging sites served by infrastructure and utilities will be remediated and revitalized. Gaps between developed areas will be filled with transitions that respect uses they currently separate.

Policy 1.3.1. Support Infill and Redevelopment

Promote development and redevelopment throughout the city with a concentration of these projects in the Uptown Core of the Future Land Use and Character map and the Primary Service Area of the Tiered Growth Map in order to balance the city's tax base, reduce service and maintenance expenditures, and make smart long-term investments that use taxpayer dollars wisely. This is generally preferred over new peripheral development.

Policy 1.3.2. Support Transitioning Mixed-Use Centers Support the transition of automobile-oriented commercial areas including any outdated malls where parking is located between the street and the building to walkable mixed-use centers where buildings are located in front of parking and close to the sidewalk.

Policy 1.3.3. Enable Redevelopment of Housing Areas at Risk of Disinvestment Enable older housing developments with high vacancy rates to be redeveloped by making them attractive to new investment as their useful life ends. This can be done by zoning the areas as mixed use, or through some transitional zoning category that promotes redevelopment of these areas.

Goal 1.4. A Vibrant Uptown

Greenville will have a beautiful and vibrant Uptown with active public spaces. Safe and exciting streets will be active throughout the morning and evening. Diverse housing choices will be offered in Uptown for people of all ages where there will be many shopping opportunities, a unique connection to River Park
North, reused historic structures, and a variety of employment spaces for companies large and small.

Policy 1.4.1. Activate Town Common and First Street

Activate Town Common by promoting compact, inspiring, mixed-use buildings along First Street. Orient corner buildings toward both Town Common and adjacent streets.

Policy 1.4.2. Foster High Density Infill Development

Foster development of high-density mixed-use buildings in and around Uptown that create a more vibrant pedestrian environment and provide a mix of new housing and office spaces.

Policy 1.4.3. Promote Street-oriented Design

All new buildings and redevelopment of existing buildings in the Uptown area should be oriented toward the street and enhance the pedestrian realm and vibrancy of the street.

Goal 1.5. A Valued History

Greenville will take advantage of the legacy of its past. It will protect and enhance historic buildings and areas. Old buildings will have new life breathed into them with updated systems and interior space designed to serve the market. Neighborhoods will showcase their history and strengthen the connection to Greenville's past.

Policy 1.5.2. Encourage Adaptive Reuse of Historic Structures Encourage developers to preserve historic structures and adapt them to fit modern day needs while preserving their unique character. Use this strategy for residential, commercial, industrial, and warehouse buildings. Other communities have used this strategy to preserve unique historical structures built for uses no longer in demand, such as old tobacco warehouses.

Action 1.1. Adopt Mixed Use Zoning Districts

The city should move quickly to adopt a minimum of two new mixed-use zoning districts that are consistent with the descriptions, intents, and building blocks of the Mixed-Use, High Intensity (MUHI) and Mixed-Use (MU) character districts outlined in this chapter. Additionally, a strategy should be developed for

implementing the Uptown Core (UC) and Uptown Edge (UE) districts that may be enacted through new zoning districts or overlay districts. The city may consider implementing a form-based code district in certain areas. To ensure the application of the zoning district, incentives could be provided for new development within these areas.

Action 1.9. Develop Corridor Development Standards

The City will undertake development of commercial corridor development standards that can be applied through established commercial zoning districts, or through an overlay district. These standards will be designed to achieve the policies of this plan, specifically to encourage the evolution of established commercial areas to more vibrant and visually appealing places and to design commercial corridors to better accommodate multiple modes of transportation and improve safety for bikers and walkers. These standards could include requirements for placement of parking to the side or rear of buildings, orienting and placing buildings so that they frame the road, enhanced landscaping standards, building façade and roofline design standards, connectivity requirements with adjacent developments, or other requirements. The standards will often be applied in redevelopment contexts. To offset new regulations in a redevelopment context (which can sometimes be a deterrent to reinvestment) one option is to develop these standards as a menu for options using a point system, allowing individual property owners the flexibility to determine what improvements will work for a given site and context.

Chapter 2 Enhancing Mobility

Goal 2.2. Many Travel Options

Greenville residents and visitors will be able to travel to places throughout the city using a variety of safe, timely, and convenient travel options including, bicycling, riding transit, driving, and walking.

Policy 2.2.5. Support Affordable Transportation

When reviewing development proposals, Greenville will consider the affordability of travel between the development and other areas in the city. The purpose of this policy is to promote development in areas that have access to transit, bicycle facilities, existing roads, and are preferably within walking distance of schools, commercial uses, and neighborhoods.

Goal 2.3. Context-Sensitive Transportation

Most street corridors will serve as more than just passageways for cars. The transportation network in Greenville, including roadway infrastructure and transit systems, will complement Greenville's future walkable development pattern and support the development framework laid out in the Future Land Use and Character Map.

Goal 2.4. Accessible Transit

Transit will be an integral mode of transportation for Greenville's entire population, especially those who are unable to own or drive a car. By providing excellent transit services, Greenville will improve equity and accessibility throughout the city, reduce traffic congestion, and improve air quality.

Policy 2.4.2. Expand Transit Accessibility

Accessibility to transit service should be one of the highest transportation priorities. Routes should continue to service low-income neighborhoods, grocery stores and commercial areas, and civic and employment centers. Transit stops should be highly visible and provide comfort for riders.

Policy 2.4.3. Promote Transit Oriented Development

Greenville should focus higher density development within strategically located mixed use nodes, enhancing access to transit for workers and residents and reducing the need to provide automobile parking.

Goal 2.5. Efficient Parking

Greenville will have a sufficient amount of vehicular parking that is convenient and accessible but that is located discretely and does not dominate the city's landscape.

Policy 2.5.1. Promote Shared Parking

Promote shared parking and strategically reduce the total number of spaces that are required to be constructed by developers. Reduce or eliminate minimum parking requirements, especially in areas designated for mixed-use development on the Future Land Use and Character Map.

Policy 2.5.3. Promote Structured Parking

Where a large amount of parking is needed in denser built areas, promote structured parking. Ideally, the mass of the structure itself should be obscured with commercial or retail uses closer to the street or other creative architectural solutions that reduce the blank space of a parking garage wall.

Policy 2.5.6. Decrease the Need for Parking

The long-term policy of Greenville is to gradually reduce the need for vehicular parking through coordinated land use and transportation that increases the viability of alternative modes of transportation.

Chapter 3 Maintaining Fiscal Responsibility

Goal 3.1 Benefit from Past Investment Greenville will maximize the benefits of its existing infrastructure and services by encouraging infill development in appropriated locations.

Policy 3.1.1. Promote Infill Development on Underutilized Sites in the Core Promote the development of underutilized sites within in the urban core of the city through development incentives and active advertisement to potential developers or business tenants. The city will investigate any current barriers to development and identify solutions to make infill development a more feasible and valued option.

Policy 3.1.2. Encourage Development to Locate Near Existing or Planned Infrastructure

Encourage new development to occur in areas that can be served by existing or planned infrastructure, particularly public water and wastewater while still respecting the limits of what the land and adjacent waterways can sustain.

Policy 3.1.3. Promote Rehabilitation and Reuse of Commercial and Industrial Buildings

Promote the rehabilitation and reuse of existing commercial and industrial buildings as another means of achieving the benefits of infill development.

Chapter 4 Growing the Economic Hub

Policy 4.2.5. Support Home Offices and Telecommuting Support the use of home offices as an essential workspace for small businesses and start-up firms. Many entrepreneurs begin working out of their homes before committing to designated office space. Support infrastructure necessary for telecommuting, which can provide flexibility for workers and businesses looking to expand.

Policy 4.5.1. Expand Walkable Development

Implement the Horizons 2026 Future land Use and Character Map, which encourages walkable mixed-use development, connected street patterns, and modal activity centers. There are many indirect benefits to creating a walkable city, including improvements to workforce retention that comes from making Greenville a more desirable city in which to live.

Policy 4.5.4. Provide Diverse Housing and Neighborhood Options Support the development of a variety of housing and neighborhoods options located close to employment areas and with access to commercial needs. Encourage a mix of housing options and prices within new developments and infill areas. Promote walkable neighborhood patterns. This policy provides multiple living options for a variety of workers.

Chapter 5 Creating Complete Neighborhoods

Goal 5.2. Complete Neighborhoods

Greenville will expand its housing and neighborhood variety to provide many living options, striving for excellent neighborhoods home to multiple generations and income levels, where residents of all abilities are able to access commercial and recreational needs.

Policy 5.2.1. Provide Diverse Living Options

New neighborhoods should include a variety of housing options, including single-family detached homes, townhomes quadraplexes, duplexes, and a small-scale apartment building. Neighborhood should include a variety of lot sizes.

Policy 5.2.2. Enhance Access to Daily Needs

Promote a mix of supporting uses in new neighborhoods, including social services, such as daycare, context-sensitive commercial uses offering daily needs such as grocery stores and civic uses such as parks and schools.

Policy 5.2.4. Promote Professional Daily Needs

Allow for and promote the development of housing that is attractive to young professionals, families, and retirees in the Uptown District, including mixed use apartments and condominium buildings, small-scale apartment buildings and townhomes.

Policy 5.3.2. Promote Residential Development Within a Five-Minute Walk of Other Uses

Encourage development of new residential housing within a five-minute walk of at least two other uses, such as civic space or neighborhood-oriented commercial space. the evaluation of nee residential developments should include the consideration of walking distance to other uses.

Policy 5.3.5. Encourage Development of Transit-Oriented Neighborhoods

Neighborhoods should be designed with transit access as a priority. The number of homes that are in short walking distance to a transit stop should be maximized. Where possible, these same strategies should be pursued in existing neighborhoods as well.

Chapter 6 Fostering a Resilient City

Policy 6.3.1. Promote Compact Development Promote compact mixed-use development that improves access to multiple modes of transportation, improves energy efficiency, and reduces emissions.

Chapter 7 Growing a Healthy City

Policy 7.1.1. Support the Infrastructure and land Use Pattern Necessary to Create Walkable Neighborhoods and a Walkable City Continue building sidewalks in new neighborhoods. Where possible, add sidewalks to existing neighborhoods that are missing them. Integrate walking infrastructure with improved public transit. Allow residential density and land use mixes in plans to allow residents to choose the healthier option of walking or biking to their destination.

Chapter 9, Action Plan

Priority Implementation Action #1: Adopt Mixed Use Zoning Districts

Action 1.1

Mixed-use development is not a current part of Greenville's zoning and subdivision ordinances, but vertical mixed-use buildings and mixed-use developments are a part of the vision of the Future Land Use and Character map of this plan. Having districts for Mixed Use High Intensity and Mixed Use defined within the ordinances will expedite the ability of City staff to deploy the plan in areas where that designation has been given on the map. Along with other regulations, incentives, and programs, mixed use districts can also help preserve and grow the vibrant uptown neighborhoods. This action adds to the City's tool kit for overall implementation. This action was a top ten priority at the public open house.

Fiscal Note: No cost to the City.

Recommendation:

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the <u>Horizons 2026: Greenville's Community Plan</u>, Chapter 9, Action Plan, Priority Implementation Action #1: Adopt Mixed-Use Zoning Districts

Action 1.1

Mixed-use development is not a current part of Greenville's zoning and subdivision ordinances, but vertically mixed-use buildings and mixed-use developments are a part of the vision of the Future Land Use and Character map of this plan. Having districts for Mixed Use High Intensity and Mixed Use defined within the ordinances will expedite the ability of City staff to deploy the plan in areas where that designation has been given on the map. Along with other regulations, incentives, and programs, mixed use districts can also help preserve and grow the vibrant uptown neighborhoods. This action adds to the City's tool kit for overall implementation. This action was a top ten priority at the public open house.

Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its August 20, 2024 meeting.

If City Council determines to approve the request, a motion to adopt the attached ordinance will accomplish this. The ordinance includes the statutorily required statement describing whether the action taken is consistent with the comprehensive plan and explaining why Council considers the action taken to be reasonable and in the public interest.

If City Council determines to deny the amendment, in order to comply with this statutory requirement, it is recommended that the motion be as follows:

"Motion to deny the requested text amendment, to make a finding and determination that the required text amendment is inconsistent with the comprehensive plan or other applicable plans, including but not limited to Horizons 2026: Greenville's Community Plan,

Chapter 9, Action Plan, Priority Implementation Action #1: Adopt Mixed-Use Zoning Districts

Action 1.1

Mixed-use development is not a current part of Greenville's zoning and subdivision ordinances, but vertical mixed-use buildings and mixed-use developments are a part of the vision of the Future Land Use and Character map of this plan. Having districts for Mixed Use High Intensity and Mixed Use defined within the ordinances will expedite the ability of City staff to deploy the plan in areas where that designation has been given on the map. Along with other regulations, incentives, and programs, mixed use districts can also help preserve and grow the vibrant uptown neighborhoods. This action adds to the City's tool kit for overall implementation. This action was a top ten priority at the public open house."

ATTACHMENTS

- Ordinance Vertical Mixed-Use and Standards.DOC
- Excerpt VMU minutes.pdf
- FAQ for VMU.pdf
- Map of Potential Properties.pdf
- Draft ordinance language.pdf

ORDINANCE NO. 24-AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF GREENVILLE, NORTH CAROLINA

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 6, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in <u>The Daily Reflector</u> setting forth that the City Council would, on the 12th day of September, 2024, at 6:00 p.m., conduct an electronic meeting and conduct a public hearing on the adoption of an ordinance amending the City Code;

WHEREAS, in accordance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of the ordinance involving the text amendment is consistent with the adopted comprehensive plan and other officially adopted plans that are applicable and that the adoption of the ordinance involving the text amendment is reasonable and in the public interest due to its consistency with the comprehensive plan and other officially adopted plans that are applicable and, as a result, its furtherance of the goals and objectives of the comprehensive plan and other officially adopted plans that are applicable;

WHEREAS, as a further description as to why the action taken is consistent with the comprehensive plan and other officially adopted plans that are applicable in compliance with the provisions of North Carolina General Statute 160D-605, the City Council of the City of Greenville does hereby find and determine that the adoption of this ordinance is consistent with provisions of the comprehensive plan including, but not limited to, <u>Horizons 2026: Greenville's Community Plan</u>, Chapter 9, Action Plan, Priority Implementation Action #1: Adopt Mixed Use Zoning Districts. Action 1.1 Mixed use development is not a current part of Greenville's zoning and subdivision ordinances, but vertically mixed use buildings and mixed use developments are a part of the vision of the Future Land Use and Character map of this plan. Having districts for Mixed Use High Intensity and Mixed Use defined within the ordinances will expedite the ability of City staff to deploy the plan in areas where that designation has been given on the map. Along with other regulations, incentives, and programs, mixed use districts can also help preserve and grow the vibrant uptown neighborhoods. This action adds to the City's tool kit for overall implementation. This action was a top ten priority at the public open house.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

<u>Section 1:</u> That Title 9, Chapter 4, Section 22, is hereby amended by adding the following definition in its respective suitable location within the section based on its alphabetical order:

Vertical Mixed-Use Development. A development that includes two or more principal uses, such as commercial, office, civic, hotel, and residential uses; fosters integration, density, and compatibility of uses within a multistory single building. Parking in excess of the required

parking standards of a vertically mixed-use development shall not be considered a principal use that would qualify a project as a vertical mixed-use development.

<u>Section 2:</u> That Title 9, Chapter 4, Section 120(E) of the City Code is hereby amended by deleting and replacing with the following:

(E) Shopping centers, vertical mixed-use developments, condominium/townhouse, multifamily group and planned center type developments. Bufferyards are required only along exterior property lines of the development.

<u>Section 3:</u> That Title 9, Chapter 4 of the City Code is hereby amended by inserting the following article in its respective suitable location:

Article M1. Vertical Mixed-Use Development

SEC. 9-4-206 PURPOSE, INTENT AND APPLICABILITY.

- (A) Purpose. It is the purpose of this article to create mixed-use activity places to live, work, play, and shop in a walkable pattern that is envisioned in Horizons 2026: Greenville's Community Plan. These developments will contain multi-story mixed-use buildings that are located close together and near the street. These centers may include an integrated mix of building types and uses in vertically mixed-use buildings that generally include commercial on the ground floor and office space or residential on upper floors.
- (B) *Intent*. It is the intent of these standards to provide an alternate development option that will:
 - (1) Promote the efficient use of land resources than is otherwise possible under conventional zoning development standards;
 - (2) Encourage infill and redevelopment;
 - (3) Offer an optional development pattern with primary uses of commercial, office, multi-family residential and, secondarily, institutional/civic, entertainment and lodging;
 - (4) Offer options that allow and encourage a variety of multi-storied vertical and horizontal use building configurations;
 - (5) Allow vertical mixed-use developments and their principal uses to occur on one or more lots under a unifying master plan, which may also occur in phases;
 - (6) Allow two or more permitted uses to occupy the same principal building;
 - (7) Require the ground floor of any vertically mixed-use building to be designated for an active principal use (i.e., no storage) with accommodation for "wrapped" parking structures as referenced in 9-4-212 (F); and
 - (8) Be exempt from the conventional zoning district standards relative to lot area, lot width, lot frontage, lot coverage, and required yards normally applicable with other forms of single-use development, and provided the vertical mixed-use development complies with the minimum standards set forth in this article.

(C) Applicability. The standards established in this article shall apply to new construction and conversions of existing buildings. All property to be developed under these standards must be included in the Master Plan Application as required in 9-4-215.

SEC. 9-4-207 RESIDENTIAL DENSITY.

- (A) The minimum lot area requirements per dwelling unit is as follows:
 - (1) All districts.
 - (a) One-bedroom unit: 2,300 square feet (net) per unit.
 - (b) Two or more bedroom unit: 2,900 square feet (net) per unit.
- (B) The minimum habitable (mechanically conditioned) floor area per unit:
 - (1) All districts. None
- (C) Density bonus. There is no maximum residential density limit when structured parking (deck, garage, etc) is used to accommodate at least 25% of the total required parking spaces.
 - (1) The minimum habitable (mechanically conditioned) floor area per unit:
 - (a) One bedroom unit: 400 square feet
 - (b) Two or more bedroom unit: 500 square feet
 - (2) However, the other standards in the article shall be met.
- (D) At least 30% of the total gross floor area of the development must be designed and constructed for residential occupancy.
- (E) Residential units may be located on the first floor of a vertical mixed-use building provided there is at least 2,400 square feet of nonresidential floor area on the first floor. Residential units may be on the ground floor (street level) but shall not be oriented toward the street. A lobby/vestibule can be used as a "buffer" to the street and shall count as part of the required 30% of the total gross floor area of the development must be designed and constructed for residential occupancy referenced in 9-4-207(D).
- (F) Overnight accommodations (hotels, motels, and bed and breakfast inn) are considered nonresidential uses.

- (G) With the following exceptions, the residential component may not exceed 80% of the gross floor area for the development. In the event of a phased development, this ratio applies to each phase.
 - (1) The preceding residential component limitation does not apply to vertical mixeduse buildings that are at least 4 stories if the street frontage of the first floor is entirely occupied by restaurants, personal and professional services or retail sales and services uses.
 - (2) Penetrations for access to parking, utilities and residential uses are allowed.
- (H) Multi-family dwellings, condominiums, and townhouse development shall be permitted in a vertical mixed-use development.
- (I) Single-family and two-family dwellings shall not be permitted.

SEC. 9-4-208 NONRESIDENTIAL USES.

- (A) Nonresidential uses shall make up at least 20% of the total gross floor area of the development. These uses can only be counted toward this requirement when they are open to the public. This section shall not apply if 9-4-207(G) is met.
 - (1) Development amenities that are commercial in nature and open to the public (e.g., spas and health clubs) may count towards this requirement.
 - (2) In no case, shall leasing offices or amenities for the exclusive use of residents and not open to the public be counted towards this requirement.
- (B) Any accessory uses, including outdoor seating, if permitted in the district, shall meet the applicable accessory use standards.

SEC. 9-4-209 DEVELOPMENT AND DIMENSIONAL STANDARDS.

- (A) Lot dimensions
 - (1) Lot area minimum: None
 - (2) Lot width: None
- (B) Height minimum (above grade): 2 stories
- (C) Height limit (above grade): None
 - (1) Vertical mixed-use buildings exceeding 45 feet in height (above grade) shall be placed no closer than 50 feet to (i) a conforming use single-family dwelling located in any district, or (ii) any single-family residential zoning district. The required measurement shall be from the building or structure containing a vertical

mixed-use building to the nearest single-family dwelling lot line or single-family residential zoning district boundary line. For purpose of this section, the term "single-family residential zoning district" shall include any RA20, R15S, R9S, R6S, and MRS district. Each principal vertical mixed-use building shall be separated from other buildings a minimum of 15 feet or as required by fire code, whichever is greater.

- (D) Setbacks for principal structures
 - (1) Public street setback minimum:
 - (a) 0 feet in CD (Downtown Commercial)
 - (b) 5 feet in other districts permitting vertical mixed-use development or the required bufferyard, whichever is greater.
 - (2) Public street build-to zones apply to new buildings constructed after the effective date of this ordinance.
 - (a) 0 to 5 feet in CD (Downtown Commercial)
 - (b) Other districts permitting vertical mixed-use development (as per the street standards in the Manual of Standard of Designs and Details):
 - 1. Fronting collector streets: 5 to 20 feet
 - 2. Fronting minor thoroughfares: 5 to 30 feet
 - 3. Fronting major thoroughfares: 5 to 40 feet
 - (3) Side setback: 5 feet minimum or the required bufferyard, whichever is greater
 - (4) Rear setback: 5 feet minimum or the required bufferyard, whichever is greater
- (E) Setbacks for accessory structures.
 - (1) Attached accessory structures:
 - (a) For purposes of this section, any accessory structure attached to a principal structure shall be subject to the open space, setback, building separation and bufferyard requirements of the principal structure except as further provided.
 - (b) Attached accessory structures must meet all of the following requirements:
 - 1. Access to and from the accessory structure shall be by an exterior doorway. No interior window or doorway shall be permitted;
 - 2. No attached accessory structure shall be considered or utilized as habitable space;
 - 3. The combined horizontal dimension of all attached accessory structures shall not exceed 30% of the horizontal dimension of the exterior rear wall elevation of the common principal structure to which attached;

- 4. Attached accessory structures may share a common party wall of unspecified minimum length with other accessory structures; provided, however, if there is an offset of the wall the offset shall be subject to subsection (C)(1)(b)5. below;
- 5. Attached accessory structures, associated with a common principal building, which do not share a common party wall with other attached accessory structures shall be separated by not less than five feet; and
- 6. Shall not be located within ten feet of any adjacent principal or attached accessory structure or detached accessory structure.
- (F) Use separations within the same building are determined by the building codes.

SEC. 9-4-210 BUILDING AND SITE DESIGN.

- (A) A conceptual master plan and building elevations indicating proposed architectural style shall be provided as required in the 9-4-215.
- (B) Building spaces should be designed to anticipate maximum use flexibility (and building codes) and accommodate a range of occupants and tenants. The first floor of a vertical mixed-use building may be designed to accommodate a restaurant, an office, or retail without requiring substantial structural modifications to the building and compatibility of uses.

SEC. 9-4-211 OPEN SPACE STANDARDS.

- (A) Ten percent of the gross area shall be reserved as common and/or private open space.
 - (1) Open space shall mean space that is not occupied by a building footprint, street, or parking surfaces and is generally characterized as active or passive recreation areas, courtyards, outdoor amenities, walkways, natural and landscaped areas, buffer yards and unfenced stormwater best management practices.
- (B) Public and/or private streets, driveways, off-street parking area, principal and attached accessory structures shall not be utilized in calculating or counting towards the open space requirement.
- (C) Recreation areas may be counted as open space provided impervious surfaces constitute no more than 50% of the recreation area.
- (D) If any portion of the area proposed for a vertical mixed-use development lies within an area designated in the officially adopted Greenway Master Plan as a greenway corridor, the area so designated shall be included as part of the area set aside to satisfy the open space requirements of this section. The area within the

greenway corridor shall be dedicated and/or reserved to the public at the option of the city.

SEC. 9-4-212 PARKING REQUIREMENTS.

- (A) Except as modified in this Section, parking shall be provided for vertical mixeduse development in accordance with Article O. Parking.
- (B) Parking reduction. There is an automatic 20% reduction of the minimum offstreet parking spaces otherwise required in Section 9-4-252, Schedule of Required Parking Spaces, for any use or combination of uses in a vertical mixed-use development.
- (C) Shared or combined parking among residential and nonresidential uses shall be permitted under provisions in Article O, Sec. 9-4-246 Combined Parking Space.
- (D) Rear yard parking. On-site surface parking lots shall be located to the rear of vertical mixed-use buildings in the CD and CDF. In all other districts permitting vertical mixed-use development, the on-site surface parking shall be located to the rear of buildings provided however that a maximum of one double row of parking forward of the principal structure is a permissible alternative design in order to align with an existing adjacent development to accommodate cross parking lot access easements. The remaining demand for on-site surface parking shall be located to the rear of a vertical mixed-use building.
- (E) Remote parking. Arrangements for remote parking are permissible in compliance with Sec. 9-4-250.
- (F) Structured parking. Structured parking is permitted and encouraged.

To encourage concealment of parking structures (wrapped garages), the floor area of levels of parking completely obscured from view at ground level of a public street by enclosed areas designed and constructed for commercial, office, or residential use and occupancy may be counted towards the ground level nonresidential component requirement. In order to be credited toward the requirement, the following conditions must be met:

- (1) Commercial, residential, or office space must have a minimum depth (as measured from the street wall) of 20 feet and must have windows or doors facing the public streets.
- (2) The ground floor at street level must be designed and constructed for retail or personal service uses. However, penetrations for access to the parking structure and utilities are allowed.

(3) Upper stories shall be designed and constructed for commercial, office, residential or institutional uses.

SEC. 9-4-213 GARBAGE/TRASH CONTAINER, RECYCLING CENTER AND COMPACTOR LOCATIONS.

- (A) No garbage/trash container or recycling center shall be located closer than 20 feet to any dwelling structure and no compactor shall be located closer than 50 feet to any dwelling structure.
- (B) Each garbage/trash container required to service the development shall be located within 200 feet of the dwelling units such container is intended to serve.
- (C) Garbage/trash containers and recycling centers shall be enclosed on three sides by a complete visual screen consisting of a fence, vegetation or combination thereof.
- (D) Except as further provided, compactors shall be completely enclosed by a visual screen and safety barrier composed of an opaque masonry wall and opaque metal or wooden gate, said wall and gate shall be not less than two feet higher than the highest point of the compactor. The Director of Planning and Development Services or designee may approve substitute wall and gate material provided the wall and gate results in an opaque visual screen and safety barrier as required by this subsection; vegetation shall not be acceptable for this purpose.
- (E) Garbage/trash containers, recycling centers and compactors shall be in accordance with Title 6, Chapter 3, Garbage and Refuse Collection and Disposal, of the Greenville City Code.

SEC. 9-4-214 GENERAL FAÇADE STANDARDS APPLICABILITY

- (A) *Applicability*. These standards shall apply to all levels/stories of the building unless otherwise noted.
 - (1) Transparency
 - (a) There shall be a minimum of 50% transparency consisting of windows, doors, or openings in the façade for the length and surface of the structure for the ground floor at street level facing the public street.
 - (b) The lowermost portion of windows on the ground floor of vertical mixed-use buildings shall be located not more than 36 inches from the ground.
 - (c) The facades in upper floors shall have a minimum 20% fenestration consisting of windows, doors, or openings.
 - (d) Buildings shall have at least one clearly defined prominent pedestrian entrance per street frontage on each street-facing façade. In the case of a building on a

corner with two frontages, one prominent pedestrian entrance located on the corner satisfies this requirement for both frontages.

- (e) In the case of existing structures being converted to a vertical mixed-used building, there shall be a minimum of 40% transparency consisting of windows, doors, or openings in the façade for the length and surface of the structure for the ground floor at street level facing the public street.
- (2) Architectural Features

To improve distinction of buildings and various building spaces along walls viewed from sharp angles and long distances, the following standards shall apply to new construction:

- (a) No wall that faces a public street shall have an uninterrupted length exceeding 20 feet.
- (b) All building walls must include at least two of the following:
 - 1. Change of plane,
 - 2. Change of texture or masonry pattern,
 - 3. Windows, or
 - 4. Include an equivalent aspect that subdivides the wall into proportions such as an articulated base with a height (above grade) no more than 10 feet.
 - 5. Alternatively, in the event that actual doors and windows are not feasible because of the nature of the use of the building, side and/or rear walls that face walkways may include false windows and door openings defined by frames, sills, lintel, or proportional modulations of the wall.

SEC. 9-4-215 MASTER PLAN APPLICATION REQUIREMENTS.

- (A) Application. A master plan application for a vertical mixed-use development shall be submitted for approval to the Director of Planning and Development Services, or designee, with supporting approvals through the City of Greenville Technical Review Committee.
- (B) *Master Plan Requirements*. Each application must also include the following:
 - (1) The specific standards intended to be modified as part of the approval process. If a standard is not listed as being modified, then the standard is considered applicable, and the plan is required to comply. However, subsequent requests for alternative compliance may still be submitted.
 - (2) The proposed maximum number of dwelling units and percentage of residential use.
 - (3) The proposed maximum and minimum square footage of nonresidential floor area.
 - (4) In the event that a development is to occur in phases, then a phasing plan must be provided. Said phasing plan will also include an improvement schedule that may

defer phase specific improvements by no more than one phase from when the associated phase is completed.

- (5) An illustrative 3-dimensional model or digital rendering that shows building elevations, location of streets and prominent site features. The 3-dimensional model must illustrate the potential massing and scale of the proposed development but will not be regulatory.
- (6) Standards for vertical mixed-use development may be modified through application approval to the Director of Planning and Development Services or his/her designee. This approval will be granted as part of the Technical Review Committee process.
- (C) Amendments.
 - (1) Minor changes. Amendments to approved applications that in the opinion of the Director of Planning and Development Services do not substantially change the concept of the vertical mixed-use development as approved may be allowed by administrative action of the Director of Planning and Development Services or his/her designee. Such minor changes may include, but are not limited to, small site alterations such as realignment of streets and relocation of utility lines due to engineering necessity. The owners shall request such amendment in writing, clearly setting forth the reasons for such changes. If approved, the land use plan shall be so amended by administrative action of the Director of Planning and Development Services or his/her designee to submission of any preliminary platsite plan application involving or affecting such amendment. Appeal from the decision of the Director of Planning and Development Services shall be taken to the Board of Adjustment within 30 days of the administrative action.
 - (2) Major changes. Amendments to approved applications that in the opinion of the Director of Planning and Development Services do in fact involve substantial changes and deviations from the concept of the vertical mixed-use development, as approved, shall require review and approval pursuant to section 9-4-215(A). Such major changes shall include, but not be limited to, increased density, change in street pattern, location of land uses, open space or recreation space location or area. Appeal from the decision of the Director of Planning and Development Services or his/her designee may be taken to the Board of Adjustment within 30 days of the administrative action.
 - (3) *Authority*. Minor changes may be approved administratively by the Director of Planning and Development Services or his/her designee.

<u>Section 4:</u> That Title 9, Chapter 4, Appendix A: Table of Uses (C)(2) Residential is hereby amended to add row "s. Vertical Mixed-Use Development"; adding a "4" in the cell under the column labeled "LUC#" and adding a "P" in the cell of this added row that falls under the columns labeled "MI", "MS", "MO", "MCG", "MCH", "OR", "O", "CD", "CDF", "CG", "CN", "CH".

<u>Section 5:</u> That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

<u>Section 6:</u> Any part or provision of this ordinance found by a court of competent jurisdiction to be in violation of the Constitution or laws of the United States or North Carolina is hereby deemed severable and shall not affect the validity of the remaining provisions of the ordinance.

<u>Section 7:</u> That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of September, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk

1197615

Excerpt from the adopted Planning & Zoning Commission Minutes (08/20/24)

3. REQUEST BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO AMEND TITLE 9, CHAPTER 4 BY ADDING A DEFINITION AND STANDARDS TO ALLOW FOR VERTICAL MIXED-USE DEVELOPMENT WHICH IS DEFINED AS A DEVELOPMENT THAT INCLUDES TWO OR MORE PRINCIPAL USES, SUCH AS COMMERCIAL, OFFICE, CIVIC, HOTEL, AND RESIDENTIAL USES; FOSTERS INTEGRATION, DENSITY, AND COMPATIBILITY OF USES WITHIN A MULTI-STORY SINGLE BUILDING. PARKING IN EXCESS OF THE REQUIRED PARKING STANDARDS OF A VERTICALLY MIXED-USE DEVELOPMENT SHALL NOT BE CONSIDERED A PRINCIPAL USE THAT WOULD QUALIFY A PROJECT AS A VERTICAL MIXED-USE DEVELOPMENT. THE PROPOSED USE WOULD BE ALLOWED AS A PERMITTED USE IN THE FOLLOWING ZONING DISTRICTS: MI (MEDICAL-INSTITUTIONAL), MS (MEDICAL-SUPPORT), MO (MEDICAL-OFFICE), MCG (MEDICALGENERAL COMMERCIAL). COMMERCIAL), MCH (MEDICAL-HEAVY OR (OFFICE-RESIDENTIAL), O (OFFICE), CD (DOWNTOWN COMMERCIAL), CDF (DOWNTOWN COMMERCIAL FRINGE), CG (GENERAL COMMERCIAL), CN (NEIGHBORHOOD COMMERCIAL), AND CH (HEAVY COMMERCIAL).

Chantae Gooby, Chief Planner, presented on behalf of City Staff. The adoption of Vertical Mixed-Use standards is a central theme in *Horizons 2026: Greenville's Community Plan* ("Horizons"). Staff has met with the development community on the feasibility of this type of development and staff also held three public engagement meetings as well. At these meeting, staff provided Frequently Asked Questions, a map, and the proposed ordinance language. Vertical mixed use is specifically mentioned in *Horizons 2026*. In the Horizons Action Plan, adopt mixed use zoning districts is a specific priority item. This is also reflected by the addition of the Mixed Use and High Intensity Mixed Use characters on the Future Land Use and Character Map.

In your staff report, staff listed the specific goal, policies and action items that support Vertical Mixed-Use. The development must have a mix of uses in one building, must have a residential and a non-residential component, must have pedestrian-oriented spaces on the ground floor.

Under the standards, a one-acre piece of property could yield up to 18 one-bedroom units or 12 two-bedroom units. There is a density bonus in these standards. The density bonus is offered to promote the use of parking garages. This helps to decrease the size of parking lots.

These standards also require a certain amount of transparency, which are window and door openings. The ground floor has to have at least 50% opening. The upper floors only require 20% transparency.

These projects are reviewed and approved by City, GUC and NCDOT staff. The developer is required to submit a 3D model that includes building elevations, parking spaces, floor plans, square feet of commercial space, and number of residential units. This use is allowed in 12 zoning districts. These districts are mainly non-residential which means, this use would not be in the middle of a residential neighborhood. These areas are mainly located along main corridors in the

city, not neighborhoods. These are selected goals, policies and actions in Horizons that support Vertical Mixed-Use.

Selected Horizons Goals, Policies and Actions

Future Land Use and Character Principles

1. Develop property in the City's core instead of the city's edge

3. Integrate mix of uses and connect with existing developed areas

Future Land Use and Character Map

Mixed Use and Mixed Use, High Intensity Characters

Chapter 1 Building Great Places

Promote a mix housing for types support a variety of incomes, family size (young professionals,

families, retirees) that are close to commercial centers

Support and foster infill and redevelopment in the Uptown area

Selected Horizons Goals, Policies and Actions (cont'd)

Chapter 2 Enhancing Mobility

Promote mix of uses that supports walkability/biking to jobs and support services (retail, banks,

daycare) and use of transit (less dependency on cars)

Chapter 3 Maintaining Fiscal Responsibility

Promote rehabilitation and reuse of older buildings

Chapter 4 Growing the Economic Hub

Supports "Live/Work" or "work from home"

Chapter 5 Creating Complete Neighborhoods

Promote residential development that is within a 5-minute walk of other uses

Encourage development of transit-oriented neighborhoods

Chapter 6 Fostering a Resilient City

Promote compact development that improves access to transit, improves energy efficiency and

reduces emissions

Chapter 7 Growing a Healthy City

Create walkable neighborhoods by adding sidewalks and integrate transit

In staff's opinion, the proposed Zoning Ordinance Text Amendment is in compliance with the *Horizons 2026: Greenville's Community Plan*, Chapter 9, Action Plan, Priority Implementation Action #1: Adopt Mixed Use Zoning Districts.

Chair Brock opened the public hearing.

No one spoke in favor of request.

No one spoke in opposition of request.

Chair Brock closed the public hearing and opened board discussion.

Motion made by Mr. Woodmansee, seconded by Mr. Parker, to recommend approval of the proposed text amendment, to advise that it is consistent with the comprehensive plan and other applicable plans, and to adopt the staff report which addresses plan consistency and other matters. Motion passed unanimously.



Find yourself in good company

VERTICAL MIXED-USE

FREQUENTLY ASKED QUESTIONS

1. WHAT IS A VERTICAL MIXED-USE BUILDING? See Section 9-4-206

A vertical mixed-use building contains a mix of residential and commercial uses. Typically, commercial uses (i.e. retail shops, restaurants, offices) are located on the ground floor, while residential units (condominiums or apartments) are located on upper levels. Below, are some examples of a vertical mixed-use building:



2. WHAT ARE THE BENEFITS OF VERTICAL MIXED-USE DEVELOPMENT? See Section 9-4-206

- Encourages density on commercial corridors
- Uses smaller footprint of land and buildings
- Provides a more sustainable development pattern
- Can promote walkability and less dependency on automobiles

3. WHAT ARE THE STANDARDS FOR A VERTICAL MIXED-USE BUILDING? See Sections 9-4-207 and 9-4-208

- Must have a mix of uses not a standalone use
- Must have pedestrian-oriented spaces on the ground floor
- Must contain residential dwelling units i.e., apartments, condos

• Relaxed site development standards i.e. 20% reduction in required number of parking spaces. See Section 9-4-212

4. HOW MANY RESIDENTIAL UNITS CAN BE IN A VERTICAL MIXED-USE BUILDING? See Section 9-4-207

The number of residential units is based on the size of the land. Below is a chart that illustrates the potential number of multi-family units per acre:

Type of multi-family unit	Minimum land area (1 acre = 43,560 square feet)	Potential Density
1-bedroom unit	2,300 square feet	Up to 18 units
2-bedroom unit	2,900 square feet	Up to 15 units

There is a residential density bonus available if at least 25% of the total required parking spaces are located in a parking garage, deck or other type of structured parking.

5. HOW DOES THE DENSITY BONUS WORK? See Section 9-4-207

The number of residential units is not restricted when at least 25% of the total required parking spaces are located in a parking garage, deck or other type of structured parking.

6. SINCE VERTICAL MIXED-USE DEVELOPMENTS MUST CONTAIN A MIX OF RESIDENTIAL AND NONRESIDENTIAL USES, WHAT IS THE MINIMUM GROSS FLOOR AREA FOR EACH OF THESE TYPES OF USES? See Sections 9-4-207 and 9-4-208

At least 30% of the total gross floor area of the development must contain residential uses, but not exceed 80% of the total gross floor area of the development. At least 20% of the total gross floor area of the development must contain nonresidential uses.

7. WHAT IS THE MINIMUM LOT SIZE, SETBACKS, AND HEIGHT LIMIT? See Sections 9-4-209

There is not a minimum size lot. Buildings must be at least 2 stories. Setbacks along public streets vary depending on if the development is located in the CD (Downtown Commercial) zoning district and the type of adjacent streets.

8. IF I LIVE IN A SINGLE-FAMILY HOME, HOW CLOSE CAN THIS TYPE OF BUILDING BE TO MY

2

HOME? SEE 9-4-209(5)

If a vertical mixed-use buildings is taller than 45 feet in height (above grade), the building shall be no closer than 50 feet to (i) a conforming use single-family dwelling or (ii) any single-family residential zoning district. The required measurement shall be from the mixed-use building to the nearest conforming single-family dwelling lot line or single-family zoning district boundary line. For purpose of this section, the term "single-family zoning district" shall include any RA20, R15S, R9S, R6S, and MRS districts. Each principal vertical mixed-use building shall be separated from other buildings a minimum of 15 feet or as required by fire code, whichever is greater.

9. WHAT IS GROUND FLOOR AND UPPER FLOOR TRANSPARENCY AND WHY ARE THEY REQUIRED? SEE 9-4-214

This is the amount a wall should be "transparent" or "open" using windows and/or doors. For these standards, a minimum of 50% transparency on the ground floor facing a public street and 20% transparency on upper floors is required. Below is an illustration on how to calculate transparency. The intent of this standard is for ground floors to be open and inviting to pedestrians while upper floors can have less openings. There is an exemption available in certain circumstances relating to conversions of existing buildings to meet this standard.



10. WHY ARE ARCHITECTUAL FEATURES REQUIRED? SEE 9-4-214

Architectural features provide visual interest on buildings, such as windows, doors, and architectural accents. The reason these featues are required is so that vertical mixed use buildings will have a distinctive look instead of long "blank" expanses of walls. These standards require some type of feature along walls that face public streets at no less than 20' linear for new construction.

11. HOW ARE VERTICAL MIXED-USE DEVELOPMENTS REVIEWED AND APPROVED? SEE 9-4-215

A master plan application is submitted to the Planning and Development Services Departments. The application must contain 3-D models or digital renderings of proposed buildings, parking, building elevations, streets and other elements of the project. The application is reviewed and approved by the Greenville Technical Review Committee which includes various city departments and outside agencies such as, Greenville Utilities Commission and NC Department of Transportation. There is not a public approval process.

3

12. WHAT ZONING DISTRICTS IS THIS TYPE OF DEVELOPMENT ALLOWED IN?

MI (Medical-Institutional)

MS (Medical-Support)

MO (Medical-Office)

MCG (Medical-General Commercial)

MCH Medical-Heavy Commercial)

OR (Office-Residential)

O (Office)

CD (Downtown Commercial)

CDF (Downtown Commercial Fringe)

CG (General Commercial)

CN (Neighborhood Commercial) and

CH (Heavy Commercial)

POTENTIAL PROPERTIES WHERE VERTICAL MIXED USE COULD BE LOCATED

Prepared June 4, 2024



Red text indicates proposed text.

PROPOSED DEFINITION:

Vertical Mixed-Use Development. A development that includes two or more principal uses, such as commercial, office, civic, hotel, and residential uses; fosters integration, density, and compatibility of uses within a multistory single building. Parking in excess of the required parking standards of a vertically mixed-use development shall not be considered a principal use that would qualify a project as a vertical mixed-use development.

PROPOSED AS A PERMITTED USE IN THE FOLLOWING DISTRICTS:

MI (Medical-Institutional)

MS (Medical-Support)

MO (Medical-Office)

MCG (Medical-General Commercial)

MCH Medical-Heavy Commercial)

OR (Office-Residential)

O (Office)

CD (Downtown Commercial)

CDF (Downtown Commercial Fringe)

CG (General Commercial)

CN (Neighborhood Commercial)

CH (Heavy Commercial)

PROPOSED LAND USE CLASSIFICATION:

Land use classification (LUC): 4

PROPOSED CHANGE TO BUFFERYARD STANDARDS

Article G. 9-4-120 STANDARDS.

(E) Shopping centers, vertical mixed-use developments, condominium/townhouse, multi-family group and planned center type developments. Bufferyards are required only along exterior property lines of the development.

DRAFT REGULATIONS FOR VERTICAL MIXED-USE DEVELOPMENT

ARTICLE M1. VERTICAL MIXED-USE DEVELOPMENT

SEC. 9-4-206 PURPOSE, INTENT AND APPLICABILITY.

- (A) Purpose. It is the purpose of this article to create mixed-use activity places to live, work, play, and shop in a walkable pattern that is envisioned in <u>Horizons 2026: Greenville's Community Plan</u>. These developments will contain multi-story mixed-use buildings that are located close together and near the street. These centers may include an integrated mix of building types and uses in vertically mixed-use buildings that generally include commercial on the ground floor and office space or residential on upper floors.
- (B) Intent. It is the intent of these standards to provide an alternate development option that will:
 - (1) Promote the efficient use of land resources than is otherwise possible under conventional zoning development standards;
 - (2) Encourage infill and redevelopment;
 - (3) Offer an optional development pattern with primary uses of commercial, office, multi-family residential and, secondarily, institutional/civic, entertainment and lodging;
 - (4) Offer options that allow and encourage a variety of multi-storied vertical and horizontal use building configurations;
 - (5) Allow vertical mixed-use developments and their principal uses to occur on one or more lots under a unifying master plan, which may also occur in phases;
 - (6) Allow two or more permitted uses to occupy the same principal building;
 - (7) Require the ground floor of any vertically mixed-use building to be designated for an active principal use (i.e., no storage) with accommodation for "wrapped" parking structures as referenced in 9-4-212 (F); and
 - (8) Be exempt from the conventional zoning district standards relative to lot area, lot width, lot frontage, lot coverage, and required yards normally applicable with other forms of single-use development, and provided the vertical mixed-use development complies with the minimum standards set forth in this article.

(C) *Applicability*. The standards established in this article shall apply to new construction and conversions of existing buildings. All property to be developed under these standards must be included in the Master Plan Application as required in 9-4-215.

SEC.9-4-207 RESIDENTIAL DENSITY.

- (A) The minimum lot area requirements per dwelling unit is as follows:
 - (1) All districts.

(a) One-bedroom unit: 2,300 square feet (net) per unit.

(b) Two or more bedroom unit: 2,900 square feet (net) per unit.

(B) The minimum habitable (mechanically conditioned) floor area per unit:

(1) All districts. None

(C) Density bonus. There is no maximum residential density limit when structured parking (deck, garage, etc) is used to accommodate at least 25% of the total required parking spaces.

(1) The minimum habitable (mechanically conditioned) floor area per unit:

(1) One bedroom unit: 400 square feet

(2) Two or more bedroom unit: 500 square feet

(2) However, the other standards in the article shall be met.

(D) At least 30% of the total gross floor area of the development must be designed and constructed for residential occupancy.

(E) Residential units may be located on the first floor of a vertical mixed-use building provided there is at least 2,400 square feet of nonresidential floor area on the first floor. Residential units may be on the ground floor (street level) but shall not be oriented toward the street. A lobby/vestibule can be used as a "buffer" to the street and shall count as part of the required 30% of the total gross floor area of the development must be designed and constructed for residential occupancy referenced in 9-4-207(D).

(F) Overnight accommodations (hotels, motels, and bed and breakfast inn) are considered nonresidential uses.

(G) With the following exceptions, the residential component may not exceed 80% of the gross floor area for the development. In the event of a phased development, this ratio applies to each phase.

(1) The preceding residential component limitation does not apply to vertical mixed-use buildings that are at least 4 stories if the street frontage of the first floor is entirely occupied by restaurants, personal and professional services or retail sales and services uses.

(2) Penetrations for access to parking, utilities and residential uses are allowed.

(H) Multi-family dwellings, condominiums, and townhouse development shall be permitted in a vertical mixed-use development.

(I) Single-family and two-family dwellings shall not be permitted.

SEC. 9-4-208 NONRESIDENTIAL USES.

- (A)Nonresidential uses shall make up at least 20% of the total gross floor area of the development. These uses can only be counted toward this requirement when they are open to the public. This section shall not apply if 9-4-207(G) is met.
 - (1) Development amenities that are commercial in nature and open to the public (e.g., spas and health clubs) may count towards this requirement.
 - (2) In no case, shall leasing offices or amenities for the exclusive use of residents and not open to the public be counted towards this requirement.
- (B) Any accessory uses, including outdoor seating, if permitted in the district, shall meet the applicable accessory use standards.

SEC. 9-4-209 DEVELOPMENT AND DIMENSIONAL STANDARDS.

- (A) Lot dimensions
 - (1) Lot area minimum: None
 - (2) Lot width: None
- (B) Height minimum (above grade): 2 stories
- (C) Height limit (above grade): None

(1) Vertical mixed-use buildings exceeding 45 feet in height (above grade) shall be placed no closer than 50 feet to (i) a conforming use single-family dwelling located in any district, or (ii) any single-family residential zoning district. The required measurement shall be from the building or structure containing a vertical mixed-use building to the nearest single-family dwelling lot line or single-family residential zoning district boundary line. For purpose of this section, the term "single-family residential zoning district" shall include any RA20, R15S, R9S, R6S, and MRS district. Each principal vertical mixed-use building shall be separated from other buildings a minimum of 15 feet or as required by fire code, whichever is greater.

(D) Setbacks for principal structures

- (1) Public street setback minimum:
 - (a) 0 feet in CD (Downtown Commercial)

(b) 5 feet in other districts permitting vertical mixed-use development or the required bufferyard, whichever is greater.

(2) Public street build-to zones apply to new buildings constructed after the effective date of this ordinance.

(a) 0 to 5 feet in CD (Downtown Commercial)

(b) Other districts permitting vertical mixed-use development (as per the street standards in the *Manual of Standard of Designs and Details*):

- 1. Fronting collector streets: 5 to 20 feet
- 2. Fronting minor thoroughfares: 5 to 30 feet
- 3. Fronting major thoroughfares: 5 to 40 feet

(3) Side setback: 5 feet minimum or the required bufferyard, whichever is greater

(4) Rear setback: 5 feet minimum or the required bufferyard, whichever is greater

(E) Setbacks for accessory structures.

(1) Attached accessory structures:

(a) For purposes of this section, any accessory structure attached to a principal structure shall be subject to the open space, setback, building separation and bufferyard requirements of the principal structure except as further provided.

(b) Attached accessory structures must meet all of the following requirements:

(1) Access to and from the accessory structure shall be by an exterior doorway. No interior window or doorway shall be permitted;

(2) No attached accessory structure shall be considered or utilized as habitable space;

(3) The combined horizontal dimension of all attached accessory structures shall not exceed 30% of the horizontal dimension of the exterior rear wall elevation of the common principal structure to which attached;

(4) Attached accessory structures may share a common party wall of unspecified minimum length with other accessory structures; provided, however, if there is an offset of the wall the offset shall be subject to subsection (C)(1)(b)5. below;

(5) Attached accessory structures, associated with a common principal building, which do not share a common party wall with other attached accessory structures shall be separated by not less than five feet; and

(6) Shall not be located within ten feet of any adjacent principal or attached accessory structure or detached accessory structure.

(F) Use separations within the same building are determined by the building codes.

SEC. 9-4-210 BUILDING AND SITE DESIGN.

(A) A conceptual master plan and building elevations indicating proposed architectural style shall be provided as required in the 9-4-215.

(B) Building spaces should be designed to anticipate maximum use flexibility (and building codes) and accommodate a range of occupants and tenants. The first floor of a vertical mixed-use building may be designed to accommodate a restaurant, an office, or retail without requiring substantial structural modifications to the building and compatibility of uses.

SEC. 9-4-211 OPEN SPACE STANDARDS.

(A) Ten percent of the gross area shall be reserved as common and/or private open space.

(1) Open space shall mean space that is not occupied by a building footprint, street, or parking surfaces and is generally characterized as active or passive recreation areas, courtyards, outdoor amenities, walkways, natural and landscaped areas, buffer yards and unfenced stormwater best management practices.

(B) Public and/or private streets, driveways, off-street parking area, principal and attached accessory structures shall not be utilized in calculating or counting towards the open space requirement.

(C) Recreation areas may be counted as open space provided impervious surfaces constitute no more than

(D) If any portion of the area proposed for a vertical mixed-use development lies within an area designated in the officially adopted Greenway Master Plan as a greenway corridor, the area so designated shall be included as part of the area set aside to satisfy the open space requirements of this section. The area within the greenway corridor shall be dedicated and/or reserved to the public at the option of the city.

SEC. 9-4-212 PARKING REQUIREMENTS.

(A) Except as modified in this Section, parking shall be provided for vertical mixed-use development in accordance with Article O. Parking.

(B) *Parking reduction*. There is an automatic 20% reduction of the minimum off-street parking spaces otherwise required in Section 9-4-252, Schedule of Required Parking Spaces, for any use or combination of uses in a vertical mixed-use development.

(C) Shared or combined parking among residential and nonresidential uses shall be permitted under provisions in Article O, Sec. 9-4-246 Combined Parking Space.

(D) Rear yard parking. On-site surface parking lots shall be located to the rear of vertical mixed-use buildings in the CD and CDF. In all other districts permitting vertical mixed-use development, the on-site surface parking shall be located to the rear of buildings provided however that a maximum of one double row of parking forward of the principal structure is a permissible alternative design in order to align with an existing adjacent development to accommodate cross parking lot access easements. The remaining demand for on-site surface parking shall be located to the rear of a vertical mixed-use building.

(E) Remote parking. Arrangements for remote parking are permissible in compliance with Sec. 9-4-250.

DRAFT REGULATIONS FOR VERTICAL MIXED-USE DEVELOPMENT

(F) *Structured parking*. Structured parking is permitted and encouraged.

To encourage concealment of parking structures (wrapped garages), the floor area of levels of parking completely obscured from view at ground level of a public street by enclosed areas designed and constructed for commercial, office, or residential use and occupancy may be counted towards the ground level nonresidential component requirement. In order to be credited toward the requirement, the following conditions must be met:

(1) Commercial, residential, or office space must have a minimum depth (as measured from the street wall) of 20 feet and must have windows or doors facing the public streets.

(2) The ground floor at street level must be designed and constructed for retail or personal service uses. However, penetrations for access to the parking structure and utilities are allowed.

(3) Upper stories shall be designed and constructed for commercial, office, residential or institutional uses.

SEC. 9-4-213 GARBAGE/TRASH CONTAINER, RECYCLING CENTER AND COMPACTOR LOCATIONS.

(A) No garbage/trash container or recycling center shall be located closer than 20 feet to any dwelling structure and no compactor shall be located closer than 50 feet to any dwelling structure.

(B) Each garbage/trash container required to service the development shall be located within 200 feet of the dwelling units such container is intended to serve.

(C) Garbage/trash containers and recycling centers shall be enclosed on three sides by a complete visual screen consisting of a fence, vegetation or combination thereof.

(D) Except as further provided, compactors shall be completely enclosed by a visual screen and safety barrier composed of an opaque masonry wall and opaque metal or wooden gate, said wall and gate shall be not less than two feet higher than the highest point of the compactor. The Director of Planning and Development Services or designee may approve substitute wall and gate material provided the wall and gate results in an opaque visual screen and safety barrier as required by this subsection; vegetation shall not be acceptable for this purpose.

(E) Garbage/trash containers, recycling centers and compactors shall be in accordance with Title 6, Chapter 3, Garbage and Refuse Collection and Disposal, of the Greenville City Code.

SEC. 9-4-214 GENERAL FAÇADE STANDARDS APPLICABILITY

(A) Applicability. These standards shall apply to all levels/stories of the building unless otherwise noted.

(1) Transparency

(a) There shall be a minimum of 50% transparency consisting of windows, doors, or openings in the façade for the length and surface of the structure for the ground floor at street level facing the public street.

(b) The lowermost portion of windows on the ground floor of vertical mixed-use buildings shall be located not more than 36 inches from the ground.

(c) The facades in upper floors shall have a minimum 20% fenestration consisting of windows, doors, or openings.

(d) Buildings shall have at least one clearly defined prominent pedestrian entrance per street frontage on each street-facing façade. In the case of a building on a corner with two frontages, one prominent pedestrian entrance located on the corner satisfies this requirement for both frontages.

(e) In the case of existing structures being converted to a vertical mixed-used building, there shall be a minimum of 40% transparency consisting of windows, doors, or openings in the façade for the length and surface of the structure for the ground floor at street level facing the public street.

(2) Architectural Features

To improve distinction of buildings and various building spaces along walls viewed from sharp angles and long distances, the following standards shall apply to new construction:

(a) No wall that faces a public street shall have an uninterrupted length exceeding 20 feet.

(b) All building walls must include at least two of the following:

- (1) Change of plane,
- (2) Change of texture or masonry pattern,
- (3) Windows, or

(4) Include an equivalent aspect that subdivides the wall into proportions such as an articulated base with a height (above grade) no more than 10 feet.

(5) Alternatively, in the event that actual doors and windows are not feasible because of the nature of the use of the building, side and/or rear walls that face walkways may include false windows and door openings defined by frames, sills, lintel, or proportional modulations of the wall.

SEC. 9-4-215 MASTER PLAN APPLICATION REQUIREMENTS.

(A) *Application*. A master plan application for a vertical mixed-use development shall be submitted for approval to the Director of Planning and Development Services, or designee, with supporting approvals through the City of Greenville Technical Review Committee.

(B) Master Plan Requirements. Each application must also include the following:

(1) The specific standards intended to be modified as part of the approval process. If a standard is not listed as being modified, then the standard is considered applicable, and the plan is required to comply. However, subsequent requests for alternative compliance may still be submitted.

(2) The proposed maximum number of dwelling units and percentage of residential use.

(3) The proposed maximum and minimum square footage of nonresidential floor area.

(4) In the event that a development is to occur in phases, then a phasing plan must be provided. Said phasing plan will also include an improvement schedule that may defer phase specific improvements by no more than one phase from when the associated phase is completed.

(5) An illustrative 3-dimensional model or digital rendering that shows building elevations, location of streets and prominent site features. The 3-dimensional model must illustrate the potential massing and scale of the proposed development but will not be regulatory.

(6) Standards for vertical mixed-use development may be modified through application approval to the Director of Planning and Development Services or his/her designee. This approval will be granted as part of the Technical Review Committee process.

(C) Amendments.

(1) *Minor changes*. Amendments to approved applications that in the opinion of the Director of Planning and Development Services do not substantially change the concept of the vertical mixed-use development as approved may be allowed by administrative action of the Director of Planning and Development Services or his/her designee. Such minor changes may include, but are not limited to, small site alterations such as realignment of streets and relocation of utility lines due to engineering necessity. The owners shall request such amendment in writing, clearly setting forth the reasons for such changes. If approved, the land use plan shall be so amended by administrative action of the Director of Planning and Development Services or his/her designee to submission of any preliminary plat-site plan application involving or affecting such amendment. Appeal from the decision of the Director of Planning and Development Services shall be taken to the Board of Adjustment within 30 days of the administrative action.

(2) *Major changes*. Amendments to approved applications that in the opinion of the Director of Planning and Development Services do in fact involve substantial changes and deviations from the concept of the vertical mixed-use development, as approved, shall require review and approval pursuant to section 9-4-215(A). Such major changes shall include, but not be limited to, increased density, change in street pattern, location of land uses, open space or recreation space location or area. Appeal from the decision of the Director of Planning and Development Services or his/her designee may be taken to the Board of Adjustment within 30 days of the administrative action.

(3) *Authority*. Minor changes may be approved administratively by the Director of Planning and Development Services or his/her designee.


City of Greenville, North Carolina

Title of Item:

Ordinance requested by HPD, LLC to amend the Future Land Use and Character Map for 3.95 acres from Office/Institutional (OI) to Commercial (C) for the property located at the northwestern corner of the intersection of North Memorial Drive and Martin Luther King, Jr., Highway

Explanation:

Comprehensive Plan:

When property is requested to be rezoned, staff relies on <u>Horizons: Greenville's</u> <u>Community Plan</u> and the Future Land Use and Character Map as a basis for staff's opinion. This is a request to amend the City's Future Land Use and Character Map to designate the future land use for the subject property.

The Future Land Use recommends Office/Institutional (OI) at the northwestern corner of the intersection of North Memorial Drive and Martin Luther King, Jr., Highway transitioning to Commercial (C) to the north.

Current Land Use Category:

Office/Institutional

These areas serve as a transition between more intense commercial areas and surrounding neighborhoods. The form of future development should take a more walkable pattern with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings; cluster buildings to consolidate and share surface parking

- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety

Primary uses:

Office

Institutional/civic

Proposed Land Use Category:

Commercial

Primarily community- and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Current Conditions:

Currently, the property is vacant and is zoned RA20 (Residential-Agricultural).

Thoroughfare/Traffic Report Summary (Engineering Department):

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1,089 trips to and from the site on Memorial Drive, which is a net increase of 818 additional trips per day (over current land use).

During the review process, measures to mitigate the traffic will be determined.

Surrounding Land Uses and Zoning:

North: RA20 - Vacant (under same ownership as subject property)

South: Martin Luther King, Jr., Highway

East: IU - Thermo Fisher

West: RA20 - West Wood Mobile Home Community; One (1) vacant lot (under common ownership of the applicant)

Density:

Under the current category, the site could accommodate 25,000+/- square feet of office space.

Under the proposed category, the site could accommodate 20,000+/- square feet of retail space.

The anticipated build-out is within 2-3 years.

History:

On September 8, 2016, the City Council adopted <u>Horizons 2026: Greenville's</u> <u>Community Plan</u> and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update <u>Horizons: Greenville's Comprehensive Plan</u>. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, and public hearings were advertised in <u>The Daily Reflector</u>. All information related to CPC meetings was posted on the City's website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate the community's priorities, and create a renewed vision for Greenville.

The comprehensive plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

<u>Horizons 2009-2010</u> is the City's previous comprehensive plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the <u>Horizons</u> 2010 plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and demands;
- Local, regional, national, and global changes have resulted in a new social,

economic, and environmental context; and

• New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input, and comments from all interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

- 1. Infill and redevelopment are priorities
- 2. Quality design
- 3. Greater intensity of development in some locations
- 4. Create well-connected places
- 5. A vibrant Uptown
- 6. Create neighborhoods, maintain established ones
- 7. Protect natural features/amenities
- 8. Sustainable development practices

Similarities to the past plan:

- 1. Reduce "strip commercialization" emphasize nodal development
- 2. Incorporate mixed uses
- 3. Promote inter-connectivity
- 4. Create walkable (human-scale) developments

In conclusion, the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses.

A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map.

On August 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map.

On September 8, 2016, the City Council voted unanimously to approve the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map.

Fiscal Note: No cost to the City.

Recommendation: One of the guiding principles of the Comprehensive Plan Committee (CPC) was "sustainable development practices". The requested commercial character still meets the intent of the plan.

In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee (CPC) and promotes the desired urban form. This request promotes sustainable development practices and promotes the desired urban form.

Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its August 20, 2024 meeting.

ATTACHMENTS

Ordinance HPD_LLC FLUPM Amendment.DOCX Excerpt Minutes HPD.pdf HPD LLC FLUP APO Map.pdf HPD LLC Traffic Report.pdf Bufferyard Chart.pdf

ORDINANCE NO. 24-AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE AMENDING <u>HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN</u>

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in <u>The Daily Reflector</u> setting forth that the City Council would, on the 12th day of September, 2024, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the <u>Horizons 2026</u>: <u>Greenville's Community Plan</u> was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 16-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the <u>Horizons 2026: Greenville's Community Plan</u> serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character Map and a public hearing has been held to solicit public comment.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

<u>Section 1.</u> The Future Land Use and Character Map is hereby amended by designating the subject property from office/institutional (OI) to commercial (C) for 3.95 acres located at the northwestern corner of the intersection of North Memorial Drive and Martin Luther King, Jr., Highway.

GENERAL DESCRIPTION: Being all of Lot 3 as shown on a survey prepared by The East Group Surveying, PA, dated April 1, 1997 and recorded in Map Book, 48, page 143 at the Pitt County Register of Deeds.

<u>Section 2.</u> That the Director of Planning and Development Services is directed to amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

<u>Section 3.</u> That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

<u>Section 4.</u> That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of September, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk 1197642

Excerpt from the adopted Planning & Zoning Commission Minutes (08/20/24)

4. REQUEST BY HPD, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 3.95 ACRES FROM OFFICE/INSTITUTIONAL (OI) TO COMMERCIAL (C) FOR THE PROPERTY LOCATED AT THE NORTHWESTERN CORNER OF THE INTERSECTION OF NORTH MEMORIAL DRIVE AND MARTIN LUTHER KING, JR., HIGHWAY.

Chantae Gooby, Chief Planner, presented on behalf of City Staff. The requested land use could generate a net increase of 818 trips per day. The proposed commercial land use could supply support services for this area. This property is currently zoned RA20. The Future Land Use Plan and character map currently recommends office/institutional (OI). Under the current land use character, the site could accommodate 25,000+/- square feet of office space. The request is to amend the plan to commercial (C). Under commercial, the site could accommodate 20,000 square feet of retail space. We have discussed in the past that since COVID the demand for office has significantly declined. Many companies are still allowing employees to work from home and small business owners are working from home instead of working out of office buildings. When the Horizons plan was last updated in 2016, a committee was established. There were the 8 guiding principles the committee used in reference to the Future Land Use and Character Map. In staff's opinion, the request for commercial in this area is in keeping with sustainable development practices. Therefore, staff recommends approval.

Chair Brock opened the public hearing.

Will Hillard, East Group, spoke in favor of request.

Powell Dew, property owner, spoke in favor of request.

No one spoke in opposition of request.

Chair Brock closed the public hearing and opened board discussion.

Motion made by Mr. Parker, seconded by Mr. Denton, to recommend approval of the amendment. Motion passed unanimously.



LAND USE AMENDMENT THOROUGHFARE/TRAFFIC VOLUME REPORT

Case No: 24-02

Applicant: HPD LLC

Location Map

Proposed Rezoning

Property Information

- Current Use: Office and Institutional (OI)
- **Proposed Use:** Commercial (C)
- Current Acreage: 3.95 acres

Location: Memorial Dr, north of US 264 Bypass

Points of Access: Memorial Drive

Transportation Background Information

1.) Memorial Dr- State maintained

	Existing Street Section	Ultimate Thoroughfare Street Section
Description/cross section	4-lane divided with grass median	no change
Right of way width (ft)	190	no change
Speed Limit (mph)	55	
Current ADT:	21,330 (*)	
Design ADT:	43,900 vehicles/day (**)	
Controlled Access	Yes	
Thoroughfare Plan Statu	s Major Thoroughfare	

Other Information: There are no sidewalks along Memorial Dr that service this property.

Notes:

(*) 2022 NCDOT count adjusted for a 2% annual growth rate
(**) Traffic volume based an operating Level of Service D for existing geometric conditions ADT – Average Daily Traffic volume

Transportation Improvement Program Status:

Trips generated by proposed use/change

Current Land Use: 271 -vehicle trips/day (*) Proposed Land Use: 1,089 -vehicle trips/day (*)

Estimated Net Change: increase of 818 vehicle trips/day (assumes full-build out) (* - These volumes are estimated and based on an average of the possible uses permitted by the current and proposed land use.)

Impact on Existing Roads

The overall estimated trips presented above are distributed based on current traffic patterns. The estimated ADTs on Memorial Dr are as follows:

1.) Memorial Dr , North of Site (50%): "No build" ADT of 21,330

Estimated ADT with Proposed Land Use (full build) – 21,875 Estimated ADT with Current Land Use (full build) – 21,466

Net ADT change = 409 (2% increase)

Applicant: HPD LLC

2.) Memorial Dr , South of Site (50%): "No build" ADT of 21,330

Estimated ADT with Proposed Land Use (full build) – 21,875 Estimated ADT with Current Land Use (full build) – 21,466

Net ADT change = 409 (2% increase)

Staff Findings/Recommendations

Based on possible uses permitted by the requested land use, the proposed land use classification could generate 1089 trips to and from the site on Memorial Dr, which is a net increase of 818 additional trips per day (over current land use).

During the review process, measures to mitigate the traffic will be determined.

BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.								
PROPOSED LAND USE CLASS (#) NEW	ADJACENT PERMITTED LAND USE EXISTING				ACANT ZONE OR FORMING USE	PUBLIC/PRIVATE STREETS OR R.R.		
	Single-Family Residential	Multi-Family Residential	Office/Institutional, light Commercial, Service	Heavy Commercial, Light Industry	Heavy Industrial	Residential	Non-Residential	
Multi-Family Development	С	В	В	В	В	С	В	A
Office/Institutional, Light Commercial, Service	D	D	В	В	В	D	В	A
Heavy Commercial, Light Industry	E	Е	В	В	В	E	В	A
Heavy Industrial	F	F	В	В	В	F	В	A

Bufferyard A (street yard)				
Lot Size	Width	For every 100 linear feet		
Less than 25,000 sq.ft.	4'	2 large street trees		
25,000 to 175,000 sq.ft.	6'	2 large street trees		
Over 175,000 sq.ft.	10'	2 large street trees		
Street trees may count toward the minimum acreage.				

Bufferyard B (no	screen required)
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

	Bufferyard C (screen required)
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard E (screen required)					
Width	For every 100 linear feet				
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs				
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth bern is provided.					

	Bufferyard D (screen required)				
Width	For every 100 linear feet				
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs				

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)					
Width	For every 100 linear feet				
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs				
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.					

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.



City of Greenville, North Carolina

Title of Item:

Ordinance requested by DMA Facilities, LLC to amend the Future Land Use and Character Map for 0.698 acres from Residential, High Density (HDR) to Commercial (C) for the property located at the northeastern corner of Dickinson Avenue Extension and Spring Creek Road

Explanation:

Comprehensive Plan:

When property is requested to be rezoned, staff relies on <u>Horizons: Greenville's</u> <u>Community Plan</u> and the Future Land Use and Character Map as a basis for staff's opinion. This is a request to amend the City's Future Land Use and Character Map to designate the future land use for the subject property.

The Future Land Use and Character Map recommends Residential, High Density (HDR) at the northeastern corner of the intersection of Dickinson Avenue Extension and Spring Creek Road transitioning to Commercial (C) to the south.

Current Land Use Category:

Residential, High Density

Residential areas composed primarily of multi-family housing in various forms. Defined by existing development patterns where building size and style tend to be consistent within a development, with large blocks, and limited connectivity between different building types and uses. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern. High density residential is typically appropriate near activity centers and corridors.

Intent:

• Provide better vehicular and pedestrian connectivity between developments

- Improve architectural variety and site design for new developments
- Improve streetscape features such as consistent sidewalks, lighting and street trees

Primary uses:

Multi-family residential

Two-family residential

Attached residential (townhomes)

Secondary uses:

Office

Single-family residential detached (small lot)

Institutional/civic (churches and schools)

Proposed Land Use Category:

Commercial

Primarily community-and regional-scale commercial development situated near and along major roadway corridors. Existing development is characterized by buildings set back from streets behind surface parking. That existing pattern should evolve to become more walkable with shorter blocks, buildings near streets, shared parking, and connections to surrounding development.

Intent:

- Provide connectivity to nearby uses (paths, streets)
- Locate new buildings near street on at least one side and accommodate parking to the side or rear of buildings
- Improve/provide public realm features such as signs, sidewalks, landscaping
- Reduce access-points into development for pedestrian and vehicular safety
- Reduce and consolidate surface parking

Primary uses:

Commercial (small and large format)

Office

Secondary uses:

Institutional/civic

Current Conditions:

Currently, the property is zoned General Commercial (CG) and has 5,000 square feet commercial building on it.

Thoroughfare/Traffic Report Summary (Engineering Department):

Staff does not anticipate any change in intensity between the current and proposed land use categories. Therefore, a traffic volume report was not generated.

Surrounding Land Uses and Zoning:

North: RA20 - One (1) single-family residence

South: CG - Vacant

East: OR - Cross Creek Townhomes

West: CH - NC Education Lottery

Density:

Staff does not anticipate any change in density between the current and proposed categories.

History:

On September 8, 2016, the City Council adopted <u>Horizons 2026: Greenville's</u> <u>Community Plan</u> and the Future Land Use and Character Map.

During 2015-2016, the Comprehensive Plan Committee (CPC) held nine meetings to update <u>Horizons: Greenville's Comprehensive Plan</u>. The CPC was comprised of representatives from eight city boards and/or commissions along with invited representation from East Carolina University, Vidant Medical Center, Uptown Greenville, the Home Builders Association, Pitt County Committee of 100, Greenville-Pitt County Chamber of Commerce, and Mayor and City Council Member appointees.

In addition to attendance by the appointed 24 CPC members, Community Partners were also invited to all Committee meetings to review drafts and provide input throughout development of the plan. The Community Partners invited to participate included representatives from various City of Greenville departments, the Town of Winterville, Pitt County Government (Planning Department), Pitt County Schools, Greenville Utilities Commission, and NCDOT. Presentations and summaries from the CPC meetings were posted online following each meeting at the project website.

In addition to these meetings, two open houses were held at the Convention Center and a 2-day workshop was held at the Willis Building.

All meetings, workshops, open houses, and public hearings were advertised in <u>The Daily Reflector</u>. All information related to CPC meetings was posted on the City's wabsite

website.

The Horizons 2026 update was an important opportunity to study current trends and conditions, re-evaluate the community's priorities, and create a renewed vision for Greenville.

The comprehensive plan serves as a tool that expresses the values, aspirations, and vision of the community, along with goals, policies, and strategies to achieve that vision. It sets forth long-range planning in categories including transportation, housing, environment, and economic development, and weaves these elements through thematic topics.

<u>Horizons 2009-2010</u> is the City's previous comprehensive plan, and prior plans were adopted in 2004, 1997, and 1992. There are several reasons the <u>Horizons 2010</u> plan needed to be updated, including:

- Many of the action items have been accomplished;
- The population has grown and changed, resulting in new needs and

demands;

- Local, regional, national, and global changes have resulted in a new social, economic, and environmental context; and
- New research and information have expanded the knowledge and thinking about community planning best practices.

During the November 16, 2015 and January 26, 2016 CPC meetings and the 2day workshop, the draft Future Land Use and Character Map was specifically discussed.

At the 2-day workshop on November 4 and 5, 2015, the draft Future Land Use and Character Maps were presented to gather ideas, input, and comments from all

interested parties.

At the January 25, 2016 CPC meeting, the principles discussed related to the draft Future Land Use and Character map were:

- 1. Infill and redevelopment are priorities
- 2. Quality design
- 3. Greater intensity of development in some locations
- 4. Create well-connected places
- 5. A vibrant Uptown
- 6. Create neighborhoods, maintain established ones
- 7. Protect natural features/amenities
- 8. Sustainable development practices

Similarities to the past plan:

- 1. Reduce "strip commercialization" emphasize nodal development
- 2. Incorporate mixed uses
- 3. Promote inter-connectivity
- 4. Create walkable (human-scale) developments

In conclusion, the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map are the result of a year-long process of CPC meetings, workshops, and open houses.

A public meeting was held by the Planning and Zoning Commission, and a public hearing was held by City Council.

On August 8, 2016, the Comprehensive Plan Committee voted unanimously to endorse the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map.

On August 16, 2016, the Planning and Zoning Commission voted unanimously to recommend approval of the <u>Horizons 2026: Greenville's Community Plan</u> and the Future Land Use and Character Map.

On September 8, 2016, the City Council voted unanimously to approve the

Horizons 2026: Greenville's Community Plan and the Future Land Use and Character Map.

Fiscal Note: No cost to the City.

Recommendation: One of the guiding principles of the Comprehensive Plan Committee (CPC) was "sustainable development practices". The requested commercial character still meets the intent of the plan.

In staff's opinion, the proposed Future Land Use and Character Map amendment fulfills the principles that guided the Comprehensive Plan Committee (CPC) and promotes the desired urban form. This request promotes sustainable development practices and promotes the desired urban form.

Therefore, staff recommends approval.

The Planning and Zoning Commission voted unanimously to approve the request at its August 20, 2024 meeting.

ATTACHMENTS

Ordinance DMA Facilities, LLC FLUPM Amendment.DOCX Excerpt Minutes.pdf DMA Facilities LLC FLUP APO Map.pdf Bufferyard Chart.pdf

ORDINANCE NO. 24-AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GREENVILLE AMENDING <u>HORIZONS 2026: GREENVILLE'S COMMUNITY PLAN</u>

WHEREAS, the City Council of the City of Greenville, North Carolina, in accordance with Article 19, Chapter 160D, of the General Statutes of North Carolina, caused a public notice to be given and published once a week for two successive weeks in <u>The Daily Reflector</u> setting forth that the City Council would, on the 12th day of September, 2024, at 6:00 p.m., conduct a public hearing on the adoption of an ordinance amending the Future Land Use and Character Map for the following described territory;

WHEREAS, the <u>Horizons 2026</u>: <u>Greenville's Community Plan</u> was adopted on September 8, 2016, by the City Council by the adoption of Ordinance No. 16-055 and includes text and a Future Land Use and Character Map;

WHEREAS, the <u>Horizons 2026: Greenville's Community Plan</u> serves as the City of Greenville's comprehensive plan for zoning purposes and will from time to time be amended by the City Council; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Greenville have reviewed the proposed amendment to the Future Land Use and Character Map and a public hearing has been held to solicit public comment.

THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA, DOES HEREBY ORDAIN:

<u>Section 1.</u> The Future Land Use and Character Map is hereby amended by designating the subject property from residential, high density (HDR) and to commercial (C) for 0.698 acres located at the northeastern corner of Dickinson Avenue Extension and Spring Creek Road.

GENERAL DESCRIPTION: With the southern right-of-way of US Hwy 13 (Dickinson Avenue), N 47°39'20 E 48.05', N 42°09'18" W 10.00' and N 47°53'16" E 119.83' to a point at the northwestern corner of the Kate Vincent Kittrell Property as recorded in Estate File 79-207 of the Pitt County Clerk of Courts, thence leaving the southern right-of-way of US Hwy 13 (Dickinson Avenue) and with the western line of said Kate Vincent Kittrell Property S 42°17'44" E 185.34' to a point on the northern line of the Vanrack Inc. Property as described in Deed Book 1833, Page 546 of the Pitt County Register of Deeds, thence with the northern line of said Vanrack Inc. Property, S 48°02'58" W 163.14' to a point on the eastern right-of-way of Spring Creek Road, thence with the eastern right-of-way of Spring Creek Road, N 45°26'28" W 79.17' to the point of curvature, thence with a curve to the right an arc length of 16.65' having a radius of 300.00' and a chord bearing N 43°51'05" W 16.64' to the point of tangency, thence N 42°15'43" W 79.01' to the point of beginning containing 0.698 acre.

Section 2. That the Director of Planning and Development Services is directed to

amend the Future Land Use and Character Map of the City of Greenville in accordance with this ordinance.

<u>Section 3.</u> That all ordinances and clauses of ordinances in conflict with this ordinance are hereby repealed.

Section 4. That this ordinance shall become effective upon its adoption.

ADOPTED this 12th day of September, 2024.

P. J. Connelly, Mayor

ATTEST:

Valerie Shiuwegar, City Clerk 1197643

Excerpt from the adopted Planning & Zoning Commission Minutes (08/20/24)

5. REQUEST BY DMA FACILITIES, LLC TO AMEND THE FUTURE LAND USE AND CHARACTER MAP FOR 0.698 ACRES FROM RESIDENTIAL, HIGH DENSITY (HDR) TO COMMERCIAL (C) FOR THE PROPERTY LOCATED AT THE NORTHEASTERN CORNER OF DICKINSON AVENUE EXTENSION AND SPRING CREEK ROAD

Chantae Gooby, Chief Planner, presented on behalf of City Staff. There is a commercial building located on the property. Staff does not anticipate any change in intensity between the current and proposed land use categories. Therefore, a traffic volume report was not generated. The property was rezoned to general commercial in 2016 and has been developed with 5,000 SF commercial building. The Future Land Use and Character Map currently recommends residential, high density (HDR) at the subject property. The requested Future Land Use Character is for commercial (C), to match the zoning. When the Horizons plan was last updated in 2016, we had a Comprehensive Plan Committee. The committee developed 8 guiding principles. In Staff's opinion, this request of commercial is in keeping with sustainable development practices. When the Horizons plan was last updated in 2016, a committee was established. There were the 8 guiding principles the committee used in reference to the Future Land Use and Character Map. In staff's opinion, the request for commercial in this area is in keeping with sustainable development practices. Therefore, staff recommends approval.

Chair Brock opened the public hearing.

DeWitt Newkirk, Unshakable Builders, spoke in favor of request.

Robert Kittrell, citizen, spoke in opposition of request.

Chair Brock closed the public hearing and opened board discussion.

Motion made by Mr. Parker, seconded by Mr. Woodmansee, to recommend approval of the amendment. Motion passed unanimously.



BUFFERYARD SETBACK AND VEGETATION SCREENING CHART

For Illustrative Purposes Only

Bufferyard Requirments: Match proposed land use with adjacent permitted land use or adjacent vacant zone/nonconforming use to determine applicable bufferyard.								
PROPOSED LAND USE CLASS (#) NEW	ADJACENT PERMITTED LAND USE EXISTING				ACANT ZONE OR FORMING USE	PUBLIC/PRIVATE STREETS OR R.R.		
	Single-Family Residential	Multi-Family Residential	Office/Institutional, light Commercial, Service	Heavy Commercial, Light Industry	Heavy Industrial	Residential	Non-Residential	
Multi-Family Development	С	В	В	В	В	С	В	A
Office/Institutional, Light Commercial, Service	D	D	В	В	В	D	В	A
Heavy Commercial, Light Industry	E	Е	В	В	В	E	В	A
Heavy Industrial	F	F	В	В	В	F	В	A

Bufferyard A (street yard)					
Lot Size	Width	For every 100 linear feet			
Less than 25,000 sq.ft.	4'	2 large street trees			
25,000 to 175,000 sq.ft.	6'	2 large street trees			
Over 175,000 sq.ft.	10'	2 large street trees			
Street trees may count toward the minimum acreage.					

Bufferyard B (no	screen required)
Lot Size	Width
Less than 25,000 sq.ft.	4'
25,000 to 175,000 sq.ft.	6'
Over 175,000 sq.ft.	10'

E	Bufferyard C (screen required)
Width	For every 100 linear feet
10'	3 large evergreen trees 4 small evergreens 16 evergreen shrubs

Where a fence or evergreen hedge (additional materials) is provided, the bufferyard width may be reduced to eight (8) feet.

Bufferyard E (screen required)		
Width	For every 100 linear feet	
30'	6 large evergreen trees 8 small evergreens 26 evergreen shrubs	
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		

Bufferyard D (screen required)		
Width	For every 100 linear feet	
20'	4 large evergreen trees 6 small evergreens 16 evergreen shrubs	

Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.

Bufferyard F (screen required)		
Width	For every 100 linear feet	
50'	8 large evergreen trees 10 small evergreens 36 evergreen shrubs	
Bufferyard width may be reduced by fifty (50%) percent if a fence, evergreen hedge (additional material) or earth berm is provided.		

Parking Area: Thirty (30) inch high screen required for all parking areas located within fifty (50) feet of a street right-of-way.



City of Greenville, North Carolina

<u>Title of Item:</u>	Approval of the Draft 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER)
Explanation:	The City of Greenville (City) is an entitlement community of the federally funded CDBG and HOME programs.
	As a result, there are multiple reports that must be submitted each year to the U.S. Department of Housing and Urban Development (HUD), including the Consolidated Annual Performance Evaluation Report (CAPER). The CAPER is an overview of the City's accomplishments for the previous year and aligns with activities approved in the City's 5-Year Consolidated Plan. More specifically, the CAPER details funding sources, expended resources, and outcomes.
	The CAPER is to be submitted to HUD by September 30, 2024.
Fiscal Note:	For the 2023-2024 program year, the City expended funds from CDBG totaling \$1,143,632.01 and HOME totaling \$950,854.01.
<u>Recommendation:</u>	Following the public hearing, staff recommends City Council approve the 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) and grant authority for the City Manager and/or their designee to execute all documents for its submission to the U.S. Department of Housing and Urban Development.

ATTACHMENTS

2023-2024 CAPER (Draft) Final

CITY OF GREENVILLE, NC DRAFT 2023-2024 CAPER

Public Comment Period August 19,2024- September 14, 2024

Introduction

This document is the preliminary Consolidated Annual Performance and Evaluation Report (CAPER) for the City of Greenville, North Carolina, covering the period from July 1, 2023, to June 30, 2024. The CAPER outlines the City of Greenville's utilization of federal entitlement funds and provides demographic information on individuals served through federal Community Development Block Grant (CDBG) and HOME Investment Partnership funds during the reporting period. HUD mandates that cities receiving federal housing and community development funds submit this report annually by September.

This CAPER marks the first-year assessment of achievements under Greenville's Five-Year Consolidated Plan for 2023-2027. As per the Citizen Participation Plan, there is an opportunity for public feedback on the CAPER before it is submitted to HUD.

CR-10 - Racial and Ethnic composition of families assisted

	CDBG	HOME
White	279	8
Black or African American	718	247
Asian	3	1
American Indian or American Native	2	1
Multi	36	5
Native Hawaiian or Other Pacific Islander	6	
Total	1044	262
Hispanic	52	0
Not Hispanic	992	262

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

Table 1 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CDBG and HOME funds enabled assistance to 1,306 families, with the majority of beneficiaries identifying as Black or African American. The City strives to support all eligible families within its jurisdiction, offering affordable housing and community development programs that are accessible to residents of all racial and ethnic backgrounds.

CR-15 - Resources and Investments 91.520(a)

Source of Funds	Source	Resources Made	Amount Expended
		Available	During Program Year
CDBG	public - federal	\$963,874	\$1,143,632.01
HOME	public - federal	\$599,237	\$950,854.01
HOPWA		\$0	\$0
HOME ARPA		\$0	\$263,054.77
CDBG-CV		\$0	\$31,720.35

Identify the resources made available

Table 2 - Resources Made Available

Narrative

CDBG funds were used for owner-occupied rehabilitation, non-profit support grants, and related administrative costs. HOME funds were allocated for down payment assistance, the construction of affordable rental units, and related administrative expenses. CDBG-CV funds supported local non-profit organizations impacted by the pandemic.

Program income, generated from loan repayments and property sales, is reinvested into the community through various activities. In 2023, CDBG generated \$100,217.85 in program income, while HOME generated \$85,374.62 from loan repayments.

Identify the geographic distribution and location of investments

Target	Planned	Actual	Narrative Description
Area	Percentage	Percentage	
	of	of	
	Allocation	Allocation	
			All CDBG and HOME programs are available citywide. Expanding income limits in West Greenville aims to increase participation in this project area. Since funding is allocated on a first-come, first-served basis, there are limitations to
West Greenville	75	55	directing funds specifically to certain neighborhoods. However, upcoming developments will provide more opportunities in West Greenville.

Table 3 - Identify the geographic distribution and location of investments

Narrative

The City's concentrated efforts are focused on the West Greenville Redevelopment Area, which is bounded by the Tar River to the north, Greene Street to the east, the 10th Street Connector to the south, and Memorial Drive to the west. Current activities aimed at addressing needs in this area include housing assistance through rehabilitation and down payment support. Out of six owner-occupied homes that underwent construction, three were rehabilitated within the West Greenville Redevelopment Area. Additionally, three down payment assistance subsidies supported first-time homebuyers, with two of these subsidies used in the West Greenville neighborhood.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

The City enhances its efforts to address housing and community development needs by leveraging additional resources to:

- 1. Provide energy efficiency improvements to owner-occupied homes;
- 2. Offer down payment assistance to homebuyers in priority areas;
- 3. Support the administrative costs of program delivery;
- 4. Assist victims of natural disasters.

Several City-owned, vacant lots are leased to citizens and civic organizations for the creation of community gardens, which increase access to healthy, affordable food and support ongoing neighborhood revitalization.

Infrastructure improvements are underway through a grant from the NC Office of Resiliency and Recovery, supporting a North Carolina Housing Finance Agency tax-credit project. These initiatives are aimed at creating affordable housing for low- and moderate-income renters.

Fiscal Year Summary – HOME Match			
1. Excess match from prior Federal fiscal year	\$2,095,903		
2. Match contributed during current Federal fiscal year	\$372,827.00		
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$2,468,730.00		
4. Match liability for current Federal fiscal year	\$0.00		
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4) \$2,468,730.00			

Table 4 – Fiscal Year Summary - HOME Match Report

Table 5 – Minority Business and Women Business Enterprises

dollar value	e of contracts for	HOME project	is completed	during the repo	orting period	
	Total	М	inority Busine	ess Enterprise	White	
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non- Hispanic	Hispanic	Non- Hispanic
Contracts						
Dollar						
Amount	\$1,205,500.00	0	0	0	0	1
Number	1	0	0	0	0	(
Sub-Contr	acts					
Number	0	0	0	0	0	(
Dollar						
Amount	0	0	0	0	0	(
	Total	Women Business Enterprise s	Male			
Contracts						
Dollar						
Amount	0	0	0			
Number	0	0	0			
Sub-Contr	acts					
Number	0	0	0			
Dollar						
Amount	0	0	0			

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate- income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be		
provided affordable housing	300	347
Number of Non-Homeless households to be		
provided affordable housing units	10	10
Total	250	162

Table 6 – Number of Households

	One-Year Goal	Actual
Number of households supported		
through Rental Assistance	167	259
Number of households supported		
through The Production of New Units	6	186
Number of households supported		
through Rehab of Existing Units	15	6
Number of households supported		
through Acquisition of Existing Units	2	0
Total	190	451

Table 7 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

During the 2023 program year, funds were allocated for rental development. The Arlington Trace rental project has been initiated and will offer 180 units to support victims of domestic violence, individuals at risk of homelessness, and veterans. These units will remain affordable for families earning up to 60% of the county's area median income. Additionally, six new affordable homes were added to Lincoln Park this year, further expanding the community's capacity. Through HOME ARPA funds, the city was able to support 259 households with rental assistance. Staff is currently evaluating opportunities to create a new project for rental housing. The rehabilitation of existing units continues to be a reliable way to provide affordable housing in the community. The budget will also include potential property acquisitions to expand our impact in Lincoln Park. Both of these new affordable housing projects are expected to be realized in the upcoming program year.

Discuss how these outcomes will impact future annual action plans.

Although not all outcomes were achieved, the planning process is ongoing in an effort to meet expectations during the 5-year planning period. The construction of new rental units is expected to progress in the upcoming program year, along with the development of new homes in the 45-block area.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	753	0
Low-income	167	259
Moderate-income	112	3
Total	1032	262

Table 8 – Number of Households Served

The City is committed to ensuring that at least 70% of funds benefit low- and moderate-income individuals and families. During the 2023 program year, approximately 99% of all beneficiaries were within these income categories.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c) Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

The City of Greenville effectively reduced the risk of homelessness by providing subrecipient grants to the Community Crossroads Center, which utilized the funds to assess residents' housing needs.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The partnership between the City and Community Crossroads, facilitated through the sub-recipient program, is the most effective way to assess and address the needs of homeless individuals. The VI-SPDT assessment helps determine the severity and type of needs that must be addressed. Funding for the administration of this assessment is partially covered by CDBG.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

In Pitt County, four public housing authority agencies manage housing units: the Greenville Housing Authority oversees 714 units; the Mid-East Commission manages 135 units across three towns; the Farmville Housing Authority oversees 174 units; and the Ayden Housing Authority manages 175 units. Each of these public housing authorities receives federal funding to modernize and repair their public housing units.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

In 2023-2024, the City of Greenville Neighborhood & Business Services Department's Community Development Division maintained its partnership with the Greenville Housing Development Corporation, a non-profit affiliate of the Greenville Housing Authority, to provide homebuyer education and counseling services.

Actions taken to provide assistance to troubled PHAs

None of the public housing authorities in Pitt County have been classified as "troubled" agencies or shown signs of poor performance.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.

The Community Development Division conducts annual formal monitoring of its CDBG and HOME grant programs. These monitoring visits include reviewing programmatic procedures to ensure compliance with the regulations outlined in the Code of Federal Regulations and the scope of work defined in the Subrecipient Agreement. General financial and accounting procedures are also evaluated in accordance with applicable Office of Management and Budget circulars.

If any findings or concerns arise during monitoring, technical assistance is provided to help the agency address the deficiencies. Persistent issues may lead to the suspension of fund reimbursement and could jeopardize future funding opportunities for the subrecipient.

The City of Greenville ensures that all monitoring letters specify deadlines for responses and outline the corrective actions required. The City will impose sanctions if these corrective actions are not completed within the given timeframe. Additionally, staff coordinates a quarterly monitoring schedule.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The "Notice of Availability" for the CAPER review and public comments was published in the local newspaper on August 10, 2024.

The CAPER was available for public review for at least 15 days. Additionally, the "Notice of Public Hearing" inviting public comments was published in "The Daily Reflector" on August 10th, 17th, and 24th, 2024. The public hearing is scheduled to be held during the City Council meeting on September 12, 2024. The notice also provided information on where copies of the CAPER could be accessed.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.

Program income is reinvested into the community through owner-occupied rehabilitation projects.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

N/A



City of Greenville, North Carolina

<u>Title of Item:</u>	Resolution authorizing an application to the Federal Transit Administration (FTA) for a Section 5307 FY 23 funding cycle grant for federal operating and capital assistance for Greenville Area Transit (GREAT)
Explanation:	Each year, the City relies upon FTA funding to help support the operating and capital needs of the Greenville Area Transit (GREAT) system. Obtaining this funding requires a public hearing to receive comments on the proposed grant application and adoption of a resolution approving the grant request and authorizing the filing and execution of the application for these federal funds.
	Attached for City Council consideration is a resolution authorizing the filing and execution of a federal grant application for operating and capital funds designated for the City of Greenville to assist with the operations of the Greenville Area Transit (GREAT) system. The grant funding supports transit systems that are open to the public in areas with populations between 50,000 and 200,000. The federal funds are available to reimburse the City for 50% of the operating expenses and 80% of the preventive maintenance, ADA, and capital expenditures. The fiscal year 2023 funding allocation of \$2,461,807 is available for application.
	The City Council has previously authorized the City Manager to file and execute all Section 5307 grant applications. Once City Council adopts the attached resolution, the City Manager will file and execute the two applications.
<u>Fiscal Note:</u>	The total amount of the federal allocation for FY 23 is \$2,461,807. Maximum local share matching funds are estimated at \$1,409,557. State funds are also contributed towards the operation of the GREAT Transit system. It is expected that the contribution from NCDOT will be approximately \$475,000. The total City share required would be approximately \$934,557. These funds are included in the City's FY 2025 budget. FY 23 funding will be utilized for ADA, preventative maintenance, and operating expenses.
Recommendation:	Conduct a public hearing to receive comments on the proposed grant application and adopt the attached resolution approving the grant request and authorizing the filing and execution of the applications for these federal funds.

ATTACHMENTS
Resolution GREAT 5307 FY 23 Grant Application.DOCXTRANSIT SYSTEM FY 23 5307 GRANT PROGRAM OF PROJECTS.pdf

RESOLUTION NO._____

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION TO THE FEDERAL TRANSIT ADMINISTRATION FOR A SECTION 5307 FISCAL YEAR 2023 FUNDING CYCLE FEDERAL GRANT FOR OPERATING AND CAPITAL ASSISTANCE FOR GREENVILLE AREA TRANSIT

WHEREAS, the Federal Transit Administration has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the contract for financial assistance will impose certain obligations upon the Applicant, including the provision by the Applicant of the local share of the project cost;

WHEREAS, it is required by the U. S. Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964 as amended, that the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U. S. Department of Transportation requirements thereunder; and

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

WHEREAS, it is the goal of the applicant that minority business enterprises be utilized to the fullest extent possible in connection with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA:

- 1. That the City Manager is authorized to execute and file applications on behalf of the City of Greenville with the Federal Transit Administration and the North Carolina Department of Transportation to aid in the financing of planning, capital, and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal and State Statutes authorizing a project administered by the Federal Transit Administration and/or the North Carolina Department of Transportation.
- 2. That the City Manager is authorized to execute and file the Federal Transit Administration Annual Certifications, Assurances, Title VI Program Plan, and other documents that may be required before awarding a Federal assistance grant or cooperative agreement to the City of Greenville.
- 3. That the City Manager is authorized to submit additional information as the Federal Transit Administration or the North Carolina Department of Transportation may require in connection with the intent of this Resolution.
- 4. That the City Manager is authorized to execute grant and cooperative agreements with the Federal Transit Administration and the North Carolina Department of Transportation on behalf of the City of Greenville for the fulfillment of the transactions contemplated by this

Resolution, and set forth and execute affirmative minority business policies in connection with the projects.

- 5. That all actions and doings of officers, employees and agents of the City, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described, are in all aspects ratified, approved and confirmed.
- 6. Any prior resolutions or parts thereof of the Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

ADOPTED this the 12th day of September, 2024.

ATTEST:

P. J. Connelly, Mayor

Valerie Shiuwegar, City Clerk



Transit System FY 23 5307 Grant Program of Projects

	Federal	Local	T (1
-	Share	Share	Total
Operating (50/50 split)			
Operating	\$1,058,807	\$1,058,807	\$2,117,614
Capital (80/20 split)			
ADA	\$375,000	\$93,750	\$468,750
Preventive Maintenance	\$500,000	\$125,000	\$625,000
Rolling Stock	\$528,000	\$132,000	\$660,000
Capital Total:	\$1,403,000	\$350,750	\$1,753,750
Grand Total	\$2,461,807	\$1,409,557	\$3,871,364
Total Local Share		\$1,409,557	
State Allocation (SMAP)		\$475,000	(approx.)
City Share		\$934,557	



City of Greenville, North Carolina

<u>Title of Item:</u>	Resolution authorizing an application to the Federal Transit Administration (FTA) for a Section 5307 FY 19 grant for capital assistance for Greenville Area Transit (GREAT)
Explanation:	Each year, the City relies upon FTA funding to help support the operating and capital needs of the Greenville Area Transit (GREAT) system. Obtaining this funding requires a public hearing to receive comments on the proposed grant application and adoption of a resolution approving the grant request and authorizing the filing and execution of the application for these federal funds.
	Attached for City Council consideration is a resolution authorizing the filing and execution of a federal grant application for capital funds designated for the City of Greenville to assist with purchasing on-demand microtransit vehicles for the Greenville Area Transit (GREAT) system.
	The City Council has previously authorized the City Manager to file and execute all Section 5307 grant applications. Once City Council adopts the attached resolution, the City Manager will file and execute the application.
<u>Fiscal Note:</u>	The total amount of the federal allocation for this FY 19 grant is \$164,000. This funding is a special allocation made available to GREAT through the North Carolina Department of Transportation having lapsing funds that NCDOT sought transit agencies to utilize by the obligation deadline. The maximum amount of matching funds is estimated at \$41,000. Transit has the local match funding available in its annual budget.
<u>Recommendation:</u>	Conduct a public hearing to receive comments on the proposed grant application and adopt the attached resolution approving the grant request and authorizing the filing and execution of the application for federal funds.

ATTACHMENTS

Resolution GREAT 5307 FY 19 Grant Application.DOCX
 TRANSIT SYSTEM FY 19 5307 GRANT PROGRAM OF PROJECTS.pdf

RESOLUTION NO._____

RESOLUTION AUTHORIZING THE FILING OF AN APPLICATION TO THE FEDERAL TRANSIT ADMINISTRATION FOR A SECTION 5307 FISCAL YEAR 2019 FEDERAL GRANT FOR CAPITAL ASSISTANCE FOR GREENVILLE AREA TRANSIT

WHEREAS, the Federal Transit Administration has been delegated authority to award Federal financial assistance for a transportation project;

WHEREAS, the contract for financial assistance will impose certain obligations upon the Applicant, including the provision by the Applicant of the local share of the project cost;

WHEREAS, it is required by the U. S. Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964 as amended, that the applicant give an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the U. S. Department of Transportation requirements thereunder; and

WHEREAS, the Applicant has or will provide all annual certifications and assurances to the Federal Transit Administration required for the project;

WHEREAS, it is the goal of the applicant that minority business enterprises be utilized to the fullest extent possible in connection with this project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREENVILLE, NORTH CAROLINA:

- 1. That the City Manager is authorized to execute and file applications on behalf of the City of Greenville with the Federal Transit Administration and the North Carolina Department of Transportation to aid in the financing of planning, capital, and/or operating assistance projects authorized by 49 U.S.C. Chapter 53, Title 23, United States Code, and other Federal and State Statutes authorizing a project administered by the Federal Transit Administration and/or the North Carolina Department of Transportation.
- 2. That the City Manager is authorized to execute and file the Federal Transit Administration Annual Certifications, Assurances, Title VI Program Plan, and other documents that may be required before awarding a Federal assistance grant or cooperative agreement to the City of Greenville.
- 3. That the City Manager is authorized to submit additional information as the Federal Transit Administration or the North Carolina Department of Transportation may require in connection with the intent of this Resolution.
- 4. That the City Manager is authorized to execute grant and cooperative agreements with the Federal Transit Administration and the North Carolina Department of Transportation on behalf of the City of Greenville for the fulfillment of the transactions contemplated by this Resolution, and set forth and execute affirmative minority business policies in connection

with the projects.

- 5. That all actions and doings of officers, employees and agents of the City, whether taken prior to, on, or after the date of this Resolution, that are in conformity with and in the furtherance of the purposes and intents of this Resolution as described, are in all aspects ratified, approved and confirmed.
- 6. Any prior resolutions or parts thereof of the Council in conflict with the provisions herein contained are, to the extent of such conflict, hereby superseded and repealed.

ADOPTED this the 12th day of September, 2024.

ATTEST:

P. J. Connelly, Mayor

Valerie Shiuwegar, City Clerk

2



Transit System FY 19 5307 Grant Program of Projects

	Federal Share	Local Share	Total
<i>Capital (80/20 split)</i> Rolling Stock	\$164,000	\$41,000	\$205,000
City Share		\$41,000	=



City of Greenville, North Carolina

Title of Item:Establish the Fair Market Values for New Homes in Lincoln Park Phase II
Development

Explanation: The City of Greenville (City) is committed to promoting homeownership opportunities for low-to-moderate-income individuals. As part of this commitment, the City plans to sell six (6) City-owned properties that were recently built within the West Greenville Certified Redevelopment Area, a longstanding priority for the City.

Each property has been appraised and reviewed by an independent appraiser. Based on the appraisals, the City is proposing to establish the following fair market values for the properties in Lincoln Park Phase II:

Address	Lot#	Parcel#	Appraisal/Fair Market Value	Bedrooms	Bathrooms	Sq-Ft
616 Hudson Street	19	19680	\$216,000	3	2	1300
618 Hudson Street	20	84911	\$221,000	4	2	1313
620 Hudson Street	21	84910	\$221,000	3	2	1375
624 Hudson Street	22	84909	\$229,000	3	2.5	1258
808 Vanderbilt Lane	23	07135	\$224,000	3	2.5	1258
806 Vanderbilt Lane	24	07162	\$221,000	3	2	1375

Fiscal Note: The properties will be sold for the approved fair market values. Proceeds from the sale of the properties will be recorded as HOME Investment Partnership program income and reinvested in the community by way of housing-related activities.

Recommendation: Staff recommends for City Council to approve the appraised values as the fair market values of the properties. The properties, owned by the City of Greenville,

will be sold to low-to moderate-income homebuyers who will occupy them as their primary residences.

ATTACHMENTS

- 616 Hudson St-Appraisal Review.pdf
 - 618 Hudson St Appraisal Review.pdf
 - 620 Hudson St-Appraisal Review.pdf
 - 624 Hudson St- Appraisal Review.pdf
 - 808 Vanderbilt Ln- Appraisal Review.pdf
- 806 Vanderbilt Ln Appraisal Review.pdf

SUMMARY OF SALIENT FEATURES

	Subject Address	616 Hudson St
	Legal Description	Lot 18 (identified as lot 9 on the map), Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760
NOI	City	Greenville
ORMAT	County	Pitt
SUBJECT INFORMATION	State	NC
SUBJE	Zip Code	27834
	Census Tract	0007.01
	Map Reference	MB 66 Pg 85
ATE	Contract Price \$	-
PRICE & DATE	Date of Contract	_
PR		
ES	Borrower	-
PARTIES	Lender/Client	City of Greenville
	Size (Square Feet)	1,309
TS	Price per Square Foot \$	-
Vemen	Location	City Residential
OF IMPROVEMENTS	Age	0
ION OF	Condition	New
DESCRIPTION	Total Rooms	7
DE	Bedrooms	3
	Baths	2
æ	Appraiser	Jerry D Shackelford II
APPRAISER	Effective Date of Appraisal	7/16/2024
AP		
VALUE	Opinion of Value \$	216,000

Shackelford & Associates

R	ESIDENTIAL APPRAISA	L REPORT	File No.: LS24-1564
	Property Address: 616 Hudson St	City: Greenville	State: NC Zip Code: 27834
E	County: Pitt	Legal Description: Lot 18 (identified as lot 9 on the map). Assessor's Parcel #:	Redivision of Lots 18-24, Biltmore Addition: portion of
Щ	DB 3760 pg 716 Tax Year: 2024 R.E. Taxes: \$ 2,209 S	Special Assessments: \$ 0 Borrower (if applicable	19680 / 4878-81-6191
SUBJECT	Current Owner of Record: City of Greenville	Occupant: Owner	Tenant 🔀 Vacant 🗌 Manufactured Housing
Ű	Project Type: PUD Condominium 0	Cooperative Other (describe)	HOA: \$ 0 per year per month
	Market Area Name: Biltmore Addition	Map Reference: MB 66 Pg	
	The purpose of this appraisal is to develop an opinion of: This report reflects the following value (if not Current, see con	Market Value (as defined), or other type of value (nments): Current (the Inspection Date is the Effective	,
F		parison Approach 🛛 Cost Approach 🗍 Income Approa	,
ME	Property Rights Appraised: Kee Simple Lea	isehold Leased Fee Other (describe)	· · · ·
GN	Intended Use: <u>Setting a list price</u>		
ASSIGNMENT	Intended Licer(c) (by name or type):		
◄	Intended User(s) (by name or type): The Client Client: City of Greenville	Address: Attn: Phoenix G Hinson, Program	Coordinator, PO Box 7207, Greenville, NC 27835
	Appraiser: Jerry D Shackelford II	Address: 3750A Evans Street, Greenville, N	
		Rural Predominant One-Unit Housing Occupancy PRICE AGE	Present Land Use Change in Land Use
_	Built up: ○ Over 75% ○ 25-75% ○ Growth rate: □ Rapid ○ Stable □	Under 25% Occupancy PRICE AGE Slow Querer 45 \$(000) (yrs)	One-Unit 80 % ⊠ Not Likely 2-4 Unit - % □ Likely * □ In Process *
<u>Í</u>		Declining \square Tenant 50 30 Low 0	Multi-Unit 10 % * To:
		Over Supply Vacant (0-5%) 225 High 150	Comm'l 5 %
SCI		Over 6 Mos. Vacant (>5%) 170 Pred 65	Other 5 %
Ы	Market Area Boundaries, Description, and Market Conditions (, ,	The subject is located within the city grid of
REA		medical district. The neighborhood is a mixture of owner or ment centers, and recreational facilities are all located withi	
TA		,	
KE		to the east by Evans St, to the south by SW Greenville Blvd	, and to the west by Memorial Blvd. Other
MARKET AREA DESCRIPTION	Neighborhood Land Use consists of undeveloped land a	and public use.	
	I have considered relevant competitive listing and/or co	ontract offerings in the performance of this appraisal and in t	he trending information reported in this section. If a
	trend is indicated, I have attached an addendum providi		
	Dimensions: 60' x 93.59' x 59.17' x 106.15'		0.142 ac
	Zoning Classification: <u>R6S</u>		Single-family dwellings at medium densities onforming (grandfathered) Illegal No zoning
	Are CC&Rs applicable? 🗌 Yes 🖂 No 🗌 Unknown		
	Highest & Best Use as improved: 🛛 🕅 Present use, or	Other use (explain)	
	Actual Use as of Effective Date: Residential	Use as appraised in this repo	dt
	Actual Use as of Effective Date: <u>Residential</u> Summary of Highest & Best Use: See addenda		rt: <u>Residential</u>
SITE DESCRIPTION			
E			te Tana such
SCI	Utilities Public Other Provider/Description Electricity Image: Compared to the second	Off-site Improvements Type Public Priv. Street Asphalt / 2 Lane City Street Image: City Street	ate Topography <u>Level</u>] Size Typical for area
B	Gas 🛛 🗌	Curb/Gutter Concrete	Shape Rectangular
E		Sidewalk	Drainage Adequate / Typical for area
ľ		Street Lights City / Pole-Mounted-Wood Alley -	View <u>Residential</u>
	Other site elements: 🛛 Inside Lot 🗌 Corner Lot	Cul de Sac Underground Utilities Other (describ	e)
	· — —	Flood Zone x FEMA Map # 37147C46781	
	Site Comments: <u>The subject site is basically level and</u>	adequately drained. The site has views of residential uses a	and is adequately sized for its improvements.
	General Description Exterior Descrip # of Units 1 Acc. Unit Foundation		Basement None Heating Central
	# of Units <u>1</u> Acc.Unit Foundation # of Stories <u>1</u> Exterior Walls		Area Sq. Ft. Type HVAC % Finished Fuel Electric
	Type 🖂 Det. 🗌 Att. 🗌 Roof Surface	Shingles Basement	Ceiling
	Design (Style) Neoeclectic Gutters & Dwns		Walls Cooling Central
	Existing Proposed Und.Cons. Window Type Actual Age (Yrs.) 0 Storm/Screens		Floor Central Outside Entry Other
VTS	Actual Age (Yrs.) 0 Storm/Screens Effective Age (Yrs.) 0	Half Mesh Settlement -	
ME	Interior Description Appliances	Attic None Amenities	Car Storage None
NE	Floors Carpet, LVP, Tile Refrigerator		Istove(s) # Garage # of cars (2 Tot.)
THE IMPROVEMENTS	Walls Painted Sheetrock Range/Oven Trim/Finish Baseboard Disposal	□ Drop Stair □ Patio □ Scuttle □ Deck _	Attach. O Detach. O
N N	Bath Floor Tile Dishwasher	Souther Deck - Norway Porch Screened, Covered	BltIn 0
	Bath Wainscot None Fan/Hood	Floor Fence	Carport 0
	Doors Interior Hollow Core Microwave	Finished Other type	Driveway 2 Hudson St
NO	Finished area above grade contains: 7 Room		Surface Concrete 1,309 Square Feet of Gross Living Area Above Grade
IPT		room and primary bedroom, granite countertops / tile backsp	,
DESCRIPTION OF		anity in primary bathroom, single vanity in second bathroom	
Ш́О	Describe the condition of the property (including physical, fun- physical, functional, or external obsolescence noted.	cuonal and external ODSOIESCENCE): The subject is new	v construction; no deferred maintenance noted, no



Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

CIDENITIAI ADDDAIGAL DEDODT

														LS24-	1564		
] did not reveal any p	prior sa	les or tr	ansfers	of the su	bje	ct property for the	three	years pri	or to the e	ffective date of this a	ippraisa	l.			
TRANSFER HISTORY		r of Deeds	Arrely	-:f -	- - <i> </i>	for histor					ala/liatia au						
2	1st Prior Subject Sa	ale/ Transfer					-	and/or any current	-		-	The subje	ct was	not four	nd to hav	ve ti	ransferred
₽	Date:		with	in the 3	86 mon	ths prio	r to	o the effective da	te of	the app	raisal.						
2	Price:																
	Source(s): Register of Dee	eds	Com	parable	e 1 tran	sferred	8/8	8/2022 by way o	f quit	t claim d	leed betv	veen individual an	d corp	oration	with no	reco	orded tax.
I SI	2nd Prior Subject Sa	ale/Transfer	Com	parable	e 3 tran	sferred	3 t	imes within the	year	prior to	the grid s	ale date; each tim	e as pa	rt of a l	arger sal	le, ł	between
¥.	Date:		corp	oration	s, and	without	taz	x.									
Ш	Price:				,				7/2.02	3 hetwe	en indivi	duals and a corpo	ration	with \$3	0 in reco	orde	d tax.
- F	Source(s):			puruor	e e utur							aaans and a corpo	<u>iunon</u>		0 111 1000		
	SALES COMPARISON APF		(if dov	alonad	١	·	The	Sales Comparisor	Δnnr	nach wa	s not deve	loped for this apprais	al				
ľ	FEATURE	SUBJECT	. (11 00)	ciopeu					плерг			SALE # 2	1	COME	PARABLE	S۵I	F # 3
-		JUDJLUI					_ 0/					JALL # 2	(00.0			JAL	.L # 5
	Address 616 Hudson St				leming	-				N Geor	0			asey Di			
	Greenville, NC	27834				C 27834	1				C 27828			on, NC 2			
- F	Proximity to Subject	•		0.16 n	niles E				11.1	3 miles V	W	•		miles S			
	Sale Price	\$	-				\$	210,000				\$ 249,000				\$	234,900
	Sale Price/GLA	\$	/sq.ft.	\$	168.2	7 /sq.ft.			\$	180.0	04 /sq.ft.		\$	169.2	4 /sq.ft.		
	Data Source(s)			NCRN	4LS#10	0038449	91;1	DOM 18	NCR	MLS#1	0040409	9;DOM 32	NCR	MLS#10	0042604	9;D	ОМ 92
	Verification Source(s)			Tax O	ffice,R	OD			Tax	Office,R	OD		Tax C	Office,R	OD		
	VALUE ADJUSTMENTS	DESCRIPTION		D	ESCRIP	TION		+(-) \$ Adjust.		DESCRI	PTION	+(-) \$ Adjust.]	DESCRIP	TION		+(-) \$ Adjust.
	Sales or Financing			Arms	Length				Arm	s Length	ı		Arms	Length			
	Concessions			Conv	None				Conv	v / None			Conv	/ None			
	Date of Sale/Time	-			23;s6/8	3/23		+6,352		9/23;s11		+7,559		24;s6/14	/24	T	+2,008
	Rights Appraised	Fee Simple		Fee Si						Simple				imple		Τ	
	Location	City Residential			esident	ial				n of Fari	nville	-10,000				\top	-20,000
	Site	0.142 ac		0.15 a					0.17				0.32 a				
	View	Residential		Reside						dential			Resid			+	
	Design (Style)	Neoeclectic		Ranch					Shot				Rancl			+	
	Quality of Construction	Average		Avera				-10,500		-		-12,450				+	+7,047
	Age	0		0	5			-10,500	0			-12,730	0			+	
	Condition	New		New			_		New				New				
	Above Grade		aths		Bdrms	Baths	_		Total		Baths		Total	Bdrms	Baths		
	Room Count		2	6	3	2			6	3	2		6	3	2		
	Gross Living Area	1,309		0		,248 SQ.	ft	+5,185	0		 1,383 SQ.	ft6,290	-		 ,388 sq.1	ft	6 715
	Basement & Finished	1,509	<i>i</i> 34.11.		1	,248 34		+3,185		-	1,383 34.	-0,290	1	1	,300 34.1		-6,715
	Rooms Below Grade	-		-					-				-				
-	Functional Utility	-		-			_		-				-			-	
- F	Heating/Cooling	Average		Avera					Ave				Avera			-	
	<u> </u>	FWA / Central			/ Centra	al	_			A / Centr	al			/ Centra	al	-	
I	Energy Efficient Items	IWD		IWD			_		IWD				IWD			_	
AC	Garage/Carport	None		None						AttGrg		-10,000				_	
8	Porch/Patio/Deck	CS,SP		СР			_	+3,500				+500	CP,Pa			_	+1,000
d d	Fireplaces	None		None					Non				None			-	
∢ z	Other Items	None		None			_		Fenc	e		-3,500	AttSt	3		-	-1,500
õ	<u> </u>						_									+	
R.	Prior Sale Date			8/22/2	022						the year				4-8/23/23	+	
₽ <u></u>	Prior Sale Date			\$0] +		¢		prior	to grid	sale date	¢		0 - \$0	⊠ -		
	Net Adjustment (Total) Adjusted Sale Price] +	-	\$	4,537	l	+	<u> </u>	\$ -34,181] +	× -	\$	-18,160
С С	of Comparables											¢				¢	
щ	Summary of Sales Comparis						\$	214,537				\$ 214,819				\$	216,740
SA																	
	Indicated Value by Selec	Comparison Ar	nrocal	. ¢													
	Indicated Value by Sales	s comparison App			216,0			. This form man he w			fied without	written nermission howe	war a la				

GPRESIDENTIAL Copyrights: 2007 by a la mode, Inc. - 1115 Torrin Thay be reproduced uninocal window window

3/2007

Α	DDITIONAL	. COMPAR	ABLE SAL	ES		Fi	le No.: LS24-1564	
	FEATURE	SUBJECT	COMPARABLE S	ALE#4	COMPARABLE S	ALE # 5	COMPARABLE SA	LE#6
	Address 616 Hudson St	1	308 Elizabeth St		123 E Catawba Rd	-		
	Greenville, NC	27834	Greenville, NC 27834		Greenville, NC 27834			
	Proximity to Subject		0.54 miles E		2.45 miles N			
	Sale Price	\$	\$	185,000		245,000	\$	
	Sale Price/GLA	\$/sq.ft.		100,000	\$ 186.88 /sq.ft.	2.0,000	\$ /sq.ft.	
	Data Source(s)		NCRMLS#100395357;1	DOM 3	NCRMLS#100440387;	DOM 49		
	Verification Source(s)		Tax Office,ROD	50112	Tax Office,ROD			
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
	Sales or Financing		Arms Length		Pending			., -
	Concessions		Conv / \$3,300	-3,300				
	Date of Sale/Time	-	c7/21/23;s8/18/23	+5,596	c6/10/24			
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
	Location	City Residential	City Residential		City Residential	-12,500		
	Site	0.142 ac	0.15 ac		0.22 ac			
	View	Residential	Residential		Residential			
	Design (Style)	Neoeclectic	Ranch		Ranch			
	Quality of Construction	Average	Average	-9,250	Average	-12,250		
	Age	0	60		0			
	Condition	New	Very Good / Reno	+9,250				
	Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count	7 3 2	5 3 1	+10,000				
	Gross Living Area	1,309 sq.ft.	1,100 sq.ft.	+17,765	1,311 sq.ft.		sq.ft.	
	Basement & Finished	-	-		-			
	Rooms Below Grade	-	-		-			
	Functional Utility	Average	Average		Average			
	Heating/Cooling	FWA / Central	FWA / Central		FWA / Central			
	Energy Efficient Items	IWD	TWH,NwHVAC		IWD			
	Garage/Carport	None	None		None			
	Porch/Patio/Deck	CS,SP	Steps	+7,000	CP,Deck	-500		
	Fireplaces	None	None	·	None			
	Other Items	None	Fence	-3,500	None			
	Prior Sale Date		None within the year		12/7/2023			
ч	Prior Sale Date		prior to grid sale date		\$15,000			
A O	Net Adjustment (Total)		$\boxed{\times} + \boxed{-} $	33,561	+ - \$	-25,250	□ + □ - \$	
APPROACH	Adjusted Sale Price			55,501		-23,230		
AP	of Comparables		\$	218,561	\$	219,750	\$	
N	Summary of Sales Comparis	son Approach				. ,		
SIS								
SALES COMPARISON								
N								
С С								
Ш								
SA								
C	PRESIDEN	ΤΙΔΙ					ver, a la mode, inc. must be ackno	
•		Form G	PRES2 (AC) - "TOTAL" and	vaical coffware by	1000			3/2007

Supplemental Addendum

Borrower	-				
Property Address	616 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				

SCOPE OF WORK: The subject has been identified by the postal address, legal description, and assessor's parcel number. The descriptions and analysis of the land and improvements in this report are based upon the visual inspection of the property. Photographs are included in the addenda. Property taxes, zoning, utilities, and other property information has been obtained through public records such as the county tax and planning departments. Flood and census data has been taken from a la mode's Interflood application. The search for comparable properties was made through the North Carolina Regional MLS and county tax records.

The development of each of the three approaches to value was considered:

The cost approach has been developed as the land value and cost estimates are well supported and the improvements are relatively new and suffer little depreciation.

The sales comparison approach has been developed as there is an active market for similar properties, and sufficient sales data is available for analysis. This approach directly considers the prices of alternative properties having similar utility.

The income approach was not developed as housing in the subject's segment of the market is almost exclusively owner occupied and not typically bought or sold based on its income producing capabilities. The income approach is not necessary for credible assignment results.

HIGHEST AND BEST USE AS IMPROVED: The value of the subject in its current use is greater than the value of its underlying land, so razing the improvements would not result in a higher property value. If legally permissible, a change in use would be justified only if the value in the new use would exceed the value in the existing use by more than the conversion costs. In this case, demand for a different use does not meet that test. Therefore, the maximally productive use of the subject is the continued use of the current improvements as a single-family residential dwelling. The most likely buyer and user is an owner-occupant.

MEASURING PER ANSI STANDARDS: An on-site interior and exterior inspection of the subject has been made. The improvements were physically measured at the time of inspection based on the American National Standards Institute (ANSI) Standard Z765-2021. Measurements were rounded to the nearest one-tenth of a foot. Total square footage of the finished area was rounded to the nearest whole square foot.

SUMMARY OF SALES COMPARISON APPROACH: In the sales search, the most important items of consideration were location, quality, condition, and size. The search for sales started with new construction sales in close proximity to the subject over the past 24 months. One sale was located and the search was expanded to include significantly renovated properties in close proximity to the subject. A couple of other sales were located and the search was expanded to include newer homes in similar areas in other Pitt County towns. Another sale was located in a similar area of Farmville. The search was then expanded to include recent sales of homes similar in size and quality to the subject throughout Pitt County. Several sales were located which were then considered for quality, condition, location, size, and site value. The sales were then narrowed to the four sales and one listing utilized within the sales grid. These comparables have been adjusted as follows.

Comparable 1 is utilized due to proximity / location / similar site value. This sale is adjusted for market conditions as well as for slightly superior quality due to flooring, bathroom materials / finish, and interior trim.

Comparable 2 is utilized due to its being new construction within an established downtown area of a nearby town. The sale is adjusted for slightly superior location / site value based on the difference in site values between the two municipalities. Additional adjustments are applied for market conditions and superior quality due to the sale having similar ceiling heights, it has a vaulted ceiling and trey ceiling, bath materials / finish, and higher foundation.

Comparable 3 is further than preferred, yet is utilized due to its being the most similar 2024 sale in addition to its ability to bracket overall quality. The sale is adjusted for inferior quality due to some ceiling heights and countertop materials throughout.

Comparable 4 is utilized due to is similar location. This sale has been completely renovated and is adjusted for seller concessions, market conditions, and superior quality due to flooring, bathroom materials / finish, brick exterior, crawlspace foundation, and granite countertops throughout. The sale is adjusted for inferior condition due to the age of improvements with consideration given to the amount of renovations noted.

Comparable 5 is a comparable listing within the extended market, utilized due to age of construction and location. The listing is adjusted for its superior location due to higher site values, and for superior quality due to interior trim, flooring, and bathroom materials / finish.

Market condition adjustments are applied at a rate of 1% per month between the first of March 2024 and the end of May 2024 with no adjustment applied for the time frame before or after due to market stability. Additional adjustments are applied for bath count (\$5,000 per half bath for less than 2 bathrooms), size (\$85 per square foot for variances greater than 50 square feet), car storage, porches, and other items such as fencing and storage.

The range of the adjusted sales is \$214,537 to \$218,561 with the listing adjusting above this range. All sales are considered as all are utilized in bracketing; the appraiser's opinion of market value is \$216,000.

The subject's value is higher than neighborhood predominant yet falls within the neighborhood low/high range and is not considered an over improvement.

Adjustment percentages are higher than preferred yet unavoidable due to the variances between properties within this market that require adjustment to allow for more credible appraisal results.

Note that there are only six ratings available to categorize all properties based on their quality and condition. Due to the limited number of ratings, the comparables can be similar enough to have the same rating as the subject, yet differ enough to cause a monetary reaction by the market. Consequently, some comparables could have the same rating as the subject, yet require an adjustment.

Adjustments for seller concessions are only applied when greater than the typical 3% of sales price. Adjustments are applied only for any amount above and beyond 3% of the total sales price.

Adjustments made for other additional amenities such as storage, workshops, fencing, pools, etc, are adjusted based on review of photos for quality, condition, and size. These adjustments are applied on an individual basis which can sometimes result in adjustments that appear to be inconsistent within the sales grid.

R		anad for this appraisal	File	No.: LS24-1564	
	COST APPROACH TO VALUE (if developed)	opeu iui uiis appraisal.			
	Support for the opinion of site value (summary of comparable land sales or other methods for est	timating site value):	Four vacant lot	sales have been utilized in	ı site
	valuation. All four lots are located within the subject's immediate and slightly extended	- ,			
	\$4,000 to \$7,500. The most recent sale, 2024, is inferior in size; the sale within the hig				
	and is therefore superior in location. The two remaining sales are most similar in location				
	sale. With consideration given to the size, location, and sale date, the subject's site valu				
	<u> </u>	-			
	ESTIMATED 🔲 REPRODUCTION OR 🛛 REPLACEMENT COST NEW	OPINION OF SITE VALUE _		=\$	7,500
₹ C	Source of cost data: Marshall & Swift	DWELLING	1,309 Sq.Ft. @ \$	147.00 =\$	192,423
202	Quality rating from cost service: Avg / Gd Effective date of cost data: 06/2024	Screened Porch	146 Sq.Ft. @ \$	22.11 =\$	3,228
PPF	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Covered Porch	84 Sq.Ft. @\$	40.18 =\$	3,375
COST APPROACH	The cost approach has been developed as an additional indicator of value, reconciled		Sq.Ft. @ \$	=\$	
SC SS	between the average to good ratings. Site value is taken from lot sales within the	_	Sq.Ft. @ \$	=\$ =\$	
õ	market.	Garage/Carport	Sq.Ft. @ \$	=\$	
		Total Estimate of Cost-New		=\$	199,026
		Less Physical	Functional	External	199,020
		Depreciation		=\$(0
		Depreciated Cost of Improve	ements	=\$	199,026
		"As-is" Value of Site Improv	vements	=\$	10,000
				=\$,
				=\$	
	Estimated Remaining Economic Life (if required): 65 Years	S INDICATED VALUE BY COST	APPROACH	=\$	216,526
Н	INCOME APPROACH TO VALUE (if developed)	veloped for this appraisal.			
AC	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Inco	ome Approach
RO	Summary of Income Approach (including support for market rent and GRM):				
РР	l				
INCOME APPROACH					
S	J				
N N					
=					
	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Plan	nned Unit Development.			
	Legal Name of Project: Describe common elements and recreational facilities:				
PUD					
	Indicated Value by: Sales Comparison Approach $216,000$ Cost Approach (in	f developed) \$ 216,526	Income Appro	bach (if developed) \$	
	Final Reconciliation The sales comparison approach has been utilized in addition to the	cost approach as an addition	nal indicator of valu	e due to the subject being	new
	construction. The most weight is given to the sales comparison as it reflects the market'	's reaction. The opinion of	value is reconciled v	vithin the range indicated b	by the sales
	comparison approach.				
z	l				
RECONCILIATION					
A.	This appraisal is made \boxtimes "as is", \square subject to completion per plans and specific				
CI	completed,				subject to
NO N	the following required inspection based on the Extraordinary Assumption that the condition	ion of denciency does not	require alteration of	iepaii.	
С Ш					
2	This report is also subject to other Hypothetical Conditions and/or Extraordinary As	sumptions as specified in t	the attached addend	3	
	Based on the degree of inspection of the subject property, as indicated below				Conditions
	and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp		efined herein, of t	he real property that is	the subject
	of this report is: \$ 216,000 , as of:	7/16/2024	, which is	the effective date of thi	s appraisal.
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions an		-	-	
	A true and complete copy of this report contains 32 pages, including exhibits whether a second secon		gral part of the rep	ort. This appraisal report	may not be
EN	properly understood without reference to the information contained in the complete rep	port.			
Σ	Attached Exhibits:				
ACI	Scope of Work 🛛 Limiting Cond./Certifications 🗌 Narrative Ad		tograph Addenda	🖄 Sketch Addendu	
È	Map Addenda 🛛 Additional Sales 🗌 Cost Addend	dum 🖄 Floo	d Addendum	Manuf. House A	ddendum
∢	Hypothetical Conditions Extraordinary Assumptions	Newser			
		Name: <u>City of Greenv</u>			
		Attn: Phoenix G Hinson, Pro	<u> </u>		NC 27835
		SUPERVISORY APPRA	• •)	
		or CO-APPRAISER (if	applicable)		
	SHACKE				
	Jem Shuhl II (())) Appraisal				
RES		Supervisory or			
TURES	Institute				
NATURES	Appraiser Name: Jerry D Shackell Appraiser MAI	Co-Appraiser Name:			
IIGNATURES	Appraiser Name: Jerry D Shackelford & Associates, LLC	Co-Appraiser Name: Company:			
SIGNATURES	Appraiser Name: Jerry D Shackel Associates, LLC Phone: 252.215.2250 Fax:	Co-Appraiser Name: Company: Phone:	Fa	X:	
SIGNATURES	Appraiser Name: Jerry D Shackellor MAI	Co-Appraiser Name: Company: Phone: E-Mail:	Fa	X:	
SIGNATURES	Appraiser Name: Jerry D Shackelford & Associates, LLC Institute Company: Shackelford & Associates, LLC MAI Phone: 252.215.2250 Fax: E-Mail: jay@shackelfordre.com Date of Report (Signature): 08/12/2024	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature):	Fa		
SIGNATURES	Appraiser Name: Jerry D Shackellouter Institute Company: Shackelford & Associates, LLC MAI Phone: 252.215.2250 Fax: E-Mail: jay@shackelfordre.com Date of Report (Signature): 08/12/2024 License or Certification #: A5812 State: NC	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #:	Fa	x:	e:
SIGNATURES	Appraiser Name: Jerry D Shackelford & Associates, LLC Institute Company: Shackelford & Associates, LLC MAI Phone: 252.215.2250 Fax: E-Mail: jay@shackelfordre.com Jay@shackelfordre.com Date of Report (Signature): 08/12/2024 License or Certification #: A5812 State: Designation: CG, MAI, SRA	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation:			e:
SIGNATURES	Appraiser Name: Jerry D Shackelford & Associates, LLC Company: Shackelford & Associates, LLC Phone: 252.215.2250 FAX:	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or C	Certification:	State	
SIGNATURES	Appraiser Name: Jerry D Shackelford & Associates, LLC Institute Company: Shackelford & Associates, LLC MAI Phone: 252.215.2250 Fax: E-Mail: jay@shackelfordre.com Jay@shackelfordre.com Date of Report (Signature): 08/12/2024 License or Certification #: A5812 Designation: CG, MAI, SRA Expiration Date of License or Certification: 06/30/2025 Inspection of Subject: Interior & Exterior Exterior Only	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or C Inspection of Subject:			e:
SIGNATURES	Appraiser Name: Jerry D Shackelford & Associates, LLC Company: Shackelford & Associates, LLC Phone: 252.215.2250 Fax:	Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or C Inspection of Subject: Date of Inspection:	Certification:	State	None

Copyright© 2007 by a la mode, inc.	This form may be reproduce	ed unmodified without written perm
Form GPRES2 - "TOTAL" appraisa	al software by a la mo	de, inc 1-800-ALAMODE

Location Map

Borrower	-				
Property Address	616 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Building Sketch

Borrower	-				
Property Address	616 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Borrower	-			
Property Address	616 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			
				21 20



FRONT / SIDE VIEW



REAR / SIDE VIEW



VIEW FROM HUDSON STREET LOOKING TOWARD FLEMING STREET Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-								
Property Address	616 Hudson St								
City	Greenville	County	Pitt		State	NC	Zip Code	27834	
Lender/Client	City of Greenville								
				T. /					



VIEW OF HUDSON STREET



ADDITIONAL REAR / SIDE VIEW



ADDITIONAL FRONT / SIDE VIEW Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-
Property Address	616 Hudson St
City	Greenville
Lender/Client	City of Greenville

County Pitt

Zip Code 27834

State NC



HEAT PUMP



ELECTRIC METER



LIVING ROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	616 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



BEDROOM



BATHROOM



BEDROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-						
Property Address	616 Hudson St						
City	Greenville	County Pitt	State N	ЛС	Zip Code	27834	
Lender/Client	City of Greenville						



DINING ROOM



KITCHEN



ADDITIONAL VIEW OF KITCHEN Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	616 Hudson St				
City	Greenville	County Pitt	State	NC Zip Cod	le 27834
Lender/Client	City of Greenville				



ADDITIONAL VIEW OF KITCHEN



LAUNDRY ROOM



PRIMARY BEDROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-						
Property Address	616 Hudson St						
City	Greenville	County Pitt	State	NC	Zip Code	27834	
Lender/Client	City of Greenville						



PRIMARY BATHROOM



ADDITIONAL VIEW OF PRIMARY BATHROOM



DROP STAIRS FOR ATTIC Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

County Pitt

State NC

Zip Code 27834

Borrower	-
Property Address	616 Hudson St
City	Greenville
Lender/Client	City of Greenville



SCREENED PORCH



WATER HEATER

Comparable Photo Page

Borrower	-		
Property Address	616 Hudson St		
City	Greenville	County Pitt State	NC Zip Code
Lender/Client	City of Greenville		



Comparable 1

27834

1022 Fleming St	
Prox. to Subject	0.16 miles E
Sale Price	210,000
Gross Living Area	1,248
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	City Residential
View	Residential
Site	0.15 ac
Quality	Average
Age	0





Comparable 2

3308 N George St	
Prox. to Subject	11.13 miles W
Sale Price	249,000
Gross Living Area	1,383
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Town of Farmville
View	Residential
Site	0.17 ac
Quality	Average
Age	0

Comparable 3

16.22 miles S 234,900 1,388

630 Casey Dr
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

s 6 oms 3 ooms 2 Residential Residential 0.32 ac Average 0

Comparable Photo Page

Borrower	-		
Property Address	616 Hudson St		
City	Greenville	County Pitt	
Lender/Client	City of Greenville		



Comparable 4

Zip Code 27834

State NC

308 Elizabeth St Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality	0.54 miles E 185,000 1,100 5 3 1 City Residential Residential 0.15 ac Average
. ,	Average
Age	60



Comparable 5

123 E Catawba Rd	
Prox. to Subject	2.45 miles N
Sale Price	245,000
Gross Living Area	1,311
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	City Residential
View	Residential
Site	0.22 ac
Quality	Average
Age	0

Comparable 6

Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Flood Map

Borrower	-				
Property Address	616 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



			Мар					
Borrower	-							
Property Address	616 Hudson St							
City	Greenville	County	Pitt	State	NC	Zip Code	27834	
Lender/Client	City of Greenville							



CONTRACT FOR APPRAISAL REPORTS Shackelford & Associates

THIS CONTRACT, entered into this _____ day of _____, 2024 between the City of Greenville, hereinafter called the "The City", acting by and through the Neighborhood & Business Services Department, Community Development Division, represented by the undersigned Community Development Division, Program Manager, Renee Skeen, and Jay Shackelford, with Shackelford & Associates, "Contractor", witnesseth that the parties do hereby agree as follows:

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

1. The Contractor shall complete appraisals of certain properties.

Lincoln Park Phase II

- 2. The Contractor is to comply with all Federal, State and local laws and ordinances applicable to the appraisal reports.
- 3. The Contractor shall make a detailed field inspection and identification of the various items of the property and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and to prepare the appraisal reports to be furnished under this contract. Upon completion of the inspections, investigations, and studies, the Contractor shall prepare, furnish, and deliver to the City, the appraisal reports, by email, to Phoenix G Hinson, Program Coordinator, Community Development Division at <u>phinson@greenvillenc.gov</u>. The reports shall, in form and substance, conform to recognized appraisal principles and practice.
- 4. Following the issuance of the Certificates of Occupancy (CO), it is required that appraisals begin within two weeks of receipt of Certificate of Occupancy (CO) and completed within 6 weeks of receipt of the Certificate of Occupancy (CO).
- 5. Services Not Provided. The fees set forth in this Contract apply to the appraisal services rendered by as set forth in this Contract. Unless otherwise specified herein, Appraiser's services for which the fees in this contract apply do not include meetings with persons other than the City, City Personnel or City's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by the Appraiser not set forth in this Contract will be performed on terms and conditions set forth in an amendment to this Contract or in a separate written agreement.
- 6. Fee Schedule: \$550.00 x 6 properties = \$3,300.00
- Payment to the Contractor will be a lump sum payment at the completion of the project and shall become due after review appraisal and approval of the reports and submission of invoice, by email, to the Community Development Department, attention Phoenix G. Hinson, Project Coordinator <u>phinson@greenvillenc.gov</u>. Payment is net 30-days.

- 8. At the time of receipt and acceptance thereof, the appraisal reports to be furnished shall become and remain the sole property of the City of Greenville, Neighborhood & Business Services Department, Community Development Division.
- 9. City's Representations and Warranties. City represents and warrants to Appraiser that (1) City's representative has all right, power and authority to enter into this Agreement; (2) City's duties and obligations under this Agreement do not conflict with any other duties or obligations assumed by City under any agreement between City and any other party; and (3) City has not engaged Appraiser, nor will City use Appraiser's appraisal report, for any purposes that violate any federal, state or local law, regulation or ordinance or common law.
- 10. Signature and Copies. A signature on a copy of this Agreement received by facsimile, by email or in digital form is binding upon the parties as an original. The parties shall treat a photocopy of such facsimile or printout of the emailed or digital form as a duplicate original.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first above written.

Jen Junk/ II Jay Shackelford, Shackelford & Associates

BY:

Renee' Skeen, Program Manager Neighborhood & Business Services Department Community Development Division

Date	×
÷ ^N	1

Lot	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street 808 Vanderbilt	3	2.5	1258
23	7135	Lane 806 Vanderbilt	3	2.5	1258
24	7162	Lane	3	2	1375

Lincoln Park Phase II

Attached is the recorded map (Bk 66 / Pg 85) for Biltmore Addition.

BEING a redivision of Lots 18, 19, 20, 21, 22, 23, & 24 Block A of Biltmore Addition as recorded in Map Bk 5, Pg 59 of the Pitt County Registry.

201 W. 5th St. PC		P	ermit NO. BLD-RES-2024-0023 Permit Type: Building Residential Work Classification: Single-family Permit Status: Certificate Issued
Greenville, N Office: 252-32		1	Finalized Date: 6/27/2024
Project Address	Parcel Number	Tenant Nbr, Name	Additional Description
616 HUDSON ST, A GREENVILLE, NC 278	19680 34	Single Family Residence	Single Family Residence
Owner Information	Address	Phone	and non-element a solution of the solution of
Contractor(s)	Address	Phone, E-mail	al a difference lans au faith a difference lans au faith a difference difference la difference diff
Bill Clark Homes	200 East Arlington Blvd		34592-U
	Suite A	bchinspect@billclark	homes.com
e in an	Greenville, NC 27858		
Construction Type	Greenville, NC 27858 Occupancy Type		
Construction Type V-B	Occupancy Type		IVR Number 230902
Construction Type V-B	Occupancy Type		IVR Number 230902

Certificate of Occupancy

THIS IS TO CERTIFY THAT THE ABOVE BUILDING HAS BEEN INSPECTED AND APPROVED.

William C Wills

Customer Copy

Thursday, June 27, 2024

Pitt County Market Data

Sale Prices

		May-24	Apr-24	% Chg	May-23	% Chọ
	Median Sale Price					
	Monthly	\$246,950	\$251,000	-1.6%	\$258,750	-4.69
es	Trailing 3 Months	\$247,900	\$245,000	1.2%	\$242,000	2.49
Existing Homes	Trailing 12 Months	\$249,200	\$250,000	-0.3%	\$235,000	6.09
	Median Sale Price PSF					
EXi	Monthly	\$150.69	\$147.80	2.0%	\$144.59	4.2
	Trailing 3 Months	\$148.60	\$145.18	2.4%	\$141.20	5.29
	Trailing 12 Months	\$146.66	\$145.86	0.5%	\$138.61	5.8
	Median Sale Price					
-	Monthly	\$308,475	\$294,395	4.8%	\$366,640	-15.9
tior	Trailing 3 Months	\$306,825	\$304,935	0.6%	\$319,900	-4.19
struc	Trailing 12 Months	\$313,610	\$314,925	-0.4%	\$329,900	-4.9
New Construction	Median Sale Price PSF					
Men	Monthly	\$163.29	\$165.27	-1.2%	\$160.50	1.7
2	Trailing 3 Months	\$164.73	\$165.16	-0.3%	\$156.99	4.9
	Trailing 12 Months	\$164.70	\$164.66	0.0%	\$153.82	7.19
	Median Sale Price			20		
	Monthly	\$275,995	\$277,450	-0.5%	\$275,000	0.4
	Trailing 3 Months	\$273,365	\$269,900	1.3%	\$269,900	1.3
Homes	Trailing 12 Months	\$273,015	\$272,810	0.1%	\$260,000	5.0
All Ho	Median Sale Price PSF					
	Monthly	\$154.43	\$158.70	-2.7%	\$149.31	3.4
	Trailing 3 Months	\$156.22	\$156.46	-0.2%	\$145.88	7.19
	Trailing 12 Months	\$154.69	\$154.49	0.1%	\$142.48	8.69



SA The Shackelford Report

www.shackelfordre.com



Median Sale Price | Existing Homes



Median Sale Price PSF | Existing Homes





Median Sale Price PSF Pct. Change | T12 - YOY | Existing Homes



The Shackelford Report

www.shackelfordre.com
Supply & Demand

		May-24	Apr-24	% Chg	May-23	% Chg
	Sales Volume					
	Monthly	158	116	36.2%	160	-1.3%
	Trailing 12 Months	1,438	1,440	-0.1%	1,790	-19.7%
seme	Active Listings	186	163	14.1%	86	116.3%
Existing Homes	Pending Sales	169	197	-14.2%	200	-15.5%
Exis	Months of Inventory	1.6	1.4	14.3%	0.6	169 <mark>.</mark> 2%
	Median Days on Market	10	14	-28.6%	7	42.9%
	Median SP-to-OLP Ratio	100.0%	98.7%	1.3%	100.1%	-0.1%
	Sales Volume					
c	Monthly	66	62	6.5%	45	46.7%
uction	Trailing 12 Months	605	586	3.2%	423	43.0%
New Construction	Active Listings	211	197	7.1%	106	99.1%
New (Pending Sales	174	185	- <mark>5.9%</mark>	113	54.0%
	Months of Inventory	4.2	4.0	3.7%	3.0	39.2%
	Sales Volume					
	Monthly	224	178	25.8%	205	9.3%
Sa	Trailing 12 Months	2,043	2,026	0.8%	2,213	-7.7%
All Homes	Active Listings	397	360	1 <mark>0.3%</mark>	192	106.8%
A	Pending Sales	343	382	-10.2%	313	9.6%
	Months of Inventory	2.3	2.1	9.4%	1.0	<mark>12</mark> 4.0%



SA The Shackelford Report

www.shackelfordre.com





Sales Volume | All Homes









Median DOM | Existing Homes











T3 Market Adjustment to Current Month | Contract Date | Existing Homes

Oct-22

Dec-22 Dec-22 Jan-23

Oct-22



Apr-23

May-23 Jun-23 Jul-23

Mar-23

Aug-23

Oct-23 -

Nov-23

Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24

Sep-23



2.0% 0.0%

> Mar-22 Apr-22 May-22

22 JanJun-22 Jul-22 Aug-22 Aug-22

The Shackelford Report

www.shackelfordre.com

Assumptions, Limiting Conditions & Scope of Work

Property Address: 616 Hudson St Client: City of Greenville City: Greenville Address: Attn: Phoenix G Hinson, Program Coordinator

File No.:LS24-1564State:NCZip Code: 27834

Appraiser: Jerry D Shackelford II

 Address:
 Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835

 Address:
 3750A Evans Street, Greenville, NC 27834

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
 An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The

presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Property Address: 616 Hudson St	•
	City: Greenville State: NC Zip Code: 27834
Client: City of Greenville Addre Appraiser: Jerry D Shackelford II Addre	· · · · · · · · · · · · · · · · · · ·
Appraiser: Jerry D Shackelford II Addre	ess: 3750A Evans Street, Greenville, NC 27834
I certify that, to the best of my knowledge and belief:	
- The statements of fact contained in this report are true and c	orrect.
- The credibility of this report, for the stated use by the stated	user(s), of the reported analyses, opinions, and conclusions are limited only
by	
	personal, impartial, and unbiased professional analyses, opinions, and
conclusions.	is the subject of this report and no nerveral interact with respect to the neutice
involved.	is the subject of this report and no personal interest with respect to the parties
	s an appraiser or in any other capacity, regarding the property that is the
subject of this report within the three-year period immediately	
- I have no bias with respect to the property that is the subject	
- My engagement in this assignment was not contingent upon	developing or reporting predetermined results.
	tingent upon the development or reporting of a predetermined value or
direction	alue opinion the attainment of a stimulated warult of the second second
	ralue opinion, the attainment of a stipulated result, or the occurrence of a
subsequent event directly related to the intended use of this a	ppraisal. d this report has been prepared, in conformity with the Uniform Standards of
Professional Appraisal Practice that were in effect at the time t	
	l/or the opinion of value in the appraisal report on the race, color, religion,
se, handicap, familial status, or national origin of either the pro	ospective owners or occupants of the subject property, or of the present
owners or occupants of the properties in the vicinity of the sul	pject property.
- Unless otherwise indicated, I have made a personal inspection	
- Unless otherwise indicated, no one provided significant real	property appraisal assistance to the person(s) signing this certification.
Additional Certifications:	
DEFINITION OF MARKET VALUE *:	
	should bring in a competitive and open market under all conditions requisite
Ito a tair sale, the buyer and seller each acting prudently and buyer	
	nowledgeably, and assuming the price is not affected by undue stimulus.
Implicit in this definition is the consummation of a sale as of a	
Implicit in this definition is the consummation of a sale as of a whereby:	nowledgeably, and assuming the price is not affected by undue stimulus.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated;	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions
Implicit in this definition is the consummation of a sale as of a whereby:	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests;
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open mark 4. Payment is made in terms of cash in U.S. dollars or in terms 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the properties. 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et;
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the prope granted by anyone associated with the sale. * This definition is from regulations published by federal regulations 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the prope granted by anyone associated with the sale. * This definition is from regulations published by federal regulations. 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations. Reform, Recovery, and Enforcement Act (FIRREA) of 1989 better (FRS), National Credit Union Administration (NCUA), Federal Discussional Credit Union Administration (NCUA). 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS),
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations. Recovery, and Enforcement Act (FIRREA) of 1989 bett (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS,
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations. Reform, Recovery, and Enforcement Act (FIRREA) of 1989 better (FRS), National Credit Union Administration (NCUA), Federal Discussional Credit Union Administration (NCUA). 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS,
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations. Recovery, and Enforcement Act (FIRREA) of 1989 bett (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS,
 Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations. National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Apprais 	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rrty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open market. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations, Recovery, and Enforcement Act (FIRREA) of 1989 bett (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact:	In owledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions alatory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact: E-Mail:	howledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rrty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open market. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations, Recovery, and Enforcement Act (FIRREA) of 1989 bett (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact:	howledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact: E-Mail:	howledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rrty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact: E-Mail:	howledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marke 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regu Reform, Recovery, and Enforcement Act (FIRREA) of 1989 bet (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This defin FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact: E-Mail: APPRAISER	howledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rrty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marke 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regu Reform, Recovery, and Enforcement Act (FIRREA) of 1989 bet (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This defin FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact: E-Mail: APPRAISER	client Name: City of Greenville Address: Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marke 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regu Reform, Recovery, and Enforcement Act (FIRREA) of 1989 bet (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This defin FRS, and FDIC on June 7, 1994, and in the Interagency Apprais Client Contact: E-Mail: APPRAISER	howledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rrty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regunder Reform, Recovery, and Enforcement Act (FIRREA) of 1989 better (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This define FRS, and FDIC on June 7, 1994, and in the Interagency Appraise Client Contact: E-Mail: Appraiser Name: Jerry D Shackelford & Associates, LLC	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994. Client Name: City of Greenville Address: Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835 SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) or CO-APPRAISER (if applicable) Supervisory or Co-Appraiser Name: Company: Company:
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regu Reform, Recovery, and Enforcement Act (FIRREA) of 1989 bett (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This defin FRS, and FDIC on June 7, 1994, and in the Interagency Appraise Client Contact: E-Mail: APPRAISER	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994. Client Name: City of Greenville Address: Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835 SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) or CO-APPRAISER (if applicable) Supervisory or Company:
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marke 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regu Reform, Recovery, and Enforcement Act (FIRREA) of 1989 bet (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This defin FRS, and FDIC on June 7, 1994, and in the Interagency Appraise Client Contact: E-Mail: APPRAISER	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and orty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marke 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regu Reform, Recovery, and Enforcement Act (FIRREA) of 1989 bett (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This defin FRS, and FDIC on June 7, 1994, and in the Interagency Appraise Client Contact: E-Mail: APPRAISER Company: Shackelford & Associates, LLC Phone: 252.215.2250 E-Mail: jay@shackelfordre.com Date Report Signed: 08/12/2024	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and orty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associates and the Office of Comptroller of the Currency (OCC). This definition from regulations published by federal regumered by anyone associates, LLC Appraiser N	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and erty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System beposit Insurance Corporation (FDIC), the Office of Thrift Supervision (0TS), ition is also referenced in regulations jointly published by the OCC, 0TS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition as from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associates the currency (OCC). This definition is from regulation from regulations published by federal regumered by anyone associates, LLC Appraiser Name:	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (0TS), ition is also referenced in regulations jointly published by the OCC, 0TS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * This definition is from regulations published by federal regumered by anyone associated with the sale. * Appraiser Name: Jerry D Shackelford associates, LLC Phone: 252.215.250 <th>nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and orty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994. </th>	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and orty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regument is made in terms of the Currency (OCC). This definition fRS, national Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Appraise Client Contact: E-Mail: Appraiser Name: Jerry D Shackelford & Associates, LLC Phone: 252.215.2250 Fax: E-Mail: Date Report Signed: 08/12/2024 License or Certification #: A5812 Designation: CG, MAI, SRA Expiration Date of License or Certification: 06/30/2025 Inspection of Subject: Interior & Exterior	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and rty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994.
Implicit in this definition is the consummation of a sale as of a whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in 3. A reasonable time is allowed for exposure in the open marked. 4. Payment is made in terms of cash in U.S. dollars or in terms 5. The price represents the normal consideration for the proper granted by anyone associated with the sale. * This definition is from regulations published by federal regulations, Recovery, and Enforcement Act (FIRREA) of 1989 bet (FRS), National Credit Union Administration (NCUA), Federal D and the Office of Comptroller of the Currency (OCC). This definition FRS, and FDIC on June 7, 1994, and in the Interagency Appraise Client Contact:	nowledgeably, and assuming the price is not affected by undue stimulus. specified date and the passing of title from seller to buyer under conditions what they consider their own best interests; et; of financial arrangements comparable thereto; and orty sold unaffected by special or creative financing or sales concessions latory agencies pursuant to Title XI of the Financial Institutions ween July 5, 1990, and August 24, 1990, by the Federal Reserve System Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), ition is also referenced in regulations jointly published by the OCC, OTS, sal and Evaluation Guidelines, dated October 27, 1994. Client Name: City of Greenville Address: Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835 SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable) or CO-APPRAISER (if applicable)

orm	GPRES2AD	- "TOTAL"	appraisal	software	by a la	a mode,	inc	1-800-ALAM	0D

APPRAISAL REVIEW OF REAL PROPERTY

616 Hudson Street Greenville, NC 27834



LOCATED AT

616 Hudson St Greenville, NC 27834 Lot 18 (identified as lot 9 on the map), Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760

FOR

City of Greenville PO Box 7207 Greenville, NC 27835

AS OF

08/24/2024

BY

Collice Moore, Jr. Collice Moore Properties 4300-116 Sapphire Ct. Greenville, NC 27834 252-341-0500 info@collicemoore.com **Collice Moore Properties**

One–Unit Residential Appraisal Field Review Report

	• FIIC #
The purpose of this appraisal field review report is to provide the lender/client with an opinion	on the accuracy of the appraisal report under review.
Property Address 616 Hudson St City Gree	enville State NC Zip Code 27834
Borrower N/A Owner of Public Record City of Greenver	ille County Pitt
Legal Description Lot 18 (identified as lot 9 on the map), Redivision of Lots 18-24, Biltmore .	Addition: portion of DB 3760
Assessor's Parcel # 19680 Map Refere	nce 4678816191 Census Tract 0007.01
Property Rights Appraised 🔀 Fee Simple 🗌 Leasehold 🗌 Other (describe)	Project Type 🔄 Condo 🔄 PUD 🔄 Cooperative
Loan # N/A Effective Date of Appraisal Under Review 0	7/16/2024 Manufactured Home 🗌 Yes 🗙 No
Lender/Client City of Greenville Address PO Box 7207, Gre	enville, NC 27835
SECTION I - COMPLETE FOR ALL AS	SIGNMENTS
1. Is the information in the subject section complete and accurate? Xes 🗌 No If Yes, pro	wide a brief summary. If No, explain Based on my research of
the public records of Pitt County, and my exterior inspection as a reference, the information	on about the subject in the original appraisal appears to be
accurate.	
2. Is the information in the contract section complete and accurate? Yes No X Not	Applicable If Yes, provide a brief summary. If No, explain
3. Is the information in the neighborhood section complete and accurate? Xes No If	Yes, provide a brief summary. If No, explain Based on my
research of the public records of Pitt County, and my exterior inspection as a reference, th	
research of the public records of Pitt County, and my exterior inspection as a reference, the original appraisal appears to be accurate.	ie mormation regarding subject's neighborhood section in the
original appraisal appears to be accurate.	
4. Is the information in the site section complete and accurate? Xes No If Yes,	provide a brief summary. If No, explain Based on my
research of the public records of the Pitt County Tax Office, survey, and legal descripti	
original appraisal appears to be accurate.	on, the mormation regarding the bubjets site section in the
5. Is the data in the improvements section complete and accurate? X Yes 🗌 No If Yes	, provide a brief summary. If No, explain All improvement
descriptions appear to be accurate using the Pitt County Tax Records, and my exterior inc	spection as a reference.
6. Are the comparable sales selected locationally, physically, and functionally the most similar to the subject properties of the subject properties	
summary. If No, provide a detailed explanation as to why they are not the best comparable sales.	The appraiser utilized comps beyond 1-mile from the subject
due to a lack of comps in the area due to the nature of the market area; however, this is	s well explained in the report. All other comps are well
supported and comparable to the subject.	
7. Are the data and analysis (including the individual adjustments) presented in the sales comparison approach co	mplete and accurate?
	ated and well supported with explanation.
	ateu anu wen supporteu with explanation.
8. Are the data and analysis presented in the income and cost approaches complete and accurate?	🗙 Yes 🗌 No 🗙 Not developed 🛛 If No, explain
Income Approach not developed. Based on my review, the Cost Approach is well supporte	d.
9. Is the sale or transfer history reported for the subject property and each of the comparable sales complete and a	
	transfer history of the subject and comps appear to be accurate
using MLS and public records as a reference.	
10. Is the opinion of market value in the appraisal report under review accurate as of the eff	fective date of the appraisal report?
Yes No If No, complete Section II.	

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

One-Unit Residential Appraisal Field Review Report

	File #								
				-		" TO QUI	ESTION 10 IN SECTION	11.	
1. Provide detailed reasoning for disa	greement with the opining	on of value in the) apprai	sal report under review					
2. State all extraordinary assumptions	s used (i.e. aross living	area room count	t condi	ition etc.).					
Li Otato all Otavoranna, accampio	, uoou (ne. g. eee	<u>urou, reen ett.</u>	.,						
3. Provide a new opinion of value as						arison an	alysis grid.		
(NOTE: This may or may not include the									
FEATURE	SUBJECT	COMP	'ARABL	le sale # 1	CON	/IPARABI	LE SALE # 2	COMPAR	ABLE SALE # 3
Address 616 Hudson St	I								
Greenville, NC 27	834								
Proximity to Subject Sale Price	\$			\$			\$		\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$	sq.ft.	۵ ا	\$	sq.ft.	φ	\$ sq	۵ q.ft.
Data Source(s)	φ ση	Ψ	34.11.		Ψ			<u>Ψ</u>	
Verification Source(s)								+	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTIO	NC	+ (-) \$ Adjustment	DESCRIPT	FION	+(-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing									
Concessions				I			[
Date of Sale/Time									
Location	ļ!					I	ļ		
Leasehold/Fee Simple	Fee Simple	ļ		 					
Site				l	 				
View	ļ'				 				
Design (Style)					<u> </u>				
Quality of Construction Actual Age	'			[
Condition	'						<u> </u>		
Above Grade	Total Bdrms Baths	Total Bdrms I	Raths	1	Total Bdrms	* Baths		Total Bdrms Bat	the
Room Count	Total Datis Datis 7 3 2.0		Dune			Dune			
Gross Living Area	1,309 sq.ft.		sq.ft.			sq.ft.		sq	ı.ft.
Basement & Finished	-,					I			
Rooms Below Grade				i			[
Functional Utility									
Heating/Cooling									
Energy Efficient Items			$ \longrightarrow $	 	 	I			
Garage/Carport	ļ!			I					
Porch/Patio/Deck	[!]			·	<u> </u>				
	']		+	
Net Adjustment (Total)			1 - †	\$		<u> </u>	\$	│ │ │ + │ -	- \$
Adjusted Sale Price		Net Adj.	%	<u>Ψ</u>	Net Adj.	%		Net Adj.	ψ %
of Comparables		Gross Adj.	%	\$	Gross Adj.	%		Gross Adj.	% % \$
	sale or transfer history of	,						<u> </u>	
			·						
	reveal any prior sales or	r transfers of the	compa	arable sales for the year	r prior to the da	ite of sale	e of the comparable sa	le.	
Data source(s)						<u> </u>			
Report the results of the research and	analysis of the prior sa	le or transfer hist	cory of t	the above comparable	sales (report ad	Iditional	prior sales on an		
addendum).	0040								
ITEM		ARABLE SALE #	1		COMPARABLE	SALE #	2	COMPARABL	E SALE # 3
Date of Prior Sale/Transfer Price of Prior Sale/Transfer									
Data Source(s)									
Effective Date of Data Source(s)									
Analysis of prior sale or transfer histor	rv for the comparable s	ales.					I		
······	<u></u>								
Summary of Value Conclusion (includi	ing detailed support for	the opinion of va	lue and	I reasons why the new	comparable sa	iles are b	better than the sales use	be	
in the appraisal report under review).									
REVIEW APPRAISER'S OPINION OF M	ARKET VALUE (Requir	ed only if review	apprais	ser answered "No" to C	westion 10 in S	Section 1			
Based on a visual inspect	tion of the exterior	areas of the	subjec	ect property from at	t least the s	street of	or complete vis	sual inspection of	
interior and exterior areas of	the subject proper	rty, defined sc	copec	of work, statement	t of assumpt	otions a	and limiting condition	ons, and apprais	ser's
certification, my opinion of the						i of the	is report is \$	\$216,000	,as of
	, which is the effec	stive date of th	he app	praisal report under	review.				

Fannie Mae Form 2000 March 2005

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

L	INTENDED USER
Ľ	The intended user of this appraisal field review report is the lender/client.
ŀ	GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT
	The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the review appraiser with the development and reporting of an appraisal field review:
	 The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.
4	 The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
(3. The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
4	 The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
ţ	 This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."
ſ	6. The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
	7. The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
8	8. The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
ę	9. The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
ŀ	10. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
.	11. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
ŀ	12. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
	13. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
	14. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
ŀ	15. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
	16. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.

17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

	STATEMENT OF ASSUMPTIC	DNS AND LIMITING CONDITIONS		
1.	The review appraiser will not be responsible for matters of a legal nature that the title to it, except for information that he or she became aware of durin appraiser assumes that the title is good and marketable and will not render a			
2.	The review appraiser will not give testimony or appear in court because he specific arrangements to do so have been made beforehand, or as otherwise	or she performed a review of the appraisal of the property in question, unless required by law.		
3.	adverse conditions of the property (such as but not limited to, needed rep adverse environmental conditions, etc.) that would make the property less va guarantees or warranties, expressed or implied. The review appraiser will not or testing that might be required to discover whether such conditions exist. hazards, this appraisal field review report must not be considered as an	aluable, and has assumed that there are no such conditions and makes no be responsible for any such conditions that do exist or for any engineering Because the review appraiser is not an expert in the field of environmental environmental assessment of the property.		
The		ER'S CERTIFICATION		
	Review Appraiser certifies and agrees that: I have, at a minimum, developed and reported this appraisal field review in review report.	accordance with the scope of work requirements stated in this appraisal field		
2.	I performed this appraisal field review in accordance with the requirements adopted and promulgated by the Appraisal Standards Board of The Appraisa report was prepared.			
	I have the knowledge and experience to perform appraisals and review a I am aware of, and have access to, the necessary and appropriate public a records, public land records and other such data sources for the area in wh	ind private data sources, such as multiple listing services, tax assessment		
5.	I obtained the information, estimates, and opinions furnished by other parties that I believe to be true and correct.	s and expressed in this appraisal field review report from reliable sources		
	I have not knowingly withheld any significant information from this appraisal information in this appraisal field review report are true and correct.			
1.	I stated in this appraisal field review report my own personal, unbiased, and p the assumptions and limiting conditions in this appraisal field review report.	rotessional analysis, opinions, and conclusions, which are subject only to		
8.	3. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.			
9.	My employment and/or compensation for performing this appraisal field review conditioned on any agreement or understanding, written or otherwise, that I a predetermined minimum value, a range or direction in value, a value that f occurrence of a specific subsequent event (such as approval of a pending	would report (or present analysis supporting) a predetermined specific value, avors the cause of any party, or the attainment of a specific result or		
10.	0. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal field review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal field review report. I have not authorized anyone to make a change to any item in this appraisal field review report; therefore, any change made to this appraisal field review report is unauthorized and I will take no responsibility for it.			
11.	I identified the lender/client in this appraisal field review report who is the receive this appraisal field review report.	individual, organization, or agent for the organization that ordered and will		
12.	The lender/client may disclose or distribute this appraisal field review report government sponsored enterprises; other secondary market participants; p instrumentality of the United States; and any state, the District of Columbia, consent. Such consent must be obtained before this appraisal field review rep limited to, the public through advertising, public relations, news, sales, or other	professional appraisal organizations; any department, agency, or or other jurisdictions; without having to obtain the review appraiser's port may be disclosed or distributed to any other party (including, but not		
	on this appraisal field review report as part of any mortgage finance transa			
14.	4. If this appraisal field review report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal field review report containing a copy or representation of my signature, the appraisal field review report shall be as effective, enforceable and valid as if a paper version of this appraisal field review reports appraisal field review report shall be as effective.			
15.	Any intentional or negligent misrepresentation(s) contained in this appraisal f including, but not limited to, fine or imprisonment or both under the provision laws.			
RE	VIEW APPRAISER	LENDER/CLIENT		
Si	gnature (Name		
Na	ame <u>Collice Moore, Jr.</u>	Company Name <u>City of Greenville</u>		
	Collice Moore Properties ompany Address 4300-116 Sapphire Ct., Greenville, NC 27834	Company Address PO Box 7207, Greenville, NC 27835		
Te	elephone Number <u>252-341-0500</u>	LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW		
	nail Address info@collicemoore.com	Name		
	ate of Signature and Report <u>08/24/2024</u> ate Certification # <u>A6508</u>	Company Address		
	State License #			
	ate NC	Reviewer's Opinion of Market Value \$ Date		
Ex	piration Date of Certification or License <u>06/30/2025</u>	Only if review appraiser answered "No" to Questions 10, in Section I.		

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

Subject Photo Page

Borrower	N/A				
Property Address	616 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



	Subject Front
616 Hudson St	
Sales Price	
Gross Living Area	l
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	
View	
Site	
Quality	
Age	

Subject Side





Subject Street



CITY OF GREENVILLE

NORTH CAROLINA PO BOX 7207 – GREENVILLE, NC 27835-7207

August 12, 2024

Mr. Collice Moore Collice Moore Properties 4300 Sapphire Ct Ste 116 Greenville, NC 27834

Mr. Moore:

Notice to Proceed Letter West Greenville 45-Block Revitalization Program

Your quote of \$275.00, per a property, has been accepted for review appraisal services for the properties below. We are in the process of setting the sales prices of the homes. Per contract, the reviews will need to be completed within 10 business days of receipt, and submitted to the City no later than Tuesday, August 26, 2024.

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

Lincoln Park Phase II

If you need additional information, please contact me by telephone at (252) 329-4226 or by email phinson@greenvillenc.gov.

Sincerely,

Phoenix G Hinson

Program Coordinator Community Development Division Neighborhood and Business Services Department City of Greenville, NC

252-329-4226

P.O. Box 7207, Greenville, NC 27835-7207

greenvillenc.gov

Appraisers License

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
24 COLLICE C MOORE JR A6508 G Y
appraiser NUMBER TYPE NATIONAL REGISTRY Collice Moore, Jr. Smallill
Appraiser's Signature Executive Director





LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

DECLARATIONS		
	Aspen American Insurance Compar	ny
	(Referred to below as the "Company") 499 Washington Boulevard, 8th Floor Jersey City, NJ 07310 877-245-3510	
Date Issued	Policy Number	Previous Policy Number
11/15/2023	AAI007513-08	AAI007513-07
CLAIMS THAT ARE FIRST MADE A TO THE COMPANY IN WRITING I THIS POLICY, OR DURING THE	ED POLICY. COVERAGE IS LIMITED TO LIABII GAINST THE INSURED DURING THE PO NO LATER THAN SIXTY (60) DAYS AFTE EXTENDED REPORTING PERIOD , IF A RETROACTIVE DATE AND BEFORE T Y.	DLICY PERIOD AND THEN REPORTED R EXPIRATION OR TERMINATION OF PPLICABLE, FOR A WRONGFUL ACT
 Customer ID: 168988 Named Insured: MOORE, COLLICE PROPERTIE Collice Clyde Moore, Jr. 4300 Sapphire Court, Suite 116 Greenville, NC 27834 	S	
 Policy Period: From: 12/02/20. 12:01 A.M. Standard Time at the add Deductible: \$1000 		
4. Retroactive Date: 12/02/2010		
5. Inception Date: 12/02/2016	j	
B. \$2,00 Subpoena Response: \$5,00 Pre-Claim Assistance: \$5,00	0 Supplemental Payment Coverage 0 Supplemental Payment Coverage 0 Supplemental Payment Coverage	
Real Estate Appraisal and Valu Residential Property: Commercial Property: Bodily Injury and Prope	Yes X Yes X Stor (\$100,000 Sub-Limit): Yes X ation: Yes	No No No No No X No X (If "yes", added by endorsement) No X No X No X (If "yes", added by endorsement)

Aspen American Insurance Company

Page 1 of 2

SUMMARY OF SALIENT FEATURES

	Subject Address	618 Hudson St
	Legal Description	Lot 20, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
NOI	City	Greenville
SUBJECT INFORMATION	County	Pitt
ECT INF	State	NC
SUBJE	Zip Code	27834
	Census Tract	0007.01
	Map Reference	MB 66 Pg 85
31		
PRICE & DATE	Contract Price \$	3 -
PRIC	Date of Contract	-
S	Borrower	_
PARTIES	Lender/Client	City of Greenville
	Size (Square Feet)	1,338
S	Price per Square Foot \$) -
OF IMPROVEMENTS	Location	City Residential
IMPROV	Age	0
ION OF	Condition	New
DESCRIPTION	Total Rooms	8
DE	Bedrooms	4
	Baths	2
~		
APPRAISER	Appraiser	Jerry D Shackelford II
АРР	Effective Date of Appraisal	7/16/2024
VALUE	Opinion of Value \$	\$ 221,000

Shackelford & Associates

R	ESIDENTIAL APP	RAISAL REF	PORT		File No.	LS24-1565
	Property Address: 618 Hudson St			/: Greenville	State: NC	Zip Code: 27834
L	County: Pitt	Legal Descr	iption: Lot 20, R	division of Lots 18-24,	Biltmore Addition: portion	of DB 3760 pg 716
ក្រ				Assessor's Parce	#: 84911 / 4678-81-7	163
B.	Tax Year: 2024 R.E. Taxes: \$ 2,2.	57 Special Assessr	ments: \$ 0	Borrower (if applie	cable): -	
SUBJECT	Current Owner of Record: City of Gree Project Type: PUD Condor			Occupant: Owner	Tenant	
		ninium Cooperative	Other (describ	,		per year per month nsus Tract: 0007.01
-	Market Area Name: Biltmore Addition The purpose of this appraisal is to develop an	oninion of Market	t Value (as defined),	Map Reference: MB 66 or other type of val	- C	
	This report reflects the following value (if not			Inspection Date is the Effe	· · · · · · · · · · · · · · · · · · ·	ospective Prospective
Ŀ	Approaches developed for this appraisal:	Sales Comparison Approx		•		Comments and Scope of Work)
ASSIGNMENT	Property Rights Appraised: Kee Sim		Leased Fee	Other (describe)	· · · · · · · · · · · · · · · · · · ·	, , , , , , , , , , , , , , , , , , , ,
NN/	Intended Use: Setting a list price					
SIC						
AS	Intended User(s) (by name or type): The	e Client				
	Client: City of Greenville					7207, Greenville, NC 27835
	Appraiser: Jerry D Shackelford II			A Evans Street, Greenvil		
		uburban Rural	Predominant Occupancy	One-Unit Housin	-	J J
_	Built up: Over 75% 2 Growth rate: Rapid S	5-75% Under 25% table Slow		¢(000) (4		0 % 🔀 Not Likely . % 🗌 Likely * 📄 In Process *
õ		table Declining	⊠ Owner 4.			% * To:
РТ		Balance Over Supply	Vacant (0-5%			; % 10
CR		-6 Mos. Over 6 Mos.	Vacant (>5%			; %
ES	Market Area Boundaries, Description, and Ma	rket Conditions (including supp	ort for the above ch			is located within the city grid of
AD	Greenville and in close proximity to the			,		
RE	fire and police protection, education, sho	pping, employment centers,	and recreational f	acilities are all located w	ithin a few minutes drive.	
₽						
Ж	The market area is bound to the north by			outh by SW Greenville I	Blvd, and to the west by Me	emorial Blvd. Other
MARKET AREA DESCRIPTION	Neighborhood Land Use consists of under	eveloped land and public us	e.			
2	I have considered relevant competitive li	sting and/or contract - cc.	in the next	nce of this amount - 1 - 1	in the tranding informer'	reported in this section If -
	I have considered relevant competitive in trend is indicated, I have attached an add	••			in the trending information	reported in this section. If a
	Dimensions: $65' \times 97.52' \times 65.16' \times 102.$		ompetitive insting/	Site Area:	0.149 ac	
	Zoning Classification: R6S			Description		s at medium densities
		Zon	ing Compliance:	🔀 Legal 🗌 Legal r	nonconforming (grandfathered)) 🗌 Illegal 📄 No zoning
	Are CC&Rs applicable? 🗌 Yes 🔀 No		e documents been re	viewed? 🗌 Yes 🗌	No Ground Rent (if appli	cable) \$ /
	Highest & Best Use as improved:	resent use, or 🛛 🗌 Other us	e (explain)			
	Astual Use as of Effective Date:			lles as surveised in this		
	Actual Use as of Effective Date: <u>Residen</u> Summary of Highest & Best Use: See a	ntial addenda		Use as appraised in this	report: <u>Residential</u>	
N	See 2	ladenda				
SITE DESCRIPTION						
R	Utilities Public Other Provider/	Description Off-site Impr	rovements Typ	e Public	Private Topography Lev	vel
ES	Electricity	Street	Asphalt / 2 Lane		Size <u>Typ</u>	pical for area
	Gas 🗌 🗌	Curb/Gutter	Concrete	🛛		ctangular
SIT	Water 🛛 🗌 Sanitary Sewer 🖄 🗍	Sidewalk	-			equate / Typical for area
	Sanitary Sewer 🛛 🗌 Storm Sewer 🕅 🗌	Street Lights Alley	City / Pole-Mour	ted-Wood		sidential
	Other site elements: X Inside Lot	Corner Lot Cul de Sac	- Underground	I Utilities 🗌 Other (des	scribe)	
	FEMA Spec'l Flood Hazard Area Yes	No FEMA Flood Zone		FEMA Map # 37147C40	,	EMA Map Date 07/07/2014
	Site Comments: <u>The subject site is basi</u>	cally level and adequately d	lrained. The site h	as views of residential us	ses and is adequately sized	for its improvements.
	General Description	Exterior Description	Ecu	dation	Basement 🖂 No	ne Heating Central
	# of Units 1 Acc.Unit	Foundation Rsd Sla		Concrete	Area Sq. Ft.	Type HVAC
	# of Stories 1	-	-	/I Space _	% Finished	Fuel Electric
	Type 🛛 Det. 🗌 Att. 🗌	Roof Surface Shingle	es Base	ment _	Ceiling	
	Design (Style) Bungalow	Gutters & Dwnspts. <u>None</u>		p Pump	Walls	Cooling Central
	Existing Proposed Und.Cons.			pness	Floor	Central
TS	Actual Age (Yrs.) <u>0</u> Effective Age (Yrs.) <u>0</u>	Storm/Screens <u>Half M</u>		ement tation _	Outside Entry	Other
THE IMPROVEMENTS	Effective Age (Yrs.) 0 Interior Description	Appliances Attic	None Amenitie			Car Storage None
le/	Floors Carpet, LVP, Tile	Refrigerator 🔀 Stairs			Voodstove(s) # _	Garage # of cars (2 Tot.)
Ś	Walls Painted Sheetrock	Range/Oven 🔀 Drop S	Stair 🗌 Patio			Attach. <u>0</u>
MPI	Trim/Finish Baseboard	Disposal 🗌 Scuttle	<u> </u>			Detach. 0
Ш	Bath Floor <u>Tile</u>	Dishwasher 🖂 Doorw		Wrapped Covered		BltIn 0
Ē	Bath Wainscot None	Fan/Hood Floor		<u>-</u>		Carport <u>0</u>
Р	Doors <u>Interior Hollow Core</u>	Microwave Heated Washer/Dryer Difinishe				Driveway 2 Hudson St Surface Concrete
NO N	Finished area above grade contains:	8 Rooms	4 Bedrooms	Att Stg 2 Bath(s)	1 338 Soliare Fee	t of Gross Living Area Above Grade
μ	-		•		, ·	ond bathroom, tiled shower in
CR	primary bathroom, cultured marble coun	tertops and single vanities ir	n bathrooms			,
DESCRIPTION OF	Describe the condition of the property (includi		ernal obsolescence)	The subject is	new construction; no defer	red maintenance noted, no
	physical, functional, or external obsolesc	ence noted.				

GPRESIDENTIAL

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

RESIDENTIAL APPRAISAL REPORT

File No · 1 \$24-1565

	My research did								three	e years pric	or to the eff			<u>LS24</u> I.	-1303		
RY	Data Source(s): 1st Prior Subject Sa	alo/Tranofor	Analy		alo/tran	ofor histor	n/ 1	and/or any current	aaro	amont of cr	lo/licting:				1. 1		6 1
STO	Date:	ale/ Iransier	-				•	the effective date	•		•	The subject	ct was	not fou	ind to hav	e trai	isferred
S HI	Price:		with	in the c			<u>1 iii</u>			n the appi							
TRANSFER HISTORY	Source(s): Register of Dec 2nd Prior Subject Sa			•								een individual an ale date; each tim					
RAN	Date:		corp	oration	s, and	without	tax	κ.									
	Price: Source(s):		Con	iparable	e 5 trai	nsterred	as	a vacant lot 12/	//20	23 betwee	en individ	luals and a corpo	ration	with \$3	30 in reco	rded	ax.
	SALES COMPARISON APP		(if de	veloped	,				n Ap			oped for this apprais	sal.				
	FEATURE Address 618 Hudson St	SUBJECT				PARABLE	E S/	ALE # 1			PARABLE	SALE # 2	(20.0		PARABLE	SALE	# 3
	Greenville, NC	27834			Flemin ville, N	g St IC 27834	4)8 N Geor mville, N(0			asey D			
	Proximity to Subject			0.16 m						12 miles V				miles S			
	Sale Price	\$	-	•			\$	210,000	1			\$ 249,000				\$	234,900
	Sale Price/GLA Data Source(s)	\$	/sq.ft.			<u>27 /sq.ft.</u> 0038449		DOM 18	\$ NC	180.0 RMLS#10	94 /sq.ft.	DOM 32	\$ NCPI		<u>24</u> /sq.ft. 00426049		4.02
	Verification Source(s)			Tax O			/1, 1	JOINI 18		K Office, R		,DOWI 52		Office,R		,001	VI 92
	VALUE ADJUSTMENTS	DESCRIPTION			escri	PTION		+(-) \$ Adjust.		DESCRIP	TION	+(-) \$ Adjust.	[DESCRIF	PTION	+	(-) \$ Adjust.
	Sales or Financing Concessions				Length					ns Length				Length			
	Date of Sale/Time	_		c5/15/	/ None 23:s6/	8/23		+6.352		<u>nv / None</u>)/9/23;s11,	/3/23	+7,559		/ None 24:s6/14			+2,008
	Rights Appraised	Fee Simple		Fee Si		51 25				e Simple	5125		Fee S				. 2,000
	Location	City Residential		City R		tial				wn of Farn	nville	-20,000					-20,000
	Site View	0.149 ac Residential		0.15 a Reside						7 ac sidential			0.32 a Resid				
	Design (Style)	Bungalow		Ranch						otgun			Ranch				
	Quality of Construction	Average		Avera				-6,300				-7,470	Avera		_		+11,745
	Age Condition	0		0					0				0			-	
	Above Grade	New Total Bdrms Ba	aths	New Total	Bdrms	Baths			Nev Tot		Baths		New Total	Bdrms	Baths	+	
	Room Count		2	6	3	2			6	3	2		6	3	2		
	Gross Living Area	1,338	sq.ft.		1	1,248 SQ.	.ft.	+7,650		1	,383 sq.ft			1	1,388 sq.f	t	-4,250
	Basement & Finished Rooms Below Grade	-		-					-				-				
	Functional Utility Heating/Cooling	Average		Avera		1				erage			Avera		1		
_	Energy Efficient Items	FWA / Central IWD		IWD	/ Centr	al			F W	/ <u>A / Centra</u> D	al		FWA IWD	/ Centr	al		
ACH	Garage/Carport	None		None					1Ci	rAttGrg		-10,000	None				
RO/	Porch/Patio/Deck	WCP		CP				+4,000				0	CP,Pa				+2,500
COMPARISON APPROACH	Fireplaces Other Items	None None		None None					No: Fer			-3,500	None AttStş				-1,500
ISO	Prior Sale Date			8/22/2	022				No	ne within	the year		1/17/24	4-1/17/24	-8/23/23		
PAR	Prior Sale Price			\$0	7					or to grid s			\$0 - \$				
NO:	Net Adjustment (Total) Adjusted Sale Price] +	L -	\$	11,702		+	⊠ - ₹	-33,411] +	⊠ -	\$	-9,497
ES C	of Comparables						\$	221,702			S	215,589				\$	225,403
SALES	Summary of Sales Comparis	son Approach						,				,					
	Indicated Value by Sales	s Comnarison An	ornaci	h \$	221	000											
					221,0 © 2007 b		e, in	c. This form may be re	eprodi	uced unmodif	ied without w	ritten permission, howe	ver, a la i	mode, inc	. must be ac	knowle	lged and credite
G	PRESIDEN	IIAL				•		sal software by a	•								3/200

		ABLE SAL	<u> </u>			ile No.: LS24-		
FEATURE	SUBJECT	COMPARABLE SA	ALE # 4	COMPARABLE	SALE # 5	COMP	ARABLE SA	ALE # 6
Address 618 Hudson St		308 Elizabeth St		123 E Catawba Rd				
Greenville, NC	27834	Greenville, NC 27834		Greenville, NC 27834				
Proximity to Subject Sale Price	\$	0.55 miles NE	107.000	2.46 miles N	\$ 245.000		\$	
Sale Price/GLA	\$/sq.ft.		185,000	\$ 186.88 /sq.ft.	\$ 245,000	\$	/sq.ft.	
Data Source(s)		NCRMLS#100395357;1	DOM 3	» 186.88 /sq.it. NCRMLS#10044038'	7:DOM 40	Ψ	/ 94.11.	
Verification Source(s)		Tax Office,ROD	50141 3	Tax Office,ROD	, DOINI 49			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIP	TION	+(-) \$ Adjust.
Sales or Financing		Arms Length		Pending				
Concessions		Conv / \$3,300	-3,300					
Date of Sale/Time	-	c7/21/23;s8/18/23		c6/10/24				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple				
Location	City Residential	City Residential		City Residential	-12,500)		
Site	0.149 ac	0.15 ac		0.22 ac				
View	Residential	Residential		Residential				
Design (Style) Quality of Construction	Bungalow	Ranch	5 550	Ranch	7.250			
Age	Average 0	Average 60	-5,550	Average 0	-7,350	,		
Condition	New	Very Good / Reno	+9,250					
Above Grade	Total Bdrms Baths	Total Bdrms Baths	19,230	Total Bdrms Baths		Total Bdrms	Baths	
Room Count	8 4 2	5 3 1	+10,000					
Gross Living Area	1,338 sq.ft.	1,100 sq.ft.	+20,230		t		sq.ft.	
Basement & Finished	-	-		-				
Rooms Below Grade	-	-		-				
Functional Utility	Average	Average		Average				
Heating/Cooling	FWA / Central	FWA / Central		FWA / Central				
Energy Efficient Items	IWD	TWH,NwHVAC		IWD				
Garage/Carport Porch/Patio/Deck	None	None		None				
Fireplaces	WCP None	Steps None	+7,500	CP,Deck None				
Other Items	None	Fence	-3,500					
			-3,500					<u> </u>
Prior Sale Date		None within the year		12/7/2023				
Prior Sale Price		prior to grid sale date		\$15,000				
Net Adjustment (Total)		X + □ - \$	40,226		\$ -19,850) - + -	\$	
Prior Sale Price Prior Sale Price Net Adjustment (Total) Adjusted Sale Price of Comparables								
· · · · · · · · · · · · · · · · · · ·		\$	225,226		\$ 225,150		\$	
Summary of Sales Comparie								
Summary of Sales Comparia								
		Copyright@ 2007 by a la mode, in						

6+5Supplemental Addendum

	Borrower	-			
	Property Address	618 Hudson St			
ſ	City	Greenville	County Pitt	State NC	Zip Code 27834
	Lender/Client	City of Greenville			

SCOPE OF WORK: The subject has been identified by the postal address, legal description, and assessor's parcel number. The descriptions and analysis of the land and improvements in this report are based upon the visual inspection of the property. Photographs are included in the addenda. Property taxes, zoning, utilities, and other property information has been obtained through public records such as the county tax and planning departments. Flood and census data has been taken from a la mode's Interflood application. The search for comparable properties was made through the North Carolina Regional MLS and county tax records.

The development of each of the three approaches to value was considered:

The cost approach has been developed as the land value and cost estimates are well supported and the improvements are relatively new and suffer little depreciation.

The sales comparison approach has been developed as there is an active market for similar properties, and sufficient sales data is available for analysis. This approach directly considers the prices of alternative properties having similar utility.

The income approach was not developed as housing in the subject's segment of the market is almost exclusively owner occupied and not typically bought or sold based on its income producing capabilities. The income approach is not necessary for credible assignment results.

HIGHEST AND BEST USE AS IMPROVED: The value of the subject in its current use is greater than the value of its underlying land, so razing the improvements would not result in a higher property value. If legally permissible, a change in use would be justified only if the value in the new use would exceed the value in the existing use by more than the conversion costs. In this case, demand for a different use does not meet that test. Therefore, the maximally productive use of the subject is the continued use of the current improvements as a single-family residential dwelling. The most likely buyer and user is an owner-occupant.

MEASURING PER ANSI STANDARDS: An on-site interior and exterior inspection of the subject has been made. The improvements were physically measured at the time of inspection based on the American National Standards Institute (ANSI) Standard Z765-2021. Measurements were rounded to the nearest one-tenth of a foot. Total square footage of the finished area was rounded to the nearest whole square foot.

SUMMARY OF SALES COMPARISON APPROACH: In the sales search, the most important items of consideration were location, quality, condition, and size. The search for sales started with new construction sales in close proximity to the subject over the past 24 months. One sale was located and the search was expanded to include significantly renovated properties in close proximity to the subject. A couple of other sales were located and the search was expanded to include newer homes in similar areas in other Pitt County towns. Another sale was located in a similar area of Farmville. The search was then expanded to include recent sales of homes similar in size and quality to the subject throughout Pitt County. Several sales were located which were then considered for quality, condition, location, size, and site value. The sales were then narrowed to the four sales and one listing utilized within the sales grid. These comparables have been adjusted as follows.

Comparable 1 is utilized due to proximity / location / similar site value. This sale is adjusted for market conditions as well as for slightly superior quality due to flooring, and interior trim.

Comparable 2 is utilized due to its being new construction within an established downtown area of a nearby town. The sale is adjusted for slightly superior location / site value based on the difference in site values between the two municipalities. Additional adjustments are applied for market conditions and superior quality due to the sale having similar ceiling heights, it has a vaulted ceiling and trey ceiling and higher foundation.

Comparable 3 is further than preferred, yet is utilized due to its being the most similar 2024 sale in addition to its ability to bracket overall quality. The sale is adjusted for inferior quality due to some ceiling heights, lack of tile shower, and countertop materials throughout.

Comparable 4 is utilized due to is similar location. This sale has been completely renovated and is adjusted for seller concessions, market conditions, and superior quality due to flooring, brick exterior, crawlspace foundation, and granite countertops throughout. The sale is adjusted for inferior condition due to the age of improvements with consideration given to the amount of renovations noted.

Comparable 5 is a comparable listing within the extended market, utilized due to age of construction and location. The listing is adjusted for its superior location due to higher site values, and for superior quality due to interior trim, and flooring.

Market condition adjustments are applied at a rate of 1% per month between the first of March 2024 and the end of May 2024 with no adjustment applied for the time frame before or after due to market stability. Additional adjustments are applied for bath count (\$5,000 per half bath for less than 2 bathrooms), size (\$85 per square foot for variances greater than 50 square feet), car storage, porches, and other items such as fencing and storage.

The range of the adjusted sales is \$221,702 to \$225,403 with the listing adjusting above this range. All sales are considered as all are utilized in bracketing; the appraiser's opinion of market value is \$221,000.

The subject's value is higher than neighborhood predominant yet falls within the neighborhood low/high range and is not considered an over improvement.

Adjustment percentages are higher than preferred yet unavoidable due to the variances between properties within this market that require adjustment to allow for more credible appraisal results.

Note that there are only six ratings available to categorize all properties based on their quality and condition. Due to the limited number of ratings, the comparables can be similar enough to have the same rating as the subject, yet differ enough to cause a monetary reaction by the market. Consequently, some comparables could have the same rating as the subject, yet require an adjustment.

Adjustments for seller concessions are only applied when greater than the typical 3% of sales price. Adjustments are applied only for any amount above and beyond 3% of the total sales price.

Adjustments made for other additional amenities such as storage, workshops, fencing, pools, etc, are adjusted based on review of photos for quality, condition, and size. These adjustments are applied on an individual basis which can sometimes result in adjustments that appear to be inconsistent within the sales grid.

R	ESIDENTIAL APPRAISAL REPORT COST APPROACH TO VALUE (if developed) The Cost Approach was not developed	and for this appraical	File	No.: LS24-1565	
	Provide adequate information for replication of the following cost figures and calculations.	קרט וטו נוווג מטוימוגמו.			
	Support for the opinion of site value (summary of comparable land sales or other methods for est	imating site value):	Four vacant lot	sales have been utilized in	site
	valuation. All four lots are located within the subject's immediate and slightly extended	area and have sale dates ranging	from 2022 to 2	2024. Sales prices range f	rom
	\$4,000 to \$7,500. The most recent sale, 2024, is inferior in size; the sale within the hig				
	and is therefore superior in location. The two remaining sales are most similar in location		est sale and the	higher of the two sales bei	ng a newer
	sale. With consideration given to the size, location, and sale date, the subject's site value	e is reconciled at \$7,500.			
	ESTIMATED 🔲 REPRODUCTION OR 🔀 REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	7,500
ы	Source of cost data: Marshall & Swift		8 Sq.Ft. @\$	146.00 =\$	195,348
APPROACH	Quality rating from cost service: Avg / Gd Effective date of cost data: $06/2024$)= =	3 Sq.Ft. @\$	47.95 =\$	9,734
PR	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		Sq.Ft. @ \$	=\$	
AP	The cost approach has been developed as an additional indicator of value, reconciled		Sq.Ft. @ \$	=\$	
COST	between the average to good ratings. Site value is taken from lot sales within the	_	Sq.Ft. @ \$	=\$	
ပ	market.			=\$ =\$	
		Garage/Carport Total Estimate of Cost-New	Sq.Ft. @ \$	=\$	205.092
		Less Physical	Functional	External	205,082
		Depreciation	Turiotionai	=\$(0)
		Depreciated Cost of Improvement	S	=\$	205,082
		"As-is" Value of Site Improvemer		=\$	10,000
				=\$	
				=\$	
		INDICATED VALUE BY COST APP	ROACH	=\$	222,582
동	INCOME APPROACH TO VALUE (if developed)				
M	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Inco	me Approach
Ř	Summary of Income Approach (including support for market rent and GRM):				
API					
ų					
INCOME APPROACH					
Ĭ					
	PROJECT INFORMATION FOR PUDs (if applicable)	nned Unit Development.			
	Legal Name of Project:				
٦	Describe common elements and recreational facilities:				
PUD					
_	Indicated Value by: Sales Comparison Approach \$ 221,000 Cost Approach (ii	f dovolopod) \$	Incomo Appre	pach (if developed) \$	
		,		\ I <i>}</i>	
	Final Reconciliation The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market'				
	comparison approach.	s reaction. The opinion of value	is reconciled v	vitnin the range indicated t	by the sales
<u>N</u>					
IAT	This appraisal is made 🖂 ''as is'', 🔲 subject to completion per plans and specific				have been
님	completed, subject to the following repairs or alterations on the basis of a Hypot				subject to
Ň	the following required inspection based on the Extraordinary Assumption that the conditi	ion or deficiency does not requi	re alteration or	repair:	
RECONCILIATION					
2	This report is also subject to other Hypothetical Conditions and/or Extraordinary As	sumptions as specified in the a	ttached addend:	2	
	Based on the degree of inspection of the subject property, as indicated below	<u> </u>			Conditions
	and Appraiser's Certifications, my (our) Opinion of the Market Value (or other s	pecified value type), as define	d herein, of t	he real property that is	the subject
	of this report is: \$ 221,000 , as of:	7/16/2024	, which is	the effective date of thi	s appraisal.
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions an			-	
ATTACHMENTS		nich are considered an integral (part of the rep	ort. This appraisal report	may not be
Ē	properly understood without reference to the information contained in the complete rep Attached Exhibits:	JUIL.			
Ĩ		dendum 🛛 Photograg	h Addanda	Sketch Addendu	m
M	Scope of Work Limiting Cond./Certifications Narrative Ad Map Addenda Additional Sales Cost Addende	· · ·		Manuf. House A	
Å	Hypothetical Conditions Extraordinary Assumptions		IEIIUUIII		uuenuum
		Name: City of Greenville			
	E-Mail: Address: A	Attn: Phoenix G Hinson, Progran	n Coordinator,	PO Box 7207, Greenville,	NC 27835
	APPRAISER	SUPERVISORY APPRAISE	R (if required	d)	
		or CO-APPRAISER (if appl	icable)		
ŝ					
R		Supervisory or			
SIGNATURES		Co-Appraiser Name:			
GN		Company:			
S		Phone:	Fa	IX:	
		E-Mail:			
		Date of Report (Signature):		-	
	<u></u>	License or Certification #:		State	e:
		Designation:	ation:		
	00.50.2020	Expiration Date of License or Certific		Exterior Only	Nora
		Inspection of Subject:	nterior & Exterior	Exterior Only	None None
	Convright@ 2007 by a la mode, inc. This form may		ermission, however	, a la mode, inc. must be acknowle	dged and credited
G	PRESIDENTIAL Form GPRES2 - "TOTAL" appraisal software b			-	3/2007

Form	GPRES2 -	"TOTAL" appraisal	software by a	la mode,	inc 1-800-ALA	MODE

Location Map

Borrower	-			
Property Address	618 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



Building Sketch

Borrower	-				
Property Address	618 Hudson St				
City	Greenville	County Pitt	State _{NC}	Zip Code 27834	
Lender/Client	City of Greenville				



27834

Property Address 618 Hudson St City Greenville County Pitt State NC Z	orrower	-				
City Greenville County Pitt State NC Z	operty Address	618 Hudson St				
	ty	Greenville	County Pitt	State 1	NC	Zip Code
Lender/Client City of Greenville	ender/Client	City of Greenville				



FRONT / SIDE VIEW



REAR / SIDE VIEW



VIEW OF HUDSON STREET Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	618 Hudson St				
City	Greenville	County Pitt	State	NC	Zip Code 27834
Lender/Client	City of Greenville				



VIEW OF BUFFER FENCE



ADDITIONAL REAR / SIDE VIEW



ADDITIONAL FRONT / SIDE VIEW Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-						
Property Address	618 Hudson St						
City	Greenville	County Pitt	State	NC	Zip Code	27834	
Lender/Client	City of Greenville						



HEAT PUMP



ELECTRIC METER



LIVING ROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	618 Hudson St				
City	Greenville	County Pitt	State	NC	Zip Code 27834
Lender/Client	City of Greenville				



DINING ROOM



KITCHEN



ADDITIONAL VIEW OF KITCHEN Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-								
Property Address	618 Hudson St								
City	Greenville	County	Pitt	St	ate	NC	Zip Code	27834	
Lender/Client	City of Greenville								



LAUNDRY ROOM



PRIMARY BEDROOM



PRIMARY BATHROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-
Property Address	618 Hudson St
City	Greenville
Lender/Client	City of Greenville

County Pitt

State NC Zip Code 27834



ADDITIONAL VIEW OF PRIMARY BATHROOM



BEDROOM



BEDROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-						
Property Address	618 Hudson St						
City	Greenville	County Pitt	State	NC	Zip Code	27834	
Lender/Client	City of Greenville						



BEDROOM



BATHROOM



SCUTTLE FOR ATTIC Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	-				
Property Address	618 Hudson St				
City	Greenville	County Pitt	State N	NC Zip Code	27834
Lender/Client	City of Greenville				



Comparable 1

1022 Fleming St	
Prox. to Subject	0.16 miles E
Sale Price	210,000
Gross Living Area	1,248
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	City Residential
View	Residential
Site	0.15 ac
Quality	Average
Age	0





Comparable 2

3308 N George St	
Prox. to Subject	11.12 miles W
Sale Price	249,000
Gross Living Area	1,383
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Town of Farmville
View	Residential
Site	0.17 ac
Quality	Average
Age	0

Comparable 3

6 3 2 Residential 0.32 ac Average 0

16.21 miles S 234,900 1,388

630 Casey Dr
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

Form PIC3X5.CR - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	-	
Property Address	618 Hudson St	
City	Greenville	County Pitt
Lender/Client	City of Greenville	



Comparable 4

Zip Code 27834

State NC

	-
308 Elizabeth St	
Prox. to Subject	0.55 miles NE
Sale Price	185,000
Gross Living Area	1,100
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	City Residential
View	Residential
Site	0.15 ac
Quality	Average
Age	60



Comparable 5

123 E Catawba Rd	
Prox. to Subject	2.46 miles N
Sale Price	245,000
Gross Living Area	1,311
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	City Residential
View	Residential
Site	0.22 ac
Quality	Average
Age	0

Comparable 6

Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age

Flood Map

Borrower	-				
Property Address	618 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Мар									
-									
618 Hudson St									
Greenville	County	Pitt	State	NC	Zip Code	27834			
City of Greenville									
	618 Hudson St Greenville	618 Hudson St Greenville County	- 618 Hudson St Greenville County Pitt	- 618 Hudson St Greenville County Pitt State	- 618 Hudson St Greenville County Pitt State NC	- 618 Hudson St Greenville County Pitt State NC Zip Code			



CONTRACT FOR APPRAISAL REPORTS Shackelford & Associates

THIS CONTRACT, entered into this _____ day of _____, 2024 between the City of Greenville, hereinafter called the "The City", acting by and through the Neighborhood & Business Services Department, Community Development Division, represented by the undersigned Community Development Division, Program Manager, Renee Skeen, and Jay Shackelford, with Shackelford & Associates, "Contractor", witnesseth that the parties do hereby agree as follows:

Lot # Parcel #		Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

1. The Contractor shall complete appraisals of certain properties.

Lincoln Park Phase II

- 2. The Contractor is to comply with all Federal, State and local laws and ordinances applicable to the appraisal reports.
- 3. The Contractor shall make a detailed field inspection and identification of the various items of the property and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and to prepare the appraisal reports to be furnished under this contract. Upon completion of the inspections, investigations, and studies, the Contractor shall prepare, furnish, and deliver to the City, the appraisal reports, by email, to Phoenix G Hinson, Program Coordinator, Community Development Division at <u>phinson@greenvillenc.gov</u>. The reports shall, in form and substance, conform to recognized appraisal principles and practice.
- 4. Following the issuance of the Certificates of Occupancy (CO), it is required that appraisals begin within two weeks of receipt of Certificate of Occupancy (CO) and completed within 6 weeks of receipt of the Certificate of Occupancy (CO).
- 5. Services Not Provided. The fees set forth in this Contract apply to the appraisal services rendered by as set forth in this Contract. Unless otherwise specified herein, Appraiser's services for which the fees in this contract apply do not include meetings with persons other than the City, City Personnel or City's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by the Appraiser not set forth in this Contract will be performed on terms and conditions set forth in an amendment to this Contract or in a separate written agreement.
- 6. Fee Schedule: \$550.00 x 6 properties = \$3,300.00
- Payment to the Contractor will be a lump sum payment at the completion of the project and shall become due after review appraisal and approval of the reports and submission of invoice, by email, to the Community Development Department, attention Phoenix G. Hinson, Project Coordinator phinson@greenvillenc.gov. Payment is net 30-days.

- 8. At the time of receipt and acceptance thereof, the appraisal reports to be furnished shall become and remain the sole property of the City of Greenville, Neighborhood & Business Services Department, Community Development Division.
- 9. City's Representations and Warranties. City represents and warrants to Appraiser that (1) City's representative has all right, power and authority to enter into this Agreement; (2) City's duties and obligations under this Agreement do not conflict with any other duties or obligations assumed by City under any agreement between City and any other party; and (3) City has not engaged Appraiser, nor will City use Appraiser's appraisal report, for any purposes that violate any federal, state or local law, regulation or ordinance or common law.
- 10. Signature and Copies. A signature on a copy of this Agreement received by facsimile, by email or in digital form is binding upon the parties as an original. The parties shall treat a photocopy of such facsimile or printout of the emailed or digital form as a duplicate original.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first above written.

en Shuhlf II Shackelford, Shackelford & Associates

BY:

Renee' Skeen, Program Manager Neighborhood & Business Services Department Community Development Division

Date Date
Lot	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street 808 Vanderbilt	3	2.5	1258
23	7135	Lane 806 Vanderbilt	3	2.5	1258
24	7162	Lane	3	2	1375

Lincoln Park Phase II

Attached is the recorded map (Bk 66 / Pg 85) for Biltmore Addition.

BEING a redivision of Lots 18, 19, 20, 21, 22, 23, & 24 Block A of Biltmore Addition as recorded in Map Bk 5, Pg 59 of the Pitt County Registry.

201 W. 5th St. Greenville,			1	Permit NO. BLD-RES-2024-0024 Permit Type: Building Residential Work Classification: Single-family Permit Status: Certificate Issued
Office: 252				Finalized Date: 6/27/2024
Project Address	Parc	el Number	Tenant Nbr, Name	Additional Description
618 HUDSON ST GREENVILLE, NC 27	849: 7834	11	Single Family Residence	Single Family Residence
Owner Information	Address		Phone	e _{non a} all ^a n a problemana a l
Contractor(s) Bill Clark Homes	Suite A Greenville, N		Phone, E-mail A, bchinspect@billclark	
Construction Type	Occupancy Type			IVR Number
Ү-В	e e e e e e e e e e e e e e e e e e e	er, "intration	", 1777" Maddleweddo' 1 o' 1 ",	230913
Zones		4 4 8 4 2 2 1/2 5	na se a ser anna an a	
R6S Residential Singl	e Family			

Certificate of Occupancy

THIS IS TO CERTIFY THAT THE ABOVE BUILDING HAS BEEN INSPECTED AND APPROVED.

William C INSPECTIONS AUTHORIZED AGENT Wills

Customer Copy

Thursday, June 27, 2024

Pitt County Market Data

Sale Prices

		May-24	Apr-24	% Chg	May-23	% Chọ
	Median Sale Price					
Existing Homes	Monthly	\$246,950	\$251,000	-1.6%	\$258,750	-4.69
	Trailing 3 Months	\$247,900	\$245,000	1.2%	\$242,000	2.49
	Trailing 12 Months	\$249,200	\$250,000	-0.3%	\$235,000	6.09
	Median Sale Price PSF					
	Monthly	\$150.69	\$147.80	2.0%	\$144.59	4.2
	Trailing 3 Months	\$148.60	\$145.18	2.4%	\$141.20	5.29
	Trailing 12 Months	\$146.66	\$145.86	0.5%	\$138.61	5.8
	Median Sale Price					
-	Monthly	\$308,475	\$294,395	4.8%	\$366,640	-15.9
tior	Trailing 3 Months	\$306,825	\$304,935	0.6%	\$319,900	-4.19
New Construction	Trailing 12 Months	\$313,610	\$314,925	-0.4%	\$329,900	-4.9
Con	Median Sale Price PSF					
Men	Monthly	\$163.29	\$165.27	-1.2%	\$160.50	1.7
2	Trailing 3 Months	\$164.73	\$165.16	-0.3%	\$156.99	4.9
	Trailing 12 Months	\$164.70	\$164.66	0.0%	\$153.82	7.19
	Median Sale Price			20		
	Monthly	\$275,995	\$277,450	-0.5%	\$275,000	0.4
	Trailing 3 Months	\$273,365	\$269,900	1.3%	\$269,900	1.3
All Homes	Trailing 12 Months	\$273,015	\$272,810	0.1%	\$260,000	5.0
	Median Sale Price PSF					
	Monthly	\$154.43	\$158.70	-2.7%	\$149.31	3.4
	Trailing 3 Months	\$156.22	\$156.46	-0.2%	\$145.88	7.19
	Trailing 12 Months	\$154.69	\$154.49	0.1%	\$142.48	8.69



SA The Shackelford Report



Median Sale Price | Existing Homes



Median Sale Price PSF | Existing Homes





Median Sale Price PSF Pct. Change | T12 - YOY | Existing Homes



The Shackelford Report

Supply & Demand

		May-24	Apr-24	% Chg	May-23	% Chg
	Sales Volume					
seme	Monthly	158	116	36.2%	160	-1.3%
	Trailing 12 Months	1,438	1,440	-0.1%	1,790	-19.7%
	Active Listings	186	163	14.1%	86	116.3%
Existing Homes	Pending Sales	169	197	-14.2%	200	-15.5%
Exis	Months of Inventory	1.6	1.4	14.3%	0.6	169 <mark>.</mark> 2%
	Median Days on Market	10	14	-28.6%	7	42.9%
	Median SP-to-OLP Ratio	100.0%	98.7%	1.3%	100.1%	-0.1%
	Sales Volume					
c	Monthly	66	62	6.5%	45	46.7%
uction	Trailing 12 Months	605	586	3.2%	423	43.0%
New Construction	Active Listings	211	197	7.1%	106	99.1%
New (Pending Sales	174	185	- <mark>5.9%</mark>	113	54.0%
	Months of Inventory	4.2	4.0	3.7%	3.0	39.2%
	Sales Volume					
	Monthly	224	178	25.8%	205	9.3%
Sa	Trailing 12 Months	2,043	2,026	0.8%	2,213	-7.7%
All Homes	Active Listings	397	360	1 <mark>0.3%</mark>	192	106.8%
A	Pending Sales	343	382	-10.2%	313	9.6%
	Months of Inventory	2.3	2.1	9.4%	1.0	<mark>12</mark> 4.0%



SA The Shackelford Report





Sales Volume | All Homes









Median DOM | Existing Homes











T3 Market Adjustment to Current Month | Contract Date | Existing Homes

Oct-22

Dec-22 Dec-22 Jan-23

Oct-22



Apr-23

May-23 Jun-23 Jul-23

Mar-23

Aug-23

Oct-23 -

Nov-23

Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24

Sep-23





0.0%

Mar-22 Apr-22 May-22

22 JanJun-22 Jul-22 Aug-22 Aug-22

The Shackelford Report

Assumptions, Limiting Conditions & Scope of Work

Property Address: 618 Hudson St Client: City of Greenville City: Greenville S Address: Attn: Phoenix G Hinson Program Coordinator

 File No.:
 LS24-1565

 State:
 NC
 Zip Code: 27834

Appraiser: Jerry D Shackelford II

 Address:
 Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835

 Address:
 3750A Evans Street, Greenville, NC 27834

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
 An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser

performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

ertifications				LS24-1565			
Property Address: 618 Hudson St	A dara	City: Greenville	State: NC	Zip Code: 27834			
Client: City of Greenville Appraiser: Jerry D Shackelford II	Address: Address:	Attn: Phoenix G Hinson, Program 3750A Evans Street, Greenville, N		NC 27835			
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are true - The credibility of this report, for the stated use by the s the reported assumptions and limiting conditions, and an	e and correct. tated user(s)	, of the reported analyses, opi	nions, and conclusion				
 conclusions. I have no present or prospective interest in the propert 							
involved.	-						
 Unless otherwise indicated, I have performed no service this report within the three-year period immediately prece- I have no bias with respect to the property that is the service 	eding accept ubject of this	ance of this assignment. report or to the parties involve	ed with this assignmer	-			
 My engagement in this assignment was not contingent My compensation for completing this assignment is not in value that favors the cause of the client, the amount of 	ot contingent the value op	upon the development or repo	orting of a predetermin				
event directly related to the intended use of this appraisa – My analyses, opinions, and conclusions were develop Professional Appraisal Practice that were in effect at the	ed, and this r time this rep	ort was prepared.	-				
- I did not base, either partially or completely, my analys sex, handicap, familial status, or national origin of either owners or occupants of the properties in the vicinity of the	the prospect	ive owners or occupants of the operty.	e subject property, or c				
 Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification. 							
Additional Certifications:							
DEFINITION OF MARKET VALUE *: Market value means the most probable price which a pro to a fair sale, the buyer and seller each acting prudently a Implicit in this definition is the consummation of a sale as whereby:	and knowledg	eably, and assuming the price	is not affected by und	ue stimulus.			
 Buyer and seller are typically motivated; Both parties are well informed or well advised and acti A reasonable time is allowed for exposure in the open 		ey consider their own best inte	erests;				
4. Payment is made in terms of cash in U.S. dollars or in 5. The price represents the normal consideration for the	terms of final	u 1	,	concessions			
granted by anyone associated with the sale. * This definition is from regulations published by federal							
Reform, Recovery, and Enforcement Act (FIRREA) of 198 (FRS), National Credit Union Administration (NCUA), Fed and the Office of Comptroller of the Currency (OCC). This	eral Deposit I	nsurance Corporation (FDIC), t	he Office of Thrift Sup	ervision (OTS),			
FRS, and FDIC on June 7, 1994, and in the Interagency A				, , , , , , , , , , , , , , , , , , , ,			
Client Contact:		Client Name: City of Greenvi	11.				
E-Mail:	Addre	eny or oreentri		ville, NC 27835			
APPRAISER		SUPERVISORY APPRA or CO-APPRAISER (if a	ISER (if required)				
Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252 215 2250 Fax:		Supervisory or Co-Appraiser Name:					
Company: Shackelford & Associates, LLC		Company:					
252.215.2250		Phone:	Fax:				
E-Mail: jay@shackelfordre.com		E-Mail:					
Date Report Signed: License or Certification #: A5812	State: NC	Date Report Signed: License or Certification #:		State:			
Designation: CG, MAI, SRA	<u>INC</u>	Designation:		0tato			
Expiration Date of License or Certification: 06/30/2025	Only 🗌 No	Expiration Date of License or Connect Inspection of Subject:	ertification: Interior & Exterior	Exterior Only None			
Date of Inspection: 7/16/2024	a mode ine This	Date of Inspection:	rittan narmiasian, hawayar a la ma	de ine must be eelmeuuledeed eed and			
		orm may be reproduced unmodified without wi oftware by a la mode, inc 1-800-A		de, inc. must be acknowledged and cred 3/20			

APPRAISAL REVIEW OF REAL PROPERTY

618 Hudson Street Greenville, NC 27834



LOCATED AT

618 Hudson St Greenville, NC 27834 Lot 20, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716

FOR

City of Greenville PO Box 7207 Greenville, NC 27835

AS OF

08/24/2024

BY

Collice Moore, Jr. Collice Moore Properties 4300-116 Sapphire Ct. Greenville, NC 27834 252-341-0500 info@collicemoore.com **Collice Moore Properties**

One–Unit Residential Appraisal Field Review Report

	aisai Fielu neview nepoit
The purpose of this appraisal field review report is to provide the lender/client	with an opinion on the accuracy of the appraisal report under review.
Property Address 618 Hudson St	City Greenville State NC Zip Code 27834
Borrower N/A Owner of Public Record C	ity of Greenville County Pitt
Legal Description Lot 20, Redivision of Lots 18-24, Biltmore Addition: portion	of DB 3760 pg 716
Assessor's Parcel # 84911	Map Reference 4678817163 Census Tract 0007.01
Property Rights Appraised 🔀 Fee Simple 🗌 Leasehold 🗌 Other (describe)	Project Type 🗌 Condo 📃 PUD 📃 Cooperative
Loan # N/A Effective Date of Appraisal Un	
	Box 7207, Greenville, NC 27835
	TE FOR ALL ASSIGNMENTS
1. Is the information in the subject section complete and accurate? Xes	No If Yes, provide a brief summary. If No, explain Based on my research of
the public records of Pitt County, and my exterior inspection as a reference,	he information about the subject in the original appraisal appears to be
accurate.	
2. Is the information in the contract section complete and accurate?	No 🗙 Not Applicable If Yes, provide a brief summary. If No, explain
3. Is the information in the neighborhood section complete and accurate?	No If Yes, provide a brief summary. If No, explain Based on my
research of the public records of Pitt County, and my exterior inspection as	a reference, the information regarding subject's neighborhood section in the
original appraisal appears to be accurate.	
4 la the information in the site costion complete and ecourate?	No. If Voo provide a brief augment. If No avalain
4. Is the information in the site section complete and accurate? X Yes	No If Yes, provide a brief summary. If No, explain Based on my
	egal description, the information regarding the subject's site section in the
original appraisal appears to be accurate.	
5. Is the data in the improvements section complete and accurate? Xes	No If Yes, provide a brief summary. If No, explain All improvement
descriptions appear to be accurate using the Pitt County Tax Records, and r	•
6. Are the comparable sales selected locationally, physically, and functionally the most similar to	
summary. If No, provide a detailed explanation as to why they are not the best comparable sales.	The appraiser utilized comps beyond 1-mile from the subject
due to a lack of comps in the area due to the nature of the market area; h	owever, this is well explained in the report. All other comps are well
supported and comparable to the subject.	
7. Are the data and analysis (including the individual adjustments) presented in the sales compar	son approach complete and accurate?
Yes 🗌 No If Yes, provide a brief summary. If No, explain The data and	analysis is stated and well supported with explanation.
	• • • • • • • • • • • • • • • • • • •
8. Are the data and analysis presented in the income and cost approaches complete and accurat	
Income Approach not developed. Based on my review, the Cost Approach is	well supported.
9. Is the sale or transfer history reported for the subject property and each of the comparable sal	es complete and accurate? Xes 🗌 No If Yes, provide a brief
summary. If No, analyze and report the correct sale or transfer history and the data source(s).	The transfer history of the subject and comps appear to be accurate
using MLS and public records as a reference.	
10 to the emission of monitories in the ensure is the second state of the second state	
10. Is the opinion of market value in the appraisal report under review accura	le as of the effective date of the appraisal report?
Yes 🗌 No If No, complete Section II.	

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

One-Unit Residential Appraisal Field Review Report

								File #		
						' TO QUI	ESTION 10 IN SECTION	41 .		
1. Provide detailed reasoning for disaged	greement with the opining	on of value in the a	appraisa	al report under review						
2. State all extraordinary assumptions	s used (i.e. aross living	area room count.	conditi	ion etc.).						
Li otato allova aoranna jaccampiona	, uoou (ne. g.oct	<u>urou, room com , ,</u>	00.10.1	511, 000.7.						
3. Provide a new opinion of value as (arison an	alysis grid.			
(NOTE: This may or may not include the										
FEATURE	SUBJECT	СОМРА	ARABLE	E SALE # 1	COM	IPARABI	LE SALE # 2	СОМРА	RABLE	E SALE # 3
Address 618 Hudson St	I			1	1					
Greenville, NC 27	834				<u> </u>					
Proximity to Subject Sale Price	\$		\$	دا			\$		\$	2
Sale Price/Gross Liv. Area	\$ sq.ft.	\$	sq.ft.	·	\$	sq.ft.	φ	\$ 5	a sq.ft.)
Data Source(s)	φ ση	ψ	34.10		φ			ψ	54.11.	
Verification Source(s)								1		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	N	+ (-) \$ Adjustment	DESCRIPT	rion	+ (-) \$ Adjustment	DESCRIPTION	N	+(-) \$ Adjustment
Sales or Financing			<u> </u>						<u> </u>	
Concessions										
Date of Sale/Time										
Location	ļ!				ļ	I	ļ			
Leasehold/Fee Simple	Fee Simple	<u> </u>	-+		ļ		 	<u> </u>		
Site	!		-+		l		l	<u> </u>		
View	ļ'		-+		 		l		-+	
Design (Style)			-+		 		 			
Quality of Construction Actual Age	'		-+	!			<u> </u>			
Condition	'		-+	!			<u> </u>			
Above Grade	Total Bdrms Baths	Total Bdrms B	Raths	!	Total Bdrms	Raths	t	Total Bdrms B	Raths	
Room Count	8 4 2.0			!		Duut			uuio	
Gross Living Area	1,338 sq.ft.	1	sq.ft.			sq.ft.		1 1	sq.ft.	
Basement & Finished	-,		-				ĺ		-	
Rooms Below Grade										
Functional Utility										
Heating/Cooling							<u> </u>			
Energy Efficient Items	[!]		-+		l	I	 	ļ		
Garage/Carport	ļ!		-+		 		l	+	-+	
Porch/Patio/Deck	[!]		-+		l		<u> </u>			
			-+	!	<u> </u>		<u> </u>		-+	
	'		-+	!]	<u> </u>	+		
Net Adjustment (Total)]- \$!	+ [<u> </u>	\$		- \$	\$
Adjusted Sale Price		Net Adj.	پ %		Net Adj.	%	Ψ	Net Adj.	%	
of Comparables		Gross Adj.	% \$	6	Gross Adj.	%	\$	Gross Adj.	% \$	ß
-	sale or transfer history of	,							······	
· <u> </u>	reveal any prior sales or	or transfers of the c	compare	able sales for the year	prior to the da	ite of sale	e of the comparable sa	le.		
Data source(s)										
Report the results of the research and	analysis of the prior sa	le or transfer histo	ory of the	e above comparable :	ales (report ad	Iditional	prior sales on an			
addendum).	0040		4							
ITEM		PARABLE SALE # 1	1		COMPARABLE	SALE #	2	COMPARAE	BLE SA	LE # 3
Date of Prior Sale/Transfer Price of Prior Sale/Transfer										
Data Source(s)										
Effective Date of Data Source(s)										
Analysis of prior sale or transfer histor	rv for the comparable s	ales.		I			I			
	<u></u>									
Summary of Value Conclusion (includi	ing detailed support for	the opinion of valu	ue and r	reasons why the new	comparable sa	lles are b	letter than the sales use	ed		
in the appraisal report under review).										
REVIEW APPRAISER'S OPINION OF M	ARKET VALUE (Requir	ed only if review a	Inpraise	r answered "No" to Q	uestion 10 in S	Section 1				
Based on a 🗌 visual inspect	tion of the exterior	areas of the s	subject	t property from at	t least the s	street of	r complete vis	sual inspection		
interior and exterior areas of	the subject proper	rty, defined sco	ope of	f work, statement	of assumpt	tions a	and limiting condition	ions, and appra		
certification, my opinion of the						of the	is report is \$	\$216,000		,as of
	, which is the effec	stive date of the	e appra	aisal report under	review.					

Fannie Mae Form 2000 March 2005

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

	INTENDED USER
Th	e intended user of this appraisal field review report is the lender/client.
	GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT
	e appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is ended to aid the review appraiser with the development and reporting of an appraisal field review:
1.	The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.
2.	The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
3.	The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
4.	The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
5.	This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."
6.	The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
7.	The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
8.	The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
9.	The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
10	. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
11	. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
12	. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
13	. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
14	. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
15	. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
16	. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.

17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

	STATEMENT OF ASSUMPTIC	ONS AND LIMITING CONDITIONS			
1.	The review appraiser will not be responsible for matters of a legal nature that the title to it, except for information that he or she became aware of durin appraiser assumes that the title is good and marketable and will not render a				
2.	The review appraiser will not give testimony or appear in court because he specific arrangements to do so have been made beforehand, or as otherwise	or she performed a review of the appraisal of the property in question, unless required by law.			
3.	adverse conditions of the property (such as but not limited to, needed repr adverse environmental conditions, etc.) that would make the property less var guarantees or warranties, expressed or implied. The review appraiser will not or testing that might be required to discover whether such conditions exist. hazards, this appraisal field review report must not be considered as an	luable, and has assumed that there are no such conditions and makes no be responsible for any such conditions that do exist or for any engineering Because the review appraiser is not an expert in the field of environmental environmental assessment of the property.			
T 1		ER'S CERTIFICATION			
	Review Appraiser certifies and agrees that: I have, at a minimum, developed and reported this appraisal field review in review report.	accordance with the scope of work requirements stated in this appraisal field			
2.	I performed this appraisal field review in accordance with the requirements adopted and promulgated by the Appraisal Standards Board of The Appraisa report was prepared.				
	I have the knowledge and experience to perform appraisals and review appraise of, and have access to, the necessary and appropriate public a records, public land records and other such data sources for the area in whether the area is the area in	nd private data sources, such as multiple listing services, tax assessment			
5.	I obtained the information, estimates, and opinions furnished by other parties that I believe to be true and correct.	and expressed in this appraisal field review report from reliable sources			
	I have not knowingly withheld any significant information from this appraisal information in this appraisal field review report are true and correct. I stated in this appraisal field review report my own personal, unbiased, and p				
	the assumptions and limiting conditions in this appraisal field review report.				
8.	3. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.				
9.	My employment and/or compensation for performing this appraisal field review conditioned on any agreement or understanding, written or otherwise, that I a predetermined minimum value, a range or direction in value, a value that f occurrence of a specific subsequent event (such as approval of a pending	would report (or present analysis supporting) a predetermined specific value, avors the cause of any party, or the attainment of a specific result or			
10.	I personally prepared all conclusions and opinions about the real estate that we provided significant professional assistance to me in the development of this change to any item in this appraisal field review report; therefore, any change responsibility for it.				
11.	I identified the lender/client in this appraisal field review report who is the i receive this appraisal field review report.	individual, organization, or agent for the organization that ordered and will			
12.	The lender/client may disclose or distribute this appraisal field review report of government sponsored enterprises; other secondary market participants; prinstrumentality of the United States; and any state, the District of Columbia, consent. Such consent must be obtained before this appraisal field review replimited to, the public through advertising, public relations, news, sales, or other secondary market participants.	professional appraisal organizations; any department, agency, or or other jurisdictions; without having to obtain the review appraiser's port may be disclosed or distributed to any other party (including, but not			
	The mortgagee or its successors and assigns, mortgage insurers, governme on this appraisal field review report as part of any mortgage finance transa	ction that involves any one or more of these parties.			
14.	If this appraisal field review report was transmitted as an "electronic record" federal and/or state laws (excluding audio and video recordings), or a facsim representation of my signature, the appraisal field review report shall be as e review report were delivered containing my original hand written signature.	nile transmission of this appraisal field review report containing a copy or			
15.	Any intentional or negligent misrepresentation(s) contained in this appraisal f including, but not limited to, fine or imprisonment or both under the provision laws.				
RE	VIEW APPRAISER	LENDER/CLIENT			
Si	gnature (Name			
	ame Collice Moore, Jr.	Company Name City of Greenville			
	Collice Moore Properties ompany Address 4300-116 Sapphire Ct., Greenville, NC 27834	Company Address PO Box 7207, Greenville, NC 27835			
Te	elephone Number 252-341-0500	LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW			
	nail Address info@collicemoore.com	Name			
	ate of Signature and Report <u>08/24/2024</u>	Company Address			
	ate Certification # A6508 State License #				
	ate <u>NC</u>	Deviewer's Opinion of Market Value &			
	piration Date of Certification or License <u>06/30/2025</u>	Reviewer's Opinion of Market Value \$ Date Only if review appraiser answered "No" to Questions 10, in Section I.			

Fannie Mae Form 2000 March 2005

Subject Photo Page

Property Address 618 Hudson St City Greenville County Pitt State NC Zip Code 27834 Lender/Client City of Greenville County Pitt State NC Zip Code 27834	Borrower	N/A			
	Property Address	618 Hudson St			
Lender/Client City of Greenville	City	Greenville	County Pitt	State NC	Zip Code 27834
	Lender/Client	City of Greenville			



	Subject Front
618 Hudson St	
Sales Price	
Gross Living Area	
Total Rooms	8
Total Bedrooms	4
Total Bathrooms	2.0
Location	
View	
Site	
Quality	
Age	

Subject Side





Subject Street



CITY OF GREENVILLE

NORTH CAROLINA PO BOX 7207 – GREENVILLE, NC 27835-7207

August 12, 2024

Mr. Collice Moore Collice Moore Properties 4300 Sapphire Ct Ste 116 Greenville, NC 27834

Mr. Moore:

Notice to Proceed Letter West Greenville 45-Block Revitalization Program

Your quote of \$275.00, per a property, has been accepted for review appraisal services for the properties below. We are in the process of setting the sales prices of the homes. Per contract, the reviews will need to be completed within 10 business days of receipt, and submitted to the City no later than Tuesday, August 26, 2024.

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

Lincoln Park Phase II

If you need additional information, please contact me by telephone at (252) 329-4226 or by email phinson@greenvillenc.gov.

Sincerely,

Phoenix G Hinson

Program Coordinator Community Development Division Neighborhood and Business Services Department City of Greenville, NC

252-329-4226

P.O. Box 7207, Greenville, NC 27835-7207

greenvillenc.gov

Appraisers License

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
24 COLLICE C MOORE JR A6508 A6508 A6508 A6508 COLLICE C MOORE JR A6508 COLLICE C MOORE JR A6508 COLLICE C MOORE JR COLLICE C MOORE JR C MO
Collice Moore, Jr. Salling Appraver's September EXPIRES JUNE 30, 2025





LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

DECLARATIONS		
	Aspen American Insurance C	ompany
	(Referred to below as the "Compan 499 Washington Boulevard, 8th Flo Jersey City, NJ 07310 877-245-3510	
Date Issued	Policy Number	Previous Policy Number
11/15/2023	AAI007513-08	AAI007513-07
CLAIMS THAT ARE FIRST MADE A TO THE COMPANY IN WRITING T THIS POLICY, OR DURING THE	NO LATER THAN SIXTY (60) DAY: EXTENDED REPORTING PERIOD RETROACTIVE DATE AND BEF	O LIABILITY FOR ONLY THOSE THE POLICY PERIOD AND THEN REPORTED S AFTER EXPIRATION OR TERMINATION OF , IF APPLICABLE, FOR A WRONGFUL ACT FORE THE END OF THE POLICY PERIOD .
 Customer ID: 168988 Named Insured: MOORE, COLLICE PROPERTIE Collice Clyde Moore, Jr. 4300 Sapphire Court, Suite 116 Greenville, NC 27834 	s	
 Policy Period: From: 12/02/20 12:01 A.M. Standard Time at the add Deductible: \$1000 		
3. Deductible: \$1000 4. Retroactive Date: 12/02/2010		
5. Inception Date: 12/02/2010		
B. \$2,00 Subpoena Response: \$5,00 Pre-Claim Assistance: \$5,00	0 Supplemental Payment Coverage 0 Supplemental Payment Coverage 0 Supplemental Payment Coverage	
Real Estate Appraisal and Valu Residential Property: Commercial Property: Bodily Injury and Prope	Ya Ya Ya tion (\$100,000 Sub-Limit): Ya ttion: Ya	es X No es X No es X No es X No es No es No es No x (If "yes", added by endorsement) es No x (If "yes", added by endorsement)

Aspen American Insurance Company

Page 1 of 2

SUMMARY OF SALIENT FEATURES

	Subject Address	620 Hudson St
	Legal Description	Lot 21, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
NOI	City	Greenville
SUBJECT INFORMATION	County	Pitt
ECT INF	State	NC
SUBJE	Zip Code	27834
	Census Tract	0007.01
	Map Reference	MB 66 Pg 85
ш		
PRICE & DATE	Contract Price \$; -
PRICE	Date of Contract	-
S	Borrower	
PARTIES		- City of Greenville
	Lender/Client	City of Greenvine
	Size (Square Feet)	1,391
DESCRIPTION OF IMPROVEMENTS	Location	City Residential
NPROV	Age	0
IN OF I	Condition	New
CRIPTI	Total Rooms	7
DES	Bedrooms	3
	Baths	2
APPRAISER	Appraiser	Jerry D Shackelford II
APPR,	Effective Date of Appraisal	7/16/2024
VALUE	Opinion of Value \$	\$ 221,000
\sim		

Shackelford & Associates

	ESIDENTIAL APP	RAISAL REP	ORI		File No.:	LS24-1565
	Property Address: 620 Hudson St			Greenville	State: NC	Zip Code: 27834
L	County: Pitt	Legal Descrip	tion: Lot 21, Red	ivision of Lots 18-24, Biltm	nore Addition: portion of	DB 3760 pg 716
ပ္ပြ				Assessor's Parcel #:	84910 / 4678-81-706	7
١٣	Tax Year: 2024 R.E. Taxes: \$ 2,2	57 Special Assessme	ents: \$ o	Borrower (if applicable)	: -	
SUBJECT	Current Owner of Record: City of Gre	enville minium 🗌 Cooperative [Oc Other (describe	cupant: Owner	Tenant 🔀 Vacant HOA: \$ o	Manufactured Housing
	Market Area Name: Biltmore Addition			Map Reference: MB 66 Pg 85		us Tract: 0007.01
	The purpose of this appraisal is to develop a		/alue (as defined), o			0007.01
	This report reflects the following value (if not	· · · · · · · · · · · · · · · · · · ·		nspection Date is the Effective	Date) Retrosp	ective Prospective
F	Approaches developed for this appraisal:	Sales Comparison Approac	ch 🛛 🖂 Cost App	roach 🔄 Income Approac	h (See Reconciliation Co	omments and Scope of Work)
Ē	Property Rights Appraised: 🛛 🖂 Fee Sir	nple 🗌 Leasehold 🗌 L	Leased Fee	Other (describe)		
۱Z	Intended Use: <u>Setting a list price</u>					
ASSIGNMENT						
Ř		e Client				
	Client: City of Greenville			hoenix G Hinson, Program		07, Greenville, NC 27835
	Appraiser: Jerry D Shackelford II			Evans Street, Greenville, N		
		Suburban 🔄 Rural 25-75% 🗌 Under 25%	Predominant Occupancy	One-Unit Housing PRICE AGE	Present Land Use One-Unit 80 %	Change in Land Use
_	Built up: 🛛 Over 75% 🗌 2 Growth rate: 🗍 Rapid 🕅 S		Owner 45	\$(000) (yrs)	2-4 Unit - %	│ │ Not Likely │ │ Likely * │ │ In Process *
Ó		Stable Declining	\boxtimes Tenant 50	30 Low 0	Multi-Unit 10 %	
ΡT		n Balance Over Supply	Vacant (0-5%)	225 High 150	Comm'l 5 %	
S		B-6 Mos. Over 6 Mos.	Vacant (>5%)	170 Pred 65	Other 5 %	·
ES	Market Area Boundaries, Description, and Ma	arket Conditions (including suppor	rt for the above char			ocated within the city grid of
∎ ∎	Greenville and in close proximity to the			,		
RE	fire and police protection, education, she	opping, employment centers, a	and recreational fac	ilities are all located within	a few minutes drive.	
₹						
Ř	The market area is bound to the north by	· "		ath by SW Greenville Blvd,	and to the west by Memo	orial Blvd. Other
MARKET AREA DESCRIPTION	Neighborhood Land Use consists of und	eveloped land and public use.				
Z		، مذ	·	C.1	. 1	. 1
	<u>I have considered relevant competitive l</u> trend is indicated, I have attached an ado		•		e trending information re	eported in this section. If a
	Dimensions: 65' x 92.92' x 65.17' x 97.5	<u>2</u>	mpetitive fisting/co	0:1	142 ac	
	Zoning Classification: R6S	12			Single-family dwellings a	t medium densities
		Zonin	ig Compliance: [nforming (grandfathered)	Illegal No zoning
	Are CC&Rs applicable? 🗌 Yes 🖂 No	D 🗌 Unknown 🛛 Have the c	documents been revi	ewed? Yes No	Ground Rent (if applicat	ole) \$ /
	Highest & Best Use as improved: 🛛 🖂 P	resent use, or 🛛 🗌 Other use	(explain)			
	Actual Use as of Effective Date: <u>Reside</u>			Use as appraised in this report	Residential	
z	Summary of Highest & Best Use: <u>See</u>	addenda				
E						
□ <u>□</u>	Listian Dublic Other Dravider	Description Off site laws	vements Type	Public Privat	e Topography Level	
R	I UTILITIES PUDIIC UTIER PROVIDER	/Description I Utt-site impro				
SCR		/Description Off-site Impro				al for area
DESCR	Electricity	Street	Asphalt / 2 Lane C Concrete	ity Street	Size Typic	al for area
ITE DESCR	Electricity	Street	Asphalt / 2 Lane C		Size <u>Typic</u> Shape <u>Recta</u>	
SITE DESCRIPTION	Electricity Image: Constraint of the second se	Street Z Curb/Gutter Sidewalk	Asphalt / 2 Lane C	ity Street	Size <u>Typic</u> Shape <u>Recta</u>	ngular uate / Typical for area
SITE DESCRI	Electricity Image: Constraint of the second se	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 4 Alley 2	Asphalt / 2 Lane C Concrete - City / Pole-Mounte	ity Street 🛛 🗍 🗐 🗍 🗍 🗍 🗍 🗍 🗍 🗍 🗍 🗍 🗍 🗍 🗍 🗍	Size Typic Shape Recta Drainage Adequ View Resid	ngular uate / Typical for area
SITE DESCRI	Electricity Image: Constraint of the system Gas Image: Constraint of the system Water Image: Constraint of the system Sanitary Sewer Image: Constraint of the system Storm Sewer Image: Constraint of the system Other site elements: Image: Constraint of the system	Street 2 Curb/Gutter 2 Sidewalk 5 Street Lights 4 Alley 2 Corner Lot Cul de Sac	Asphalt / 2 Lane C Concrete - City / Pole-Mounte - Underground	ity Street 2012 2012 2012 2012 2012 2012 2012 201	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>	ngular Late / Typical for area ential
SITE DESCRI	Electricity Image: Constraint of the state of the state elements: Image: Constraint of the state elements: Gas Image: Constraint of the state elements: Image: Constraint of the state elements: Storm Sewer Image: Constraint of the state elements: Image: Constraint of the state elements: Other site elements: Image: Constraint of the state elements: Image: Constraint of the state elements: FEMA Spec'l Flood Hazard Area Yes	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone x	Asphalt / 2 Lane C Concrete - City / Pole-Mounto - Underground	ity Street Image: Constraint of the stress of	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>	ngular Late / Typical for area ential A Map Date 07/07/2014
SITE DESCRI	Electricity Image: Constraint of the state of the state elements: Image: Constraint of the state elements: Gas Image: Constraint of the state elements: Image: Constraint of the state elements: Storm Sewer Image: Constraint of the state elements: Image: Constraint of the state elements: Other site elements: Image: Constraint of the state elements: Image: Constraint of the state elements: FEMA Spec'l Flood Hazard Area Yes	Street 2 Curb/Gutter 2 Sidewalk 5 Street Lights 4 Alley 2 Corner Lot Cul de Sac	Asphalt / 2 Lane C Concrete - City / Pole-Mounto - Underground	ity Street Image: Constraint of the stress of	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>	ngular Late / Typical for area ential A Map Date 07/07/2014
SITE DESCRI	Electricity Image: Constraint of the state of the state elements: Image: Constraint of the state elements: Gas Image: Constraint of the state elements: Image: Constraint of the state elements: Storm Sewer Image: Constraint of the state elements: Image: Constraint of the state elements: Other site elements: Image: Constraint of the state elements: Image: Constraint of the state elements: FEMA Spec'l Flood Hazard Area Yes	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone x	Asphalt / 2 Lane C Concrete - City / Pole-Mounto - Underground	ity Street Image: Constraint of the stress of	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>	ngular Late / Typical for area ential A Map Date 07/07/2014
SITE DESCR	Electricity Image: Constraint of the state of the state elements: Image: Constraint of the state elements: Gas Image: Constraint of the state elements: Image: Constraint of the state elements: Storm Sewer Image: Constraint of the state elements: Image: Constraint of the state elements: Other site elements: Image: Constraint of the state elements: Image: Constraint of the state elements: FEMA Spec'l Flood Hazard Area Yes	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone x	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground C F ained. The site has	ity Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>	ngular uate / Typical for area ential A Map Date 07/07/2014 its improvements.
SITE DESCR	Electricity	Street 2 Curb/Gutter 0 Sidewalk 2 Street Lights 0 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone X ically level and adequately dra	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground Underground Fained. The site has	ity Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>) FEM ad is adequately sized for	ngular uate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central
SITE DESCR	Electricity	Street 2 Curb/Gutter 4 Sidewalk 5 Street Lights 6 Alley 7 Corner Lot Cul de Sac No FEMA Flood Zone X ically level and adequately dra Exterior Description Foundation <u>Rsd Slab</u>	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground Underground Fained. The site has Founc Slab	ity Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>) FEM ad is adequately sized for asement None rea Sq. Ft.	ngular Late / Typical for area
SITE DESCR	Electricity	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Foundation Rsd Slab Exterior Description Foundation Vinyl	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground Underground Fained. The site has Slab Crawl	ity Street	Size <u>Typic</u> Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u> Drainage <u>Recta</u> <u>Resid</u> Drainage <u>Adequ</u> View <u>Resid</u> None FEM Mad is adequately sized for Second Second Sec	ngular uate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central
SITE DESCR	Electricity	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground Underground Fained. The site has Slab Crawl Basen	ity Street	Size <u>Typic</u> Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u> New <u>Resid</u> Drainage <u>Adequ</u> View <u>Resid</u> None FEM None rea Sq. Ft. Size <u>Typic</u>	ngular itate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric
SITE DESCR	Electricity Image: Second condition of the state elements: Image: Second condition of the state elements: Sanitary Sewer Image: Second condition of the state elements: Image: Second condition of the state elements: Other site elements: Image: Image: Second condition of the state elements: Image: Image: Second condition of the state elements: Other site elements: Image: Image: Image: Second condition of the state elements: Image: Image: Image: Image: Image: Image: Second condition of the state elements: FEMA Spec'l Flood Hazard Area Yes Site Comments: Image: Imag	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground Slab Crawl Basen Sump	ity Street Image: Concrete Image: Concrete Image: Concrete <tr< th=""><th>Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement ⊠ None rea Sq. Ft. </th><th>ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central</th></tr<>	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement ⊠ None rea Sq. Ft.	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central
	Electricity	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground City / Pole-Mounto F F ained. The site has Found Slab Crawl Basen Sump nsulated Damp	ity Street Image: Concrete Image: Concrete Image: Concrete <tr< th=""><th>Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement None rea Sq. Ft. Sinished jeiling </th><th>ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Central</th></tr<>	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement None rea Sq. Ft. Sinished jeiling	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Central
	Electricity	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground City / Pole-Mounto F F ained. The site has Found Slab Crawl Basen Sump nsulated Damp	ity Street Image: Concrete Image: Concrete Image: Concrete <tr< th=""><th>Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement ⊠ None rea Sq. Ft. </th><th>ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central</th></tr<>	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement ⊠ None rea Sq. Ft.	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central
	Electricity Image: Second structure Gas Image: Second structure Water Image: Second structure Sanitary Sewer Image: Second structure Storm Sewer Image: Second structure Other site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas Image: Site Comments: 1mage: Site Site Site Site Site Site Site Site	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground City / Pole-Mounto F Sained. The site has Found Slab Crawl Basen Sump nsulated Settler	ity Street Image: Concrete Image: Concrete Image: Concrete <tr< th=""><th>Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement None rea Sq. Ft. Sinished jeiling </th><th>ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Central</th></tr<>	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement None rea Sq. Ft. Sinished jeiling	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Central
	Electricity	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes	Asphalt / 2 Lane C Concrete City / Pole-Mounto Underground Concrete City / Pole-Mounto Concrete City / Pole-Mounto City / Pole-	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement None rea Sq. Ft. Sinished jeiling	ngular Late / Typical for area Late / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Other
	Electricity <pre> Gas</pre> Gas Gas Water Sanitary Sewer Storm Sewer Other site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas General Description # of Units # of Units 1 Type Det. Att. Design (Style) Necoeclectic Katual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Floors Carpet, LVP, Tile Painted Sheetrock	Street 2 Curb/Gutter 3 Sidewalk 2 Street Lights 4 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes Appliances Attic Range/Oven Drop State	Asphalt / 2 Lane C Concrete City / Pole-Mountor Underground Underground Siab Crawl Basen Sump nsulated Settler Infesta None Amenities Fireplace(s air \scitter Patio	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for rea Sq. Ft. is Finished ieiling /alls loor utside Entry	ngular itate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0
	Electricity Image: Constraint of the state of the	Street 2 Curb/Gutter 3 Sidewalk 2 Street Lights 4 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes Appliances Attic Range/Oven Drop Statistics Disposal Scuttle	Asphalt / 2 Lane C Concrete City / Pole-Mountor Underground Underground Siab Crawl Basen Sump nsulated Damp sh Settler Infesta None Amenities Fireplace(s air \vee Patio	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for rea Sq. Ft. is Finished ieiling /alls loor utside Entry	ngular itate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0
	Electricity Image: Constraint of the state of the	Street 2 Curb/Gutter 3 Sidewalk 3 Street Lights 4 Alley 3 Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mess Appliances Attic Refrigerator Stairs Range/Oven Drop Stz Disposal Scuttle Dishwasher Doorway	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground Underground ained. The site has Found Slab Crawl Basen Sump nsulated Damp sh Settler Infesta Settler Infesta Settler Deck Porch Porch	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for rea Sq. Ft. is Finished ieiling /alls loor utside Entry	ngular itate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 Bltln 0
	Electricity Image: Second structure Gas Image: Second structure Water Image: Second structure Sanitary Sewer Image: Second structure Storm Sewer Image: Second structure Other site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas Image: Site Comments: 1 Type Image: Site Comments: 1 Image: Site Comments: 1 Type Image: Site Comments: 0 Image: Site Comments: 0 Image: Site Comme	Street 2 Curb/Gutter 3 Sidewalk 2 Street Lights 4 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes Appliances Attic Refrigerator Stairs Range/Oven Drop Sta Disposal Scuttle Dishwasher Doorway Fan/Hood Floor	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground Underground ained. The site has Found Slab Crawl Basen Sump nsulated Damp sh Settler Infesta Settler Infesta Settler Deck y Porch Gener Fence State Fence State State Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl Crawl C	ity Street Image: Constraint of the stress of the stre	Size <u>Typic</u> Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>) FEM ad is adequately sized for rea Sq. Ft. is Finished leiling /alls loor utside Entry	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage INone Garage # of cars (2 Tot.) Attach. 0 Bttln 0 Carport 0
	Electricity Image: Constraint of the state of the	Street 2 Curb/Gutter 3 Sidewalk 2 Street Lights 4 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes Appliances Attic Refrigerator Stairs Range/Oven Drop Sta Disposal Scuttle Dishwasher Doorway Fan/Hood Floor Microwave Heated	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground Underground ained. The site has Found Slab Crawl Basen Sump nsulated Damp sh Settler Infesta Settler Infesta Settler Deck y Porch of Fence 1 Pool -	ity Street Image: Concrete Image: Concrete Image: Concrete	Size <u>Typic</u> Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adequ</u> View <u>Resid</u>) FEM ad is adequately sized for rea Sq. Ft. is Finished leiling /alls loor utside Entry	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Bttln 0 Carport 0 Driveway 2 Hudson St
	Electricity Image: Second	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Foundation Rsd Slab Exterior Description Foundation Shingles Gutters & Dwnspts. None Window Type Vinyl Storm/Screens Half Mes Appliances Attic Refrigerator Stairs Range/Oven Drop Sta Disposal Scuttle Dishwasher Doorway Fan/Hood Floor Microwave Heated Washer/Dryer Finished	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I ained. The site has Found Slab Crawl Basen Sump nsulated None Amenities Fireplace(s air Patio Poch Pool Other of	ity Street Image: Concrete Image: Concrete Image: Concrete	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM ad is adequately sized for iasement ⊠ None rea Sq. Ft.	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BltIn 0 Carport 0 Driveway 2 Hudson St Surface Concrete
	Electricity Image: Sector	Street 2 Curb/Gutter 3 Sidewalk 2 Street Lights 4 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes Appliances Attic Refrigerator Stairs Disposal Scuttle Dishwasher Doorway Fan/Hood Floor Microwave Heated Washer/Dryer Finished 7 Rooms	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I ained. The site has Found Slab Crawl Basen Sump nsulated None Amenities Fireplace(s air Patio Patio Pool Pool 3 Bedrooms	ity Street Image: Concrete Image: Concrete Image: Concrete	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM asement ⊠ None rea Sq. Ft.	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 Bltln 0 Carport 0 Driveway 2 Hudson St Surface Concrete foross Living Area Above Grade
	Electricity Image: Second structure Gas Image: Second structure Water Image: Second structure Sanitary Sewer Image: Second structure Storm Sewer Image: Second structure Storm Sewer Image: Second structure Cher site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas Image: Site Comments: 1 Type Det. Att. Design (Style) Neoceclectic Image: Site Site Site Site Site Site Site Site	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes Disposal Scuttle Disposal Scuttle Disposal Scuttle Microwave Heated Washer/Dryer Finished 7 Rooms e countertops / tile backsplash n, single vanity in second bath	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I Underground I Field and Crawl Basen Sump nsulated Damp sh Settler Infesta None Amenities Fireplace(s air Patio Patio Pool Pool 3 Bedrooms A stainless steel ar proom	ity Street Image: Concrete Image: Concrete Image: Concrete	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM asement ⊠ None rea Sq. Ft.	ngular iate / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 Bltln 0 Carport 0 Driveway 2 Hudson St Surface Concrete foross Living Area Above Grade
	Electricity Image: Sector	Street 2 Curb/Gutter 2 Sidewalk 2 Street Lights 2 Alley 2 Corner Lot Cul de Sac No FEMA Flood Zone xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mes Disposal Scuttle Disposal Scuttle Disposal Scuttle Microwave Heated Washer/Dryer Finished 7 Rooms e countertops / tile backsplash n, single vanity in second bath	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I Underground I Field and Crawl Basen Sump nsulated Damp sh Settler Infesta None Amenities Fireplace(s air Patio Patio Pool Pool 3 Bedrooms A stainless steel ar proom	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid) FEM asement ⊠ None rea Sq. Ft.	ngular Late / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BltIn 0 Carport 0 Driveway 2 Hudson St Surface Concrete f Gross Living Area Above Grade Itured marble countertops in
	Electricity Image: Second structure Gas Image: Second structure Water Image: Second structure Sanitary Sewer Image: Second structure Storm Sewer Image: Second structure Storm Sewer Image: Second structure Cher site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas Image: Site Comments: 1 Type Det. Att. Design (Style) Neoceclectic Image: Site Site Site Site Site Site Site Site	Street Z Curb/Gutter G Sidewalk Street Lights Alley Alley Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mess Disposal Scuttle Dishwasher Doorway Fan/Hood Floor Microwave Heated Washer/Dryer Finished 7 Rooms e countertops / tile backsplash n, single vanity in second bath Ing physical, functional and exter	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I Underground I Field and Crawl Basen Sump nsulated Damp sh Settler Infesta None Amenities Fireplace(s air Patio Patio Pool Pool 3 Bedrooms A stainless steel ar proom	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid or FEM ad is adequately sized for binshed eiling /alls loor utside Entry	ngular Late / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BltIn 0 Carport 0 Driveway 2 Hudson St Surface Concrete f Gross Living Area Above Grade Itured marble countertops in
	Electricity Image: String server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the server is the	Street Z Curb/Gutter G Sidewalk Street Lights Alley Alley Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mess Disposal Scuttle Dishwasher Doorway Fan/Hood Floor Microwave Heated Washer/Dryer Finished 7 Rooms e countertops / tile backsplash n, single vanity in second bath Ing physical, functional and exter	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I Underground I Field and Crawl Basen Sump nsulated Damp sh Settler Infesta None Amenities Fireplace(s air Patio Patio Pool Pool 3 Bedrooms A stainless steel ar proom	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid or FEM ad is adequately sized for binshed eiling /alls loor utside Entry	ngular Late / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BltIn 0 Carport 0 Driveway 2 Hudson St Surface Concrete f Gross Living Area Above Grade Itured marble countertops in
DESCRIPTION OF THE IMPROVEMENTS DESCRI	Electricity Image: String server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the server is the	Street Z Curb/Gutter G Sidewalk Street Lights Alley Alley Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mess Disposal Scuttle Dishwasher Doorway Fan/Hood Floor Microwave Heated Washer/Dryer Finished 7 Rooms e countertops / tile backsplash n, single vanity in second bath Ing physical, functional and exter	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I Underground I Field and Crawl Basen Sump nsulated Damp sh Settler Infesta None Amenities Fireplace(s air Patio Patio Pool Pool 3 Bedrooms A stainless steel ar proom	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid or FEM ad is adequately sized for binshed eiling /alls loor utside Entry	ngular Late / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BltIn 0 Carport 0 Driveway 2 Hudson St Surface Concrete f Gross Living Area Above Grade Itured marble countertops in
	Electricity Image: String server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the subject site is based in the server in the server is the	Street Z Curb/Gutter G Sidewalk Street Lights Alley Alley Corner Lot Cul de Sac No FEMA Flood Zone Xically level and adequately dra Exterior Description Foundation Rsd Slab Exterior Walls Vinyl Roof Surface Shingles Gutters & Dwnspts. None Window Type Vinyl / Ir Storm/Screens Half Mess Disposal Scuttle Dishwasher Doorway Fan/Hood Floor Microwave Heated Washer/Dryer Finished 7 Rooms e countertops / tile backsplash n, single vanity in second bath Ing physical, functional and exter	Asphalt / 2 Lane C Concrete City / Pole-Mounta Underground I Underground I Field and Crawl Basen Sump nsulated Damp sh Settler Infesta None Amenities Fireplace(s air Patio Patio Pool Pool 3 Bedrooms A stainless steel ar proom	ity Street Image: Constraint of the stress of the stre	Size Typic Size Typic Shape Recta Drainage Adequ View Resid or FEM ad is adequately sized for binshed eiling /alls loor utside Entry	ngular Late / Typical for area ential A Map Date 07/07/2014 its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BltIn 0 Carport 0 Driveway 2 Hudson St Surface Concrete f Gross Living Area Above Grade Itured marble countertops in

GPRESIDENTIAL

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

RESIDENTIAL APPRAISAL REPORT

File No · 1 \$24-1565

	My research did								three	years prid	or to the ef		appraisal		-1505		
RY	Data Source(s): 1st Prior Subject Sa	lo/Trancfor	Anah		olo/tran	ofor histo	nu	and/or any ourrant	aaroo	mont of a	alo/licting:				1, 1		<u> </u>
STO	Date:						-	and/or any current	-		-	The subje	ct was r	iot fou	nd to ha	ve tr	ansferred
ΪΗ	Date: within the 36 months prior to the effective date of the appraisal. Price: Price:																
TRANSFER HISTORY	Source(s): Register of Dec 2nd Prior Subject Sa			omparable 1 transferred 8/8/2022 by way of quit claim deed between individual and corporation with no recorded tax. omparable 3 transferred 3 times within the year prior to the grid sale date; each time as part of a larger sale, between													
FRAN	Date: Price:				<i>.</i>	without			7/202	221.4	· 1· ·			·/1 @2	0.	1	1.
-	Source(s):		Con	iparable	e 5 trai	isterred	as	a vacant lot 12/	//202	25 betwe	en individ	duals and a corpo	ration v	viin \$3	0 in reco	orde	1 tax.
	SALES COMPARISON APP		(if de	veloped	/				n App			oped for this apprai	sal.				
	FEATURE Address 620 Hudson St	SUBJECT		1022 5		PARABLI	E S	ALE # 1	220			SALE # 2	630 C		PARABLE	SAL	E # 3
	Greenville, NC	27834		1022 F Greenv		g St JC 2783	4			8 N Geor nville, N	0		Grifto	-			
	Proximity to Subject			0.15 m						2 miles V				miles S			
		\$	-			/ 0	\$	210,000	1			\$ 249,000			/ 0	\$	234,900
	Sale Price/GLA Data Source(s)	\$	/sq.ft.			<u>27 /sq.ft.</u>		DOM 18	\$ NCI		04 /sq.ft.);DOM 32	\$		<u>24</u> /sq.ft. 0042604	0.D	DM 02
	Verification Source(s)			Tax Of			<u>, 91</u>			Office,R		,DOM 52	Tax O			9,00	JIVI 92
	VALUE ADJUSTMENTS	DESCRIPTION	I	D	ESCRI	PTION		+(-) \$ Adjust.		DESCRI	PTION	+(-) \$ Adjust.	D	ESCRIP	PTION		+(-) \$ Adjust.
	Sales or Financing Concessions			Arms I	0					is Length				Length			
	Date of Sale/Time	-		Conv /				+6 352		<u>v / None</u> /9/23;s11		+7 559	Conv /			-	+2,008
	Rights Appraised	Fee Simple		Fee Sin		5125		10,302		Simple	10120		Fee Si		021		. 2,000
	Location	City Residential		City R		tial				n of Fari	nville	-10,000	Reside				-20,000
	Site View	0.142 ac Residential		0.15 ac Reside					0.17	ac idential			0.32 a Reside			+	
	Design (Style)	Neoeclectic		Reside						tgun			Reside			+	
	Quality of Construction	Average		Averag		_		-10,500		-		-12,450	Avera				+7,047
	Age Condition	0		0					0				0			_	
	Above Grade	New Total Bdrms B	aths	New Total	Bdrms	Baths			New Tota		Baths		New Total	Bdrms	Baths	+	
	Room Count	7 3	2	6	3	2			6	3	2		6	3	2		
	Gross Living Area	1,391	sq.ft.		1	1,248 SQ	.ft.	+12,155		1	1,383 sq.f	t.		1	,388 sq.	ft.	
	Basement & Finished Rooms Below Grade	-		-					-				-				
	Functional Utility	Average		Averag	<i>,</i>					rage			Avera			_	
-	Heating/Cooling Energy Efficient Items	FWA / Central IWD		FWA / IWD	Centr	al			FW. IWI	A / Centr	al		FWA IWD	/ Centr	al	+	
	Garage/Carport	None		None						AttGrg		-10,000	-				
R04	Porch/Patio/Deck	CP,CS		СР				+1,500				-3,500	CP,Pa	tio			
n i	Fireplaces Other Items	None None		None None					Non Fen			-3,500	None AttStg	[-1,500
IS0	Prior Sale Date			8/22/2	022				Non	e within	the vear		1/17/24	1-1/17/2	4-8/23/23		
PAR	Prior Sale Price			\$0			_			r to grid :	sale date		\$0 - \$0	0 - \$0			
N N	Net Adjustment (Total) Adjusted Sale Price] +		\$	9,507		+	⊠ - ₿	\$ -31,89] +	⊠ -	\$	-12,445
S S	of Comparables						\$	219,507				\$ 217,109				\$	222,455
SALES	Summary of Sales Comparis	on Approach						217,007									,
	Indicated Value by Sales		(Copyright©		y a la mod		c. This form may be r isal software by a				written permission, how	ever, a la n	node, inc	. must be a	cknow	ledged and credite 3/200

Α	DDITIONAL	. COMPAR	ABLE SALI	ES		Fi	le No.: LS24-1565	
	FEATURE	SUBJECT	COMPARABLE S/	ALE # 4	COMPARABLE S		COMPARABLE SA	LE#6
	Address 620 Hudson St	1	308 Elizabeth St		123 E Catawba Rd			
	Greenville, NC	27834	Greenville, NC 27834		Greenville, NC 27834			
	Proximity to Subject		0.55 miles NE		2.47 miles N			
	Sale Price	\$	\$	185,000		245,000	\$	
	Sale Price/GLA	\$/sq.ft.		100,000	\$ 186.88 /sq.ft.	2.0,000	\$ /sq.ft.	
	Data Source(s)	· · ·	NCRMLS#100395357;I	DOM 3	NCRMLS#100440387;	DOM 49		
	Verification Source(s)		Tax Office,ROD		Tax Office,ROD			
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
	Sales or Financing		Arms Length		Pending	., .		
	Concessions		Conv / \$3,300	-3,300				
	Date of Sale/Time	-	c7/21/23;s8/18/23	+5,596	c6/10/24			
	Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
	Location	City Residential	City Residential		City Residential	-12,500		
	Site	0.142 ac	0.15 ac		0.22 ac			
	View	Residential	Residential		Residential			
	Design (Style)	Neoeclectic	Ranch		Ranch			
	Quality of Construction	Average	Average	-9,250	Average	-12,500		
	Age	0	60		0			
	Condition	New	Very Good / Reno	+9,250				
	Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
	Room Count	7 3 2	5 3 1	+10,000				
	Gross Living Area	1,391 sq.ft.	1,100 sq.ft.	+24,735	1,311 sq.ft.	+6,800	sq.ft.	
	Basement & Finished	-	-		-			
	Rooms Below Grade	-	-		-			
	Functional Utility	Average	Average		Average			
	Heating/Cooling	FWA / Central	FWA / Central		FWA / Central			
	Energy Efficient Items	IWD	TWH,NwHVAC		IWD			
	Garage/Carport	None	None		None			
	Porch/Patio/Deck	CP,CS	Steps	+5,000	CP,Deck	-2,500		
	Fireplaces	None	None	·	None			
	Other Items	None	Fence	-3,500	None			
	Prior Sale Date		None within the year		12/7/2023			
ы	Prior Sale Price		prior to grid sale date		\$15,000			
A O	Net Adjustment (Total)		\square + \square - \$	38,531	<u>\$15,000</u> + 🛛 - \$	-20,700	□ + □ - \$	
APPROACH	Adjusted Sale Price			50,551		-20,700		
AP	of Comparables		\$	223,531	\$	224,300	\$	
N	Summary of Sales Comparis	son Approach		-)		, <u>-</u>		
SIS								
SALES COMPARISON								
N								
С С								
Ц								
SA								
			Donuriante 0007 hans hans hans h	o This form the l	produced open alteration the state	Hon normia-1 1	vor a la made las sustit	woodned as the Physics
G	PRESIDEN		Copyright© 2007 by a la mode, in PRES2 (AC) - "TOTAI " ann				ver, a la mode, inc. must be ackno	wledged and credited. 3/2007

Supplemental Addendum

Borrower	-			
Property Address	620 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			

SCOPE OF WORK: The subject has been identified by the postal address, legal description, and assessor's parcel number. The descriptions and analysis of the land and improvements in this report are based upon the visual inspection of the property. Photographs are included in the addenda. Property taxes, zoning, utilities, and other property information has been obtained through public records such as the county tax and planning departments. Flood and census data has been taken from a la mode's Interflood application. The search for comparable properties was made through the North Carolina Regional MLS and county tax records.

The development of each of the three approaches to value was considered:

The cost approach has been developed as the land value and cost estimates are well supported and the improvements are relatively new and suffer little depreciation.

The sales comparison approach has been developed as there is an active market for similar properties, and sufficient sales data is available for analysis. This approach directly considers the prices of alternative properties having similar utility.

The income approach was not developed as housing in the subject's segment of the market is almost exclusively owner occupied and not typically bought or sold based on its income producing capabilities. The income approach is not necessary for credible assignment results.

HIGHEST AND BEST USE AS IMPROVED: The value of the subject in its current use is greater than the value of its underlying land, so razing the improvements would not result in a higher property value. If legally permissible, a change in use would be justified only if the value in the new use would exceed the value in the existing use by more than the conversion costs. In this case, demand for a different use does not meet that test. Therefore, the maximally productive use of the subject is the continued use of the current improvements as a single-family residential dwelling. The most likely buyer and user is an owner-occupant.

MEASURING PER ANSI STANDARDS: An on-site interior and exterior inspection of the subject has been made. The improvements were physically measured at the time of inspection based on the American National Standards Institute (ANSI) Standard Z765-2021. Measurements were rounded to the nearest one-tenth of a foot. Total square footage of the finished area was rounded to the nearest whole square foot.

SUMMARY OF SALES COMPARISON APPROACH: In the sales search, the most important items of consideration were location, quality, condition, and size. The search for sales started with new construction sales in close proximity to the subject over the past 24 months. One sale was located and the search was expanded to include significantly renovated properties in close proximity to the subject. A couple of other sales were located and the search was expanded to include newer homes in similar areas in other Pitt County towns. Another sale was located in a similar area of Farmville. The search was then expanded to include recent sales of homes similar in size and quality to the subject throughout Pitt County. Several sales were located which were then considered for quality, condition, location, size, and site value. The sales were then narrowed to the four sales and one listing utilized within the sales grid. These comparables have been adjusted as follows.

Comparable 1 is utilized due to proximity / location / similar site value. This sale is adjusted for market conditions as well as for slightly superior quality due to flooring, bathroom materials / finish, and interior trim.

Comparable 2 is utilized due to its being new construction within an established downtown area of a nearby town. The sale is adjusted for slightly superior location / site value based on the difference in site values between the two municipalities. Additional adjustments are applied for market conditions and superior quality due to the sale having similar ceiling heights, it has a vaulted ceiling and trey ceiling, bath materials / finish, and higher foundation.

Comparable 3 is further than preferred, yet is utilized due to its being the most similar 2024 sale in addition to its ability to bracket overall quality. The sale is adjusted for inferior quality due to some ceiling heights and countertop materials throughout.

Comparable 4 is utilized due to is similar location. This sale has been completely renovated and is adjusted for seller concessions, market conditions, and superior quality due to flooring, bathroom materials / finish, brick exterior, crawlspace foundation, and granite countertops throughout. The sale is adjusted for inferior condition due to the age of improvements with consideration given to the amount of renovations noted.

Comparable 5 is a comparable listing within the extended market, utilized due to age of construction and location. The listing is adjusted for its superior location due to higher site values, and for superior quality due to interior trim, flooring, and bathroom materials / finish.

Market condition adjustments are applied at a rate of 1% per month between the first of March 2024 and the end of May 2024 with no adjustment applied for the time frame before or after due to market stability. Additional adjustments are applied for bath count (\$5,000 per half bath for less than 2 bathrooms), size (\$85 per square foot for variances greater than 50 square feet), car storage, porches, and other items such as fencing and storage.

The range of the adjusted sales is \$219,507 to \$223,531 with the listing adjusting slightly above this range. All sales are considered as all are utilized in bracketing; the appraiser's opinion of market value is \$221,000.

The subject's value is higher than neighborhood predominant yet falls within the neighborhood low/high range and is not considered an over improvement.

Adjustment percentages are higher than preferred yet unavoidable due to the variances between properties within this market that require adjustment to allow for more credible appraisal results.

Note that there are only six ratings available to categorize all properties based on their quality and condition. Due to the limited number of ratings, the comparables can be similar enough to have the same rating as the subject, yet differ enough to cause a monetary reaction by the market. Consequently, some comparables could have the same rating as the subject, yet require an adjustment.

Adjustments for seller concessions are only applied when greater than the typical 3% of sales price. Adjustments are applied only for any amount above and beyond 3% of the total sales price.

Adjustments made for other additional amenities such as storage, workshops, fencing, pools, etc, are adjusted based on review of photos for quality, condition, and size. These adjustments are applied on an individual basis which can sometimes result in adjustments that appear to be inconsistent within the sales grid.

R	ESIDENTIAL APPRAISAL REPORT COST APPROACH TO VALUE (if developed) The Cost Approach was not developed	pped for this appraisal.	File	No.: LS24-1565	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for est	imating site value):	E	aalaa harre haar dii aa	aite
	valuation. All four lots are located within the subject's immediate and slightly extended	- /		sales have been utilized in 2024. Sales prices range f	
	\$4,000 to \$7,500. The most recent sale, 2024, is inferior in size; the sale within the hig				
	and is therefore superior in location. The two remaining sales are most similar in location sale. With consideration given to the size, location, and sale date, the subject's site value of the size sale.	on, the lowest sale being	g the oldest sale and the		
	ESTIMATED 🔲 REPRODUCTION OR 🛛 REPLACEMENT COST NEW	OPINION OF SITE VALU	E	=\$	7,500
COST APPROACH	Source of cost data: Marshall & Swift	DWELLING	1,391 Sq.Ft. @\$	145.12 =\$	201,862
N	Quality rating from cost service: Avg / Gd Effective date of cost data: $06/2024$	Covered Stoop	44 Sq.Ft. @ \$	57.19 =\$	2,516
R	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Covered Porch	135 Sq.Ft. @ \$	50.74 =\$	6,850
A	The cost approach has been developed as an additional indicator of value, reconciled		Sq.Ft. @ \$	=\$	
ST	between the average to good ratings. Site value is taken from lot sales within the		Sq.Ft. @ \$	=\$	
8	market.			=\$	
–		Garage/Carport	Sq.Ft. @ \$	=\$	
		Total Estimate of Cost-N	lew	=\$	211,228
		Less Physic	al Functional	External	
		Depreciation		=\$(0)
		Depreciated Cost of Imp	rovements	=\$	211,228
		"As-is" Value of Site Im	provements	=\$	10,000
				=\$	
				=\$	
	Estimated Remaining Economic Life (if required): 65 Years	INDICATED VALUE BY C	OST APPROACH	=\$	228,728
т	INCOME APPROACH TO VALUE (if developed)	eloped for this appraisal.			
INCOME APPROACH	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Inco	me Approach
100	Summary of Income Approach (including support for market rent and GRM):			· · ·	
١ <u>ط</u>					
Ā					
١					
18					
Ž					
	PROJECT INFORMATION FOR PUDs (if applicable)	ned Unit Development.			
	Legal Name of Project:				
	Describe common elements and recreational facilities:				
PUD					
Ē					
	Indicated Value by: Sales Comparison Approach \$ 221,000 Cost Approach (if	developed) \$		oach (if developed) \$	
			0 11	,	
	Final Reconciliation The sales comparison approach has been utilized in addition to the				
	construction. The most weight is given to the sales comparison as it reflects the market	s reaction. The opinion	of value is reconciled v	within the range indicated b	by the sales
	comparison approach.				
z					
믭	* •• • • • • • • • • • • • • • • • • • •				
RECONCILIATION	This appraisal is made \boxtimes "as is", \square subject to completion per plans and specific				
5	completed,				Subject to
No.	The following required inspection based on the Exitabilitiary Assumption that the condition	UII UI UEIICIEIICY UUES	not require alteration of	iepaii.	
Ю.					
R	This report is also subject to other Ulynothetical Conditions and/or Extraordinany As	aumptions as analified	in the attached addeed	•	
	This report is also subject to other Hypothetical Conditions and/or Extraordinary As				A 1111
	Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp	 defined Scope of Nacional Scope of Nacional Scope (Scope Scope) 	Vork, Statement of As	ssumptions and Limiting	Conditions,
	of this report is: \$ 221,000 , as of:	7/16/2024		the effective date of thi	
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions an		sumptions included in	this report. See attach	ed addenda.
	A true and complete copy of this report contains pages, including exhibits wh		•	•	
ATTACHMENTS	properly understood without reference to the information contained in the complete rep		intogral part of the top		indy not bo
Ē	Attached Exhibits:				
E					
No.	Scope of Work Limiting Cond./Certifications Narrative Ad Map Addenda October Cost Addend		Photograph Addenda Flood Addendum	Sketch Addendu	
E			Flood Addendum	Manuf. House A	adendum
4	L Hypothetical Conditions Extraordinary Assumptions Client	Nome			
		Name: <u>City of Gre</u>			
				PO Box 7207, Greenville,	NC 27835
		SUPERVISORY APP	• •	d)	
		or CO-APPRAISER	(if applicable)		
S					
R		. .			
12		Supervisory or Co-Appraiser Name:			
Y		···			
SIGNATURES	· · · · · · · · · · · · · · · · · · ·	Company:	r.	ax:	
^o		Phone:	Fa	ג	
		E-Mail:			
		Date of Report (Signature)			
		License or Certification #:		State	e:
		Designation:			
	Expiration Date of License or Certification: 06/30/2025	Expiration Date of License	or Certification:		
		Inspection of Subject:	Interior & Exterior	Exterior Only	None None
		Date of Inspection:			
-			out written permission, however	r, a la mode, inc. must be acknowle	dged and credited
G	PRESIDENTIAL Form GPRES2 - "TOTAL" appraisal software b				3/2007

Form GPRES2	- "TOTAL" appraisal	l software by a	la mode, inc.	- 1-800-ALAMODE

Location Map

Borrower	-				
Property Address	620 Hudson St				
City	Greenville	County Pitt	State _{NC}	Zip Code 27834	
Lender/Client	City of Greenville				



Building Sketch

Borrower	-				
Property Address	620 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Borrower	-			
Property Address	620 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



FRONT / SIDE VIEW



REAR / SIDE VIEW



VIEW LOOKING TOWARD FLEMING STREET FROM HUDSON STREET Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-					
Property Address	620 Hudson St					
City	Greenville	County Pitt	State	NC 2	Zip Code	27834
Lender/Client	City of Greenville					



VIEW OF HUDSON STREET



ADDITIONAL REAR / SIDE VIEW



ADDITIONAL FRONT / SIDE VIEW Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-
Property Address	620 Hudson St
City	Greenville
Lender/Client	City of Greenville

County Pitt

State NC Zip Code 27834



HEAT PUMP



ELECTRIC METER



LIVING ROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	620 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



DINING ROOM



KITCHEN



ADDITIONAL VIEW OF KITCHEN Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	620 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



LAUNDRY ROOM



PRIMARY BEDROOM



PRIMARY BATHROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-						
Property Address	620 Hudson St						
City	Greenville	County Pitt	State	NC	Zip Code	27834	
Lender/Client	City of Greenville						



ADDITIONAL VIEW OF PRIMARY BATHROOM



BEDROOM



BEDROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-
Property Address	620 Hudson St
City	Greenville
Lender/Client	City of Greenville

County Pitt

State NC Zip Code 27834



BATHROOM



ADDITIONAL VIEW OF BATHROOM



DROP STAIRS FOR ATTIC Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	-				
Property Address	620 Hudson St				
City	Greenville	County Pitt	State 1	NC Zip Code	27834
Lender/Client	City of Greenville				



Comparable11022 Fleming StProx. to Subject0.15 miles E

Prox. to Subject	0.15 miles E
Sale Price	210,000
Gross Living Area	1,248
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	City Residential
View	Residential
Site	0.15 ac
Quality	Average
Age	0





Comparable 2

3308 N George St	
Prox. to Subject	11.12 miles W
Sale Price	249,000
Gross Living Area	1,383
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Town of Farmville
View	Residential
Site	0.17 ac
Quality	Average
Age	0

Comparable 3

630 Casey Dr
Prox. to Subject
Sale Price
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location
View
Site
Quality
Age

16.20 miles S 234,900 1,388 6 3 2 Residential Residential 0.32 ac Average 0

Comparable Photo Page

Borrower	-				
Property Address	620 Hudson St				
City	Greenville	County	Pitt	State	NC
Lender/Client	City of Greenville				



Comparable 4

Zip Code 27834

	-
308 Elizabeth St	
Prox. to Subject	0.55 miles NE
Sale Price	185,000
Gross Living Area	1,100
Total Rooms	5
Total Bedrooms	3
Total Bathrooms	1
Location	City Residential
View	Residential
Site	0.15 ac
Quality	Average
Age	60



Comparable 5

123 E Catawba Rd	
Prox. to Subject	2.47 miles N
Sale Price	245,000
Gross Living Area	1,311
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	City Residential
View	Residential
Site	0.22 ac
Quality	Average
Age	0

Comparable 6

Prox. to Subject Sale Price Gross Living Area Total Rooms Total Bedrooms Total Bathrooms Location View Site Quality Age
Flood Map

Borrower	-				
Property Address	620 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



		Мар					
-							
620 Hudson St							
Greenville	County	Pitt	State	NC	Zip Code	27834	
City of Greenville							
(520 Hudson St Greenville	520 Hudson St Greenville County	520 Hudson St Greenville County Pitt	520 Hudson St Greenville County Pitt State	520 Hudson St Greenville County Pitt State NC	520 Hudson St Greenville County Pitt State NC Zip Code	520 Hudson St Greenville County Pitt State NC Zip Code 27834



CONTRACT FOR APPRAISAL REPORTS Shackelford & Associates

THIS CONTRACT, entered into this _____ day of _____, 2024 between the City of Greenville, hereinafter called the "The City", acting by and through the Neighborhood & Business Services Department, Community Development Division, represented by the undersigned Community Development Division, Program Manager, Renee Skeen, and Jay Shackelford, with Shackelford & Associates, "Contractor", witnesseth that the parties do hereby agree as follows:

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

1. The Contractor shall complete appraisals of certain properties.

Lincoln Park Phase II

- 2. The Contractor is to comply with all Federal, State and local laws and ordinances applicable to the appraisal reports.
- 3. The Contractor shall make a detailed field inspection and identification of the various items of the property and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and to prepare the appraisal reports to be furnished under this contract. Upon completion of the inspections, investigations, and studies, the Contractor shall prepare, furnish, and deliver to the City, the appraisal reports, by email, to Phoenix G Hinson, Program Coordinator, Community Development Division at <u>phinson@greenvillenc.gov</u>. The reports shall, in form and substance, conform to recognized appraisal principles and practice.
- 4. Following the issuance of the Certificates of Occupancy (CO), it is required that appraisals begin within two weeks of receipt of Certificate of Occupancy (CO) and completed within 6 weeks of receipt of the Certificate of Occupancy (CO).
- 5. Services Not Provided. The fees set forth in this Contract apply to the appraisal services rendered by as set forth in this Contract. Unless otherwise specified herein, Appraiser's services for which the fees in this contract apply do not include meetings with persons other than the City, City Personnel or City's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by the Appraiser not set forth in this Contract will be performed on terms and conditions set forth in an amendment to this Contract or in a separate written agreement.
- 6. Fee Schedule: \$550.00 x 6 properties = \$3,300.00
- Payment to the Contractor will be a lump sum payment at the completion of the project and shall become due after review appraisal and approval of the reports and submission of invoice, by email, to the Community Development Department, attention Phoenix G. Hinson, Project Coordinator <u>phinson@greenvillenc.gov</u>. Payment is net 30-days.

- 8. At the time of receipt and acceptance thereof, the appraisal reports to be furnished shall become and remain the sole property of the City of Greenville, Neighborhood & Business Services Department, Community Development Division.
- 9. City's Representations and Warranties. City represents and warrants to Appraiser that (1) City's representative has all right, power and authority to enter into this Agreement; (2) City's duties and obligations under this Agreement do not conflict with any other duties or obligations assumed by City under any agreement between City and any other party; and (3) City has not engaged Appraiser, nor will City use Appraiser's appraisal report, for any purposes that violate any federal, state or local law, regulation or ordinance or common law.
- 10. Signature and Copies. A signature on a copy of this Agreement received by facsimile, by email or in digital form is binding upon the parties as an original. The parties shall treat a photocopy of such facsimile or printout of the emailed or digital form as a duplicate original.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first above written.

en Shuhlf II Shackelford, Shackelford & Associates

BY:

Renee' Skeen, Program Manager Neighborhood & Business Services Department Community Development Division

Date Date

Lot	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street 808 Vanderbilt	3	2.5	1258
23	7135	Lane 806 Vanderbilt	3	2.5	1258
24	7162	Lane	3	2	1375

Lincoln Park Phase II

Attached is the recorded map (Bk 66 / Pg 85) for Biltmore Addition.

BEING a redivision of Lots 18, 19, 20, 21, 22, 23, & 24 Block A of Biltmore Addition as recorded in Map Bk 5, Pg 59 of the Pitt County Registry.

201 W. 5th St. PO Box	: 7207	P	ermit NO. BLD-RES-2024-0025 Permit Type: Building Residential Work Classification: Single-family Permit Status: Certificate Issued
Greenville, NC 278 Office: 252-329-44			Finalized Date: 7/1/2024
Project Address	Parcel Number	Tenant Nbr, Name	Additional Description
620 HUDSON ST GREENVILLE, NC 27834	84910	Single Family Residence	Single Family Residence
Owner Information	Address	Phone	
<u>Contractor(s)</u> Bill Clark Homes	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858	Phone, E-mail lite A, bchinspect@billclark!	License Number 34592-U
1,000 2000 a 10 000 a 10 0 0 0 0			
Construction Type Oc	and the second s	e 'n a noore konn' 2 fallen al 2 ne a	IVR Number
V-B		ant a sure of the second second second	IVR Number 230926

Certificate of Occupancy

THIS IS TO CERTIFY THAT THE ABOVE BUILDING HAS BEEN INSPECTED AND APPROVED.

William C INSPECTIONS AUTHORIZED AGENT mills

Customer Copy

Monday, July 1, 2024

Pitt County Market Data

Sale Prices

		May-24	Apr-24	% Chg	May-23	% Chọ
	Median Sale Price					
les	Monthly	\$246,950	\$251,000	-1.6%	\$258,750	-4.69
	Trailing 3 Months	\$247,900	\$245,000	1.2%	\$242,000	2.49
Hom	Trailing 12 Months	\$249,200	\$250,000	-0.3%	\$235,000	6.09
Existing Homes	Median Sale Price PSF					
EXi	Monthly	\$150.69	\$147.80	2.0%	\$144.59	4.2
	Trailing 3 Months	\$148.60	\$145.18	2.4%	\$141.20	5.29
	Trailing 12 Months	\$146.66	\$145.86	0.5%	\$138.61	5.8
	Median Sale Price					
tion	Monthly	\$308,475	\$294,395	4.8%	\$366,640	-15.9
	Trailing 3 Months	\$306,825	\$304,935	0.6%	\$319,900	-4.19
New Construction	Trailing 12 Months	\$313,610	\$314,925	-0.4%	\$329,900	-4.9
Con	Median Sale Price PSF					
Men	Monthly	\$163.29	\$165.27	-1.2%	\$160.50	1.7
2	Trailing 3 Months	\$164.73	\$165.16	-0.3%	\$156.99	4.9
	Trailing 12 Months	\$164.70	\$164.66	0.0%	\$153.82	7.19
	Median Sale Price			20		
	Monthly	\$275,995	\$277,450	-0.5%	\$275,000	0.4
	Trailing 3 Months	\$273,365	\$269,900	1.3%	\$269,900	1.3
Homes	Trailing 12 Months	\$273,015	\$272,810	0.1%	\$260,000	5.0
All Ho	Median Sale Price PSF					
	Monthly	\$154.43	\$158.70	-2.7%	\$149.31	3.4
	Trailing 3 Months	\$156.22	\$156.46	-0.2%	\$145.88	7.19
	Trailing 12 Months	\$154.69	\$154.49	0.1%	\$142.48	8.69



SA The Shackelford Report



Median Sale Price | Existing Homes



Median Sale Price PSF | Existing Homes





Median Sale Price PSF Pct. Change | T12 - YOY | Existing Homes



The Shackelford Report

Supply & Demand

		May-24	Apr-24	% Chg	May-23	% Chg
	Sales Volume					
	Monthly	158	116	36.2%	160	-1.3%
	Trailing 12 Months	1,438	1,440	-0.1%	1,790	-19.7%
seuce	Active Listings	186	163	14.1%	86	116.3%
Existing Homes	Pending Sales	169	197	-14.2%	200	-15.5%
Exis	Months of Inventory	1.6	1.4	14.3%	0.6	169 <mark>.</mark> 2%
	Median Days on Market	10	14	-28.6%	7	42.9%
	Median SP-to-OLP Ratio	100.0%	98.7%	1.3%	100.1%	- <mark>0.1%</mark>
	Sales Volume					
-	Monthly	66	62	6.5%	45	46.7%
uctio	Trailing 12 Months	605	586	3.2%	423	43.0%
New Construction	Active Listings	211	197	7.1%	106	99.1%
New	Pending Sales	174	185	-5.9%	113	54.0%
	Months of Inventory	4.2	4.0	3.7%	3.0	39.2%
	Sales Volume					
	Monthly	224	178	25.8%	205	9.3%
es	Trailing 12 Months	2,043	2,026	0.8%	2,213	-7.7%
All Homes	Active Listings	397	360	10.3%	192	106.8%
A	Pending Sales	343	382	-10.2%	313	9.6%
	Months of Inventory	2.3	2.1	9.4%	1.0	<mark>12</mark> 4.0%



SA The Shackelford Report





Sales Volume | All Homes









Median DOM | Existing Homes





Median Sale Price-to-Original List Price Ratio | Existing Homes







T3 Market Adjustment to Current Month | Contract Date | Existing Homes

Oct-22

Dec-22 Dec-22 Jan-23

Oct-22



Apr-23

May-23 Jun-23 Jul-23

Mar-23

Aug-23

Oct-23 -

Nov-23

Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24

Sep-23





2.0% 0.0%

> Mar-22 Apr-22 May-22

22 JanJun-22 Jul-22 Aug-22 Aug-22

The Shackelford Report

Assumptions, Limiting Conditions & Scope of Work

Property Address: 620 Hudson St Client: City of Greenville City: Greenville S Address: Attn: Phoenix G Hinson Program Coordinator

 File No.:
 LS24-1565

 State:
 NC
 Zip Code: 27834

Appraiser: Jerry D Shackelford II

 Address:
 Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835

 Address:
 3750A Evans Street, Greenville, NC 27834

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
 An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser

performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

ertifications		File No.: L	
	ity: Greenville	State: NC	Zip Code: 27834
	: Phoenix G Hinson, Program Coordinator DA Evans Street, Greenville, NC 27834	r, Greenville, N	NC 27835
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are true and correct. - The credibility of this report, for the stated use by the stated user(s), of the reported assumptions and limiting conditions, and are my personal, in	he reported analyses, opinions, and		
conclusions.			
 I have no present or prospective interest in the property that is the subjective involved. 	ect of this report and no personal inte	erest with res	spect to the parties
 Unless otherwise indicated, I have performed no services, as an apprais this report within the three-year period immediately preceding acceptance. I have no bias with respect to the property that is the subject of this report. My engagement in this assignment was not contingent upon developing. My compensation for completing this assignment is not contingent upon in value that favors the cause of the client, the amount of the value opinion event directly related to the intended use of this appraisal. My analyses, opinions, and conclusions were developed, and this report we are in effect at the time this report we in this assignment or completely, my analysis and/or the opi sex, handicap, familial status, or national origin of either the prospective of owners or occupants of the properties in the vicinity of the subject proper - Unless otherwise indicated, I have made a personal inspection of the property approximation. 	e of this assignment. ort or to the parties involved with this g or reporting predetermined results n the development or reporting of a n, the attainment of a stipulated resu t has been prepared, in conformity w vas prepared. nion of value in the appraisal report owners or occupants of the subject p ty. operty that is the subject of this repo	s assignment predetermine It, or the occu vith the Unifo on the race, o roperty, or of ort.	ed value or direction urrence of a subsequent orm Standards of color, religion, f the present
Additional Certifications:		aigning that	
DEFINITION OF MARKET VALUE *: Market value means the most probable price which a property should brin to a fair sale, the buyer and seller each acting prudently and knowledgeab Implicit in this definition is the consummation of a sale as of a specified da whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and acting in what they c 3. A reasonable time is allowed for exposure in the open market; 4. Payment is made in terms of cash in U.S. dollars or in terms of financial 5. The price represents the normal consideration for the property sold una granted by anyone associated with the sale. * This definition is from regulations published by federal regulatory agent Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5	ly, and assuming the price is not affe ate and the passing of title from selle onsider their own best interests; arrangements comparable thereto; iffected by special or creative financi cies pursuant to Title XI of the Financi , 1990, and August 24, 1990, by the F	ected by undu r to buyer un and ing or sales c cial Institutior ederal Reser	ue stimulus. der conditions concessions Is ve System
(FRS), National Credit Union Administration (NCUA), Federal Deposit Insu and the Office of Comptroller of the Currency (OCC). This definition is also FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Eval	referenced in regulations jointly pub	lished by the	
Client Contact: Clie E-Mail: Address:	ant Name: <u>City of Greenville</u>	linator Greenv	ille. NC 27835
	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ro or CO-APPRAISER (if applicable	equired)	ille, NC 27835
E-Mail: Address:	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ru or CO-APPRAISER (if applicable	equired)	ille, NC 27835
E-Mail: Address: APPRAISER Appraiser Name: Jerry D Shackelford II	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ru or CO-APPRAISER (if applicable Supervisory or Co-Appraiser Name:	equired)	ille, NC 27835
E-Mail: Address: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ru or CO-APPRAISER (if applicable Supervisory or Co-Appraiser Name: Company:	equired))	ille, NC 27835
E-Mail: Address: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 Fax:	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ru or CO-APPRAISER (if applicable Supervisory or Co-Appraiser Name: Company: Phone:	equired)	ille, NC 27835
E-Mail: Address: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 Fax: E-Mail: jay@shackelfordre.com	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ru or CO-APPRAISER (if applicable Supervisory or Co-Appraiser Name: Company: Phone: E-Mail:	equired))	ille, NC 27835
E-Mail: Address: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 Fax:	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ru or CO-APPRAISER (if applicable Supervisory or Co-Appraiser Name: Company: Phone:	equired))	ille, NC 27835
E-Mail: Address: APPRAISER Address: Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 Fax: E-Mail: E-Mail: jay@shackelfordre.com Date Report Signed: Icense or Certification #: License or Certification #: A5812 State: NC Designation: CG, MAI, SRA	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if reprint or CO-APPRAISER (if applicable Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date Report Signed: License or Certification #: Designation:	equired))	
E-Mail: Address: APPRAISER Address: Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 FAX: E-Mail: Jay@shackelfordre.com Fax: Date Report Signed: License or Certification #: A5812 State:	Attn: Phoenix G Hinson, Program Coord SUPERVISORY APPRAISER (if ru or CO-APPRAISER (if applicable Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date Report Signed: License or Certification #:	equired)) Fax:	

APPRAISAL REVIEW OF REAL PROPERTY

620 Hudson Street Greenville, NC 27834



LOCATED AT

620 Hudson St Greenville, NC 27834 Lot 21, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716

FOR

City of Greenville PO Box 7207 Greenville, NC 27835

AS OF

08/24/2024

BY

Collice Moore, Jr. Collice Moore Properties 4300-116 Sapphire Ct. Greenville, NC 27834 252-341-0500 info@collicemoore.com **Collice Moore Properties**

One–Unit Residential Appraisal Field Review Report

	One-Onit Residential Applaisal Field Review Report
The purpose of this appraisal field	review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.
Property Address 620 Hudson St	City Greenville State NC Zip Code 27834
Borrower N/A	Owner of Public Record City of Greenville County Pitt
	ELots 18-24, Biltmore Addition: portion of DB 3760 pg 716
Assessor's Parcel # 84910	Map Reference 4678817067 Census Tract 0007.01
Property Rights Appraised X Fee Sim	· · · · · · · · · · · · · · · · · · ·
Lender/Client City of Greenville	Address PO Box 7207, Greenville, NC 27835
	SECTION I - COMPLETE FOR ALL ASSIGNMENTS
1. Is the information in the subject section con	mplete and accurate? Xes 🗌 No If Yes, provide a brief summary. If No, explain Based on my research of
the public records of Pitt County, an	d my exterior inspection as a reference, the information about the subject in the original appraisal appears to be
accurate.	
Is the information in the contract section co	omplete and accurate? 🛛 Yes 🗌 No 🔀 Not Applicable 🛛 If Yes, provide a brief summary. If No, explain
3. Is the information in the neighborhood sect	ion complete and accurate? Xes 🗌 No If Yes, provide a brief summary. If No, explain Based on my
research of the public records of Pitt	County, and my exterior inspection as a reference, the information regarding subject's neighborhood section in the
original appraisal appears to be accu	
4. Is the information in the site section comple	ete and accurate? 🛛 🗙 Yes 🗌 No 🛛 If Yes, provide a brief summary. If No, explain 🛛 🛛 Based on my
research of the public records of the	e Pitt County Tax Office, survey, and legal description, the information regarding the subject's site section in the
original appraisal appears to be acc	
5. Is the data in the improvements section cor	mplete and accurate? 🛛 🗙 Yes 🗌 No 🛛 If Yes, provide a brief summary. If No, explain 🛛 🗛 All improvement
descriptions appear to be accurate u	sing the Pitt County Tax Records, and my exterior inspection as a reference.
6. Are the comparable sales selected location	ally, physically, and functionally the most similar to the subject property? 🛛 🔀 Yes 🗌 No 🛛 If Yes, provide a brief
summary. If No, provide a detailed explanation	as to why they are not the best comparable sales. The appraiser utilized comps beyond 1-mile from the subject
due to a lack of comps in the area d	lue to the nature of the market area; however, this is well explained in the report. All other comps are well
supported and comparable to the su	
7. Are the data and analysis (including the ind	ividual adjustments) presented in the sales comparison approach complete and accurate?
🗙 Yes 🗌 No If Yes, provide a brief sur	
8. Are the data and analysis presented in the i	income and cost approaches complete and accurate? 🛛 🗙 Yes 🗌 No 🔀 Not developed 🛛 If No, explain
	sed on my review, the Cost Approach is well supported.
9. Is the sale or transfer history reported for the	ne subject property and each of the comparable sales complete and accurate? 🛛 🛛 🛛 Yes 🗌 No 🛛 If Yes, provide a brief
	t sale or transfer history and the data source(s). The transfer history of the subject and comps appear to be accurate
using MLS and public records as a	
	the appraisal report under review accurate as of the effective date of the appraisal report?
Yes 🗌 No If No, complete Sec	tion II.

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

One-Unit Residential Appraisal Field Review Report

SECTION II - COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 10 IN SECTION I.							
					ESTION 10 IN SECTION	11.	
1. Provide detailed reasoning for disagreement with the opinion of value in the appraisal report under review.							
2. State all extraordinary assumptions	s used (i.e. gross living	area, room count, condi	tion, etc.).				
3. Provide a new opinion of value as					alysis grid.		
(NOTE: This may or may not include t							
FEATURE	SUBJECT	COMPARABL	LE SALE # 1	COMPARABL	LE SALE # 2	COMPARABL	E SALE # 3
Address 620 Hudson St							
Greenville, NC 27	834						
Proximity to Subject	•		•		•		•
Sale Price	\$		\$	• •	\$		\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ sq.ft.		\$ sq.ft.		\$ sq.ft.	
Data Source(s)							
Verification Source(s)	DECODIDITION	DEGODIDITION		DECODIDITION		DECODIDITION	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing							
Concessions							
Date of Sale/Time					<u> </u>		
Location	\						
Leasehold/Fee Simple	\ 						
Site					<u></u>		
View Decian (Style)							
Design (Style)							
Quality of Construction							
Actual Age Condition							
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count		TULAI DUITIS DALIIS		TULAI DUITIS DALIIS		TULAI DUITIS DALIIS	
Gross Living Area	7 <u>3</u> 2.0 1,391 sq.ft.	sq.ft.		sq.ft.		sq.ft.	
Basement & Finished	1,391 54.11.	ծկ.ու.		ծվ.ո.		54.11.	
Rooms Below Grade							
Functional Utility							
Heating/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch/Patio/Deck							
Net Adjustment (Total)		Π+ Π-	\$	□+ □-	\$	Π+ Π-	\$
Adjusted Sale Price		Net Adj. %	Ŧ	Net Adj. %	•	Net Adj. %	Ŧ
of Comparables		Gross Adj. %	\$	Gross Adj. %	\$	Gross Adj. %	\$
-	sale or transfer history	of the above comparable		,	Ŧ	,	Ŧ
	····,						
My research 🔄 did 🗌 did not	reveal any prior sales o	r transfers of the compa	arable sales for the yea	r prior to the date of sale	e of the comparable sa	le.	
Data source(s)		· · ·		•	•		
Report the results of the research and	analysis of the prior sa	le or transfer history of	the above comparable	sales (report additional	prior sales on an		
addendum).							
ITEM	COMP	ARABLE SALE # 1		COMPARABLE SALE #	2	COMPARABLE S	ALE # 3
Date of Prior Sale/Transfer							
Price of Prior Sale/Transfer							
Data Source(s)							
Effective Date of Data Source(s)							
Analysis of prior sale or transfer histor	ry for the comparable s	ales.					
Summary of Value Conclusion (includ	ing detailed support for	the opinion of value and	d reasons why the new	comparable sales are b	etter than the sales use	ed	
in the appraisal report under review).							
		ad anh if					
REVIEW APPRAISER'S OPINION OF M						ual increation of th	
Based on a 📃 visual inspect interior and exterior areas of	UUTI OT THE EXTERIOR	areas of the subje	ci property from a of work statement	i least the street of	r 🔝 complete vis	ual inspection of th	
certification, my opinion of the	e market value, as	defined. of the re	al property that is	the subject of the	is report is \$	\$216,000	as of
		tive date of the app					, -
	,	· · ··· *PI					

Fannie Mae Form 2000 March 2005

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

	INTENDED USER				
Th	e intended user of this appraisal field review report is the lender/client.				
	GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT				
	e appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is ended to aid the review appraiser with the development and reporting of an appraisal field review:				
1.	The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.				
2.	The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.				
3.	The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.				
4.	The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.				
5.	This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."				
6.	The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.				
7.	The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.				
8.	The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.				
9.	The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.				
10	. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.				
11	. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).				
12	. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?				
13	. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.				
14	. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.				
15	. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.				
16	. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.				

17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

	STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS				
1.	The review appraiser will not be responsible for matters of a legal nature that the title to it, except for information that he or she became aware of durin appraiser assumes that the title is good and marketable and will not render a				
2.	The review appraiser will not give testimony or appear in court because he specific arrangements to do so have been made beforehand, or as otherwise	or she performed a review of the appraisal of the property in question, unless required by law.			
3.	adverse conditions of the property (such as but not limited to, needed rep adverse environmental conditions, etc.) that would make the property less va guarantees or warranties, expressed or implied. The review appraiser will not or testing that might be required to discover whether such conditions exist. hazards, this appraisal field review report must not be considered as an	aluable, and has assumed that there are no such conditions and makes no be responsible for any such conditions that do exist or for any engineering Because the review appraiser is not an expert in the field of environmental environmental assessment of the property.			
The		ER'S CERTIFICATION			
	Review Appraiser certifies and agrees that: I have, at a minimum, developed and reported this appraisal field review in review report.	accordance with the scope of work requirements stated in this appraisal field			
2.	I performed this appraisal field review in accordance with the requirements adopted and promulgated by the Appraisal Standards Board of The Appraisa report was prepared.				
	I have the knowledge and experience to perform appraisals and review a I am aware of, and have access to, the necessary and appropriate public a records, public land records and other such data sources for the area in wh	ind private data sources, such as multiple listing services, tax assessment			
5.	I obtained the information, estimates, and opinions furnished by other parties that I believe to be true and correct.	s and expressed in this appraisal field review report from reliable sources			
	I have not knowingly withheld any significant information from this appraisal information in this appraisal field review report are true and correct.				
1.	I stated in this appraisal field review report my own personal, unbiased, and p the assumptions and limiting conditions in this appraisal field review report.	rotessional analysis, opinions, and conclusions, which are subject only to			
8.	. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.				
9.					
10.	provided significant professional assistance to me in the development of this	were set forth in this appraisal field review report. I further certify that no one appraisal field review report. I have not authorized anyone to make a e made to this appraisal field review report is unauthorized and I will take no			
11.	I identified the lender/client in this appraisal field review report who is the receive this appraisal field review report.	individual, organization, or agent for the organization that ordered and will			
12.	The lender/client may disclose or distribute this appraisal field review report government sponsored enterprises; other secondary market participants; p instrumentality of the United States; and any state, the District of Columbia, consent. Such consent must be obtained before this appraisal field review rep limited to, the public through advertising, public relations, news, sales, or other	professional appraisal organizations; any department, agency, or or other jurisdictions; without having to obtain the review appraiser's port may be disclosed or distributed to any other party (including, but not			
	on this appraisal field review report as part of any mortgage finance transa				
14.	federal and/or state laws (excluding audio and video recordings), or a facsim representation of my signature, the appraisal field review report shall be as e review report were delivered containing my original hand written signature.				
15.	Any intentional or negligent misrepresentation(s) contained in this appraisal f including, but not limited to, fine or imprisonment or both under the provision laws.				
RE	VIEW APPRAISER	LENDER/CLIENT			
Si	gnature (Name			
Na	ame <u>Collice Moore, Jr.</u>	Company Name <u>City of Greenville</u>			
	Collice Moore Properties ompany Address 4300-116 Sapphire Ct., Greenville, NC 27834	Company Address PO Box 7207, Greenville, NC 27835			
Te	elephone Number <u>252-341-0500</u>	LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW			
	nail Address info@collicemoore.com	Name			
	ate of Signature and Report <u>08/24/2024</u> ate Certification # <u>A6508</u>	Company Address			
	State License #				
	ate NC	Reviewer's Opinion of Market Value \$ Date			
Ex	piration Date of Certification or License <u>06/30/2025</u>	Only if review appraiser answered "No" to Questions 10, in Section I.			

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

Subject Photo Page

Borrower	N/A			
Property Address	620 Hudson St			
City	Greenville	County Pitt	State NC Z	lip Code 27834
Lender/Client	City of Greenville			



:	Subject Front
620 Hudson St	
Sales Price	
Gross Living Area	
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	
View	
Site	
Quality	
Age	

Subject Side





Subject Street



CITY OF GREENVILLE

NORTH CAROLINA PO BOX 7207 – GREENVILLE, NC 27835-7207

August 12, 2024

Mr. Collice Moore Collice Moore Properties 4300 Sapphire Ct Ste 116 Greenville, NC 27834

Mr. Moore:

Notice to Proceed Letter West Greenville 45-Block Revitalization Program

Your quote of \$275.00, per a property, has been accepted for review appraisal services for the properties below. We are in the process of setting the sales prices of the homes. Per contract, the reviews will need to be completed within 10 business days of receipt, and submitted to the City no later than Tuesday, August 26, 2024.

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

Lincoln Park Phase II

If you need additional information, please contact me by telephone at (252) 329-4226 or by email phinson@greenvillenc.gov.

Sincerely,

Phoenix G Hinson

Program Coordinator Community Development Division Neighborhood and Business Services Department City of Greenville, NC

252-329-4226

P.O. Box 7207, Greenville, NC 27835-7207

greenvillenc.gov

Appraisers License

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
24 COLLICE C MOORE JR A6508 A6508 A6508 A6508 COLLICE C MOORE JR A6508 COLLICE C MOORE JR A6508 COLLICE C MOORE JR COLLICE C MOORE JR C MO
Collice Moore, Jr. Salling Appraver's September EXPIRES JUNE 30, 2025





LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

DECLARATIONS		
	Aspen American Insurance Compar	ny
	(Referred to below as the "Company") 499 Washington Boulevard, 8th Floor Jersey City, NJ 07310 877-245-3510	
Date Issued	Policy Number	Previous Policy Number
11/15/2023	AAI007513-08	AAI007513-07
CLAIMS THAT ARE FIRST MADE A TO THE COMPANY IN WRITING I THIS POLICY, OR DURING THE	ED POLICY. COVERAGE IS LIMITED TO LIABII GAINST THE INSURED DURING THE PO NO LATER THAN SIXTY (60) DAYS AFTE EXTENDED REPORTING PERIOD , IF A RETROACTIVE DATE AND BEFORE T Y.	DLICY PERIOD AND THEN REPORTED R EXPIRATION OR TERMINATION OF PPLICABLE, FOR A WRONGFUL ACT
 Customer ID: 168988 Named Insured: MOORE, COLLICE PROPERTIE Collice Clyde Moore, Jr. 4300 Sapphire Court, Suite 116 Greenville, NC 27834 	S	
 Policy Period: From: 12/02/20. 12:01 A.M. Standard Time at the add Deductible: \$1000 		
4. Retroactive Date: 12/02/2010		
5. Inception Date: 12/02/2016	j	
B. \$2,00 Subpoena Response: \$5,00 Pre-Claim Assistance: \$5,00	0 Supplemental Payment Coverage 0 Supplemental Payment Coverage 0 Supplemental Payment Coverage	
Real Estate Appraisal and Valu Residential Property: Commercial Property: Bodily Injury and Prope	Yes X Yes X Stor (\$100,000 Sub-Limit): Yes X ation: Yes	No No No No No X No X (If "yes", added by endorsement) No X No X No X (If "yes", added by endorsement)

Aspen American Insurance Company

Page 1 of 2

Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

SUMMARY OF SALIENT FEATURES

	Subject Address	624 Hudson St
	Legal Description	Lot 22, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
NOI	City	Greenville
SUBJECT INFORMATION	County	Pitt
ECT INF	State	NC
SUBJE	Zip Code	27834
	Census Tract	0007.01
	Map Reference	MB 66 Pg 85
ш		
PRICE & DATE	Contract Price	8 -
PRICE	Date of Contract	-
ŝ	Borrower	
PARTIES		
	Lender/Client	City of Greenville
	Size (Square Feet)	1.345
	Size (Square Feet) Price per Square Foot	1,345 8 -
EMENTS		8 -
APROVEMENTS	Price per Square Foot	
N OF IMPROVEMENTS	Price per Square Foot S Location Age	S - City Residential
CRIPTION OF IMPROVEMENTS	Price per Square Foot	 City Residential
DESCRIPTION OF IMPROVEMENTS	Price per Square Foot	 City Residential New 7
DESCRIPTION OF IMPROVEMENTS	Price per Square Foot S Location Age Condition	 City Residential New
DESCRIPTION OF IMPROVEMENTS	Price per Square Foot S Location Age Condition Total Rooms Bedrooms	 City Residential New 3
	Price per Square Foot S Location Age Condition Total Rooms Bedrooms	 City Residential New 3
	Price per Square Foot	 City Residential New 2.1
APPRAISER DESCRIPTION OF IMPROVEMENTS	Price per Square Foot S Location Age Condition Total Rooms Bedrooms Baths Appraiser	 City Residential New 3 2.1 Jerry D Shackelford II
	Price per Square Foot	 City Residential New 3 2.1 Jerry D Shackelford II

Shackelford & Associates

R	ESIDENTIAL APPR	AISAL REPORT		File No.: LS	24-1568
	Property Address: 624 Hudson St		City: Greenville	State: NC	Zip Code: 27834
┝	County: Pitt	Legal Description: Lot	22, Redivision of Lots 18-24, Biltmo	ore Addition: portion of DI	B 3760 pg 716
SUBJECT			Assessor's Parcel #:	84909 / 4678-80-7969	
B	Tax Year: 2024 R.E. Taxes: \$ 2,024	Special Assessments: \$ 2,33		-	Manufacture d Usuala a
SU	Current Owner of Record: City of Greenvil Project Type: PUD Condominiu		Occupant: Owner	Tenant 🔀 Vacant HOA: \$ 0	Manufactured Housing
	Project Type: PUD Condominiu Market Area Name: Biltmore Addition	um Cooperative Other (d	Map Reference: MB 66 Pg 85		per year per month ract: 0007.01
	The purpose of this appraisal is to develop an opin	nion of: 🛛 🖂 Market Value (as def			1401. 0007.01
	This report reflects the following value (if not Curro		nt (the Inspection Date is the Effective D		ive Prospective
Ę	Approaches developed for this appraisal:		Cost Approach 🔄 Income Approach	,	nents and Scope of Work)
W	Property Rights Appraised: Kee Simple	Leasehold Leased Fee	Other (describe)		
SN	Intended Use: <u>Setting a list price</u>				
ASSIGNMENT					
◄	Intended User(s) (by name or type): The Cli Client: City of Greenville			1 1 / DO D 7007	G
	Client: City of Greenville Appraiser: Jerry D Shackelford II		Attn: Phoenix G Hinson, Program C 3750A Evans Street, Greenville, NC		Greenville, NC 2/835
	Location: Urban Subur			Present Land Use	Change in Land Use
	Built up: 🛛 🖸 Over 75% 🗍 25-75		PRICE AGE		Not Likely
z	Growth rate: 🗌 Rapid 🛛 Stable	e 🗌 Slow 🖂 Owner	45 \$(000) (yrs)	2-4 Unit _ %	Likely * 🗌 In Process *
E	Property values: Increasing Stable		20 0		To:
RP	Demand/supply: Shortage In Bala			Comm'l 5 %	
SC	Marketing time: Under 3 Mos. 3-6 M		(>5%) 170 Pred 65	Other 5 %	. 1
Ö	Market Area Boundaries, Description, and Market Greenville and in close proximity to the univ				ted within the city grid of
SEA	fire and police protection, education, shoppin				support services such as
L A	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	,			
Ē	The market area is bound to the north by the	Tar River, to the east by Evans St, to	the south by SW Greenville Blvd, a	and to the west by Memoria	l Blvd. Other
MARKET AREA DESCRIPTION	Neighborhood Land Use consists of undevelop	oped land and public use.			
Σ					
	I have considered relevant competitive listing	•• •• ••		trending information report	rted in this section. If a
	trend is indicated, I have attached an addendu Dimensions: 69.65' x 87.88' x 92.92' x 59.35		0	69 ac	
	Zoning Classification: R6S	5 x 20.51		ingle-family dwellings at m	edium densities
		Zoning Compliance		forming (grandfathered)	Illegal No zoning
	Are CC&Rs applicable? 🗌 Yes 🖂 No 🗌	Unknown Have the documents b	een reviewed? Yes No	Ground Rent (if applicable)	\$/
	Highest & Best Use as improved:	nt use, or 🗌 Other use (explain)			
	Actual Line on of Effective Detay		Lice on appreciant in this reports		
	Actual Use as of Effective Date: <u>Residential</u> Summary of Highest & Best Use: See adde		Use as appraised in this report:	Residential	
NO	Summary of Fightst & Dest Osc. <u>See adde</u>	nua			
SITE DESCRIPTION					
CRI	Utilities Public Other Provider/Desc	cription Off-site Improvements	Type Public Private	Topography <u>Level</u>	
ËS	Electricity		Lane City Street	Size <u>Typical f</u>	or area
	Gas	Curb/Gutter Concrete		Shape <u>Rectangu</u>	
SIT	Water Image: Sever seve	Sidewalk Street Lights City / Pole-	Mounted-Wood	Drainage <u>Adequate</u> View Resident	e / Typical for area
	Storm Sewer	Alley -		Kesident	141
			ground Utilities 🗌 Other (describe)		
	FEMA Spec'l Flood Hazard Area 🛛 Yes 🖂] No FEMA Flood Zone $ { m X}$	FEMA Map # 37147C4678K	FEMA N	lap Date 07/07/2014
	Site Comments: <u>The subject site is basically</u>	ly level and adequately drained. The	site has views of residential uses and	d is adequately sized for its	improvements.
	General Description Exte	erior Description	Foundation Ba	sement 🖂 None	Heating Central
		undation Rsd Slab	Slab <u>Concrete</u> Ar	ea Sq. Ft.	Type <u>HVAC</u>
	1	vinyl	· · · · · · · · · · · · · · · · · · ·	Finished	Fuel Electric
		of Surface <u>Shingles</u>		iling	Occline
		tters & Dwnspts. <u>None</u> ndow Type Vinyl / Insulated	- · · 😑 🛛 👘	alls	Cooling Central
		orm/Screens Half Mesh		itside Entry	Other
Ĕ	Effective Age (Yrs.) 0	<u>Internet internet</u>	Infestation _		
W	Interior Description A	Appliances Attic None Am	enities	Ca	r Storage 📃 None
THE IMPROVEMENTS					rage # of cars (2 Tot.)
NC NC		Range/Oven 🖂 Drop Stair 🖂 Pat			ttach. <u>0</u>
ž		Disposal 🗌 Scuttle 🗌 Dec Dishwasher 🔀 Doorway 🔲 Por			etach. <u>0</u> ItIn 0
뿌	1110	Fan/Hood Floor Fer	mappea, coverea		rport <u>0</u>
Ē	110110	Vicrowave 🔀 Heated 🗌 Poo			veway 2 Hudson St
DESCRIPTION OF	W	Washer/Dryer 🗍 Finished 🗌 Oth		S	urface Concrete
I₽	Finished area above grade contains:	7 Rooms 3 Bedroo	2.1 ()		oss Living Area Above Grade
RP		d floor, granite countertops / tile back			s / tubs and cultured marble
SC	countertops in baths, double vanity in primar Describe the condition of the property (including p		· · · · · ·		
В	physical, functional, or external obsolescence		The subject is new c	onstruction; no deferred ma	aintenance noted, no
	physical, randomal, of external obsolescence	- 10100.			

GPRESIDENTIAL

Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

RESIDENTIAL APPRAISAL REPORT

File No.: LS24-1568

	My research did 🔀							ect property for the	three	/ears prid	or to the	effe			LS24- I.	1500		
≿	Data Source(s): Register	r of Deeds								-								
Data Source(s): Register of Deeds 1st Prior Subject Sale/Transfer Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject was not found to have transfer Date: within the 36 months prior to the effective date of the appraisal. The subject was not found to have transfer Price: Source(s): Register of Deeds Comparable 1 transferred by way of special warranty deed on 8/18/2023 between corporations with a recorded price a auction of \$171,150 although the deed shows \$343 in recorded tax. Date: Date: Comparable 2 transferred 8/8/2022 by way of quit claim deed between individual and corporation with no recorded tax. Price: Comparable 5 transferred as a yacant let 12/2/2023 between individuals and a corporation with \$30 in recorded tax.								agreer	nent of s	ale/listing	g:	The subject	t was	not fou	nd to hav	e tran	sferred	
R T	Price:																	
Ш	Source(s): Register of Dec			Comparable 1 transferred by way of special warranty deed on 8/18/2023 between corporations with a recorded price at														
NS	2nd Prior Subject Sa	ale/Transfer			· /			h the deed show										
RA	Date:			-				8/2022 by way o										
	Price: Source(s):		Con	nparab	le 5 tra	nsferred	as	a vacant lot 12/	7/202	3 betwe	en indiv	/1d1	als and a corpor	ation	w1th \$3	0 in reco	ded t	ax.
	SALES COMPARISON APP			volono	4/		The	e Sales Compariso		nach wa	not day	alor	and for this apprais	al				
	FEATURE	SUBJ		Velope	,	IPARABL			ТАррі				ALE # 2	ai.	COM	PARABLES		¥ 3
	Address 624 Hudson St	0000	LUI	2202	Decora		LU		1022	Flemin		LU	ALL # 2	2208	N Geor			r J
	Greenville, NC	27834				MC 2783	4			nville, N	_	4				C 27828		
	Proximity to Subject	27054			niles W		-			miles E	10 2705	-			miles V			
	Sale Price	\$	-			•	\$	219,900				\$	210,000				5	249,000
	Sale Price/GLA	\$	_ /sq.ft.	. \$	155.	96 /sq.ft.			\$	168.2	27 /sq.ft.			\$	180.0)4 /sq.ft.		
	Data Source(s)			NCRI	MLS#1	0042604	49;	DOM 92	NCR	MLS#1	003844	91;1	DOM 18	NCRI	MLS#1	00404099	;DON	1 32
	Verification Source(s)			Tax C	Office,F	OD			Tax (Office,R	OD			Tax C	Office,R	OD		
	VALUE ADJUSTMENTS	DESCRI	PTION		DESCRI	PTION		+ (-) \$ Adjust.		DESCRI	PTION		+(-) \$ Adjust.	[DESCRIP	TION	+(-) \$ Adjust.
	Sales or Financing			Arms	Length	ı			Arms	s Length				Arms	Length			
	Concessions			Cash	/ None					/ None					/ None			
	Date of Sale/Time	-				2/20/23		+6,651		5/23;s6/8	8/23		+6,352			/3/23		+7,559
	Rights Appraised	Fee Simple		Fee S				-		Simple				Fee S				
	Location Site	City Residen	ntial	Resid				-25,000			tial			1	Residen	tıal	-	-10,000
	View	0.169 ac		2.02 a					0.15					0.17 a			+	
	Design (Style)	Residential Neoeclectic		Resid	ential clectic				Resid	lential				Resid			+	
	Quality of Construction	Neoeclectic Average		Avera				+21,990					-10,500	Shotg			+	-12,450
	Age	Average 0		Avera	igu			+21,990	Aver 0	ugo			-10,300	Avera 0	igu		+	-12,430
	Condition	New		Good				+6,597	l ×					New				
	Above Grade	Total Bdrms	Baths	Total	Bdrms	Baths			Total	Bdrms	Baths			Total	Bdrms	Baths		
	Room Count	7 3	2.1	6	3	2.1			6	3	2		+5,000	6	3	2		+5,000
	Gross Living Area		1,345 sq.ft.			1,410 SQ	ı.ft.	-5,525		1	,248 SQ	ļ.ft.	+8,245		1	,383 sq.ft		
	Basement & Finished	-		-					-					-				
	Rooms Below Grade	-		-					-					-				
	Functional Utility	Average		Avera	ige				Aver	age				Avera	ige			
	Heating/Cooling	FWA / Centr	ral		/ Cent	al				/ Centr	al				/ Centr	al		
I	Energy Efficient Items	IWD			Noted				IWD					IWD				
APPROACI	Garage/Carport Porch/Patio/Deck	None		1CrA				-10,000						1CrA	ttGrg			-10,000
RO	POICI/Pallo/Deck	WCP,CP		CP,Pa				+5,500					+7,000					+3,000
רך דר	Fireplaces Other Items	None Att Stg		None None				+1,500	None				+1,500	None				-2,000
	1st Floor Primary Bedroom			No				+1,300		;			+1,300	Yes	;			-2,000
ISC	Prior Sale Date	None within	the 3 years		2023			13,000	8/22/	2022					within	the year		
AR	Prior Sale Price	prior to effect		\$171,					\$0							sale date		
	Net Adjustment (Total)				< +	-	\$	6,713		< +	-	\$	17,597	· [🛛 - 🛛	5	-18,891
CO	Adjusted Sale Price																	
Ω Π	of Comparables						\$	226,613				\$	227,597				6	230,109
SALES	Summary of Sales Comparis	on Approach																
,,																		
	<u></u>																	
	<u></u>																	
	<u></u>																	
	Indicated Value by Sales	s Compariso	n Approac	h\$	229	000												
	Indicated Value by Sales				229, © 2007 I		le, ir	nc. This form may be r	eproduc	ed unmodi	ied withou	it wri	itten permission, howe	ver, a la	mode, inc	. must be acl	nowled	ged and credited 3/2007

		ABLE SAL				ile No.: LS24-1		
FEATURE	SUBJECT	COMPARABLE S	ALE # 4	COMPARABLE	ESALE # 5	COMPA	ARABLE SA	ALE # 6
Address 624 Hudson St		308 Elizabeth St		123 E Catawba Rd				
Greenville, NC	27834	Greenville, NC 27834		Greenville, NC 2783	4			
Proximity to Subject	¢	0.56 miles NE	105 000	2.48 miles N	¢		¢	
Sale Price Sale Price/GLA	\$	\$ 168.18 /sq.ft.	185,000	\$ 186.88 /sq.ft.	\$ 245,000) \$	/sq.ft.	
Data Source(s)	φ - /34.11.	NCRMLS#100395357;I	DOM 3	NCRMLS#10044038	27.DOM 49	Ψ	/34.11.	
Verification Source(s)		Tax Office,ROD	DOM 5	Tax Office,ROD	57,DOM 49			
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPT	ION	+(-) \$ Adjust.
Sales or Financing		Arms Length		Pending				() /
Concessions		Conv / \$3,300	-3,300					
Date of Sale/Time	-	c7/21/23;s8/18/23	+5,596	c6/10/24				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple				
Location	City Residential	City Residential		Residential	-12,500)		
Site	0.169 ac	0.15 ac		0.22 ac				
View	Residential	Residential		Residential				
Design (Style) Quality of Construction	Neoeclectic	Ranch	0.050	Ranch	12.25			
Age	Average 0	Average 60	-9,250	Average 0	-12,250)		
Condition	0 New	Very Good / Reno	+9,250					
Above Grade	Total Bdrms Baths	Total Bdrms Baths	+9,230	Total Bdrms Baths		Total Bdrms	Baths	
Room Count	7 3 2.1	5 3 1	+14,000		+5,000			
Gross Living Area	1,345 sq.ft.	1,100 sq.ft.	+14,000				sq.ft.	
Basement & Finished	-	-	.,	-				
Rooms Below Grade	-	-		-				
Functional Utility	Average	Average		Average				
Heating/Cooling	FWA / Central	FWA / Central		FWA / Central				
Energy Efficient Items	IWD	TWH,NwHVAC		IWD				
Garage/Carport	None	None		None				
Porch/Patio/Deck	WCP,CP	Steps	+10,500	CP,Deck	+3,000)		
Fireplaces	None	None	• • • •	None				
Other Items 1st Floor Primary Bedroom	Att Stg	Fence Yes	-2,000	None Yes	+1,500	,		
Drior Sala Data	Yes None within the 3 years			Yes 12/7/2023				
Prior Sale Price Net Adjustment (Total) Adjusted Sale Price of Comparables	prior to effective date	prior to grid sale date		\$15,000				
Net Adjustment (Total)		→ + □ - \$	45,621	+ -	\$ -15,250) [] + [] - \$	
Adjusted Sale Price			, ,					
		\$	230,621		\$ 229,750		\$	
Summary of Sales Comparis	son Approach			•				
Summary of Sales Comparis	son Approach							
Summary of Sales Compari	son Approach							
Summary of Sales Comparies	son Approach							
Summary of Sales Compari	son Approach					·		
Summary of Sales Comparies	son Approach							
Summary of Sales Comparies	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Compari	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis	son Approach							
Summary of Sales Comparis		Copyright@ 2007 by a la mode, in						

Supplemental Addendum

Borrower	-						
Property Address	624 Hudson St						
City	Greenville	County	' Pitt	State	NC	Zip Code	27834
Lender/Client	City of Greenville						

SCOPE OF WORK: The subject has been identified by the postal address, legal description, and assessor's parcel number. The descriptions and analysis of the land and improvements in this report are based upon the visual inspection of the property. Photographs are included in the addenda. Property taxes, zoning, utilities, and other property information has been obtained through public records such as the county tax and planning departments. Flood and census data has been taken from a la mode's Interflood application. The search for comparable properties was made through the North Carolina Regional MLS and county tax records.

The development of each of the three approaches to value was considered:

The cost approach has been developed as the land value and cost estimates are well supported and the improvements are relatively new and suffer little depreciation.

The sales comparison approach has been developed as there is an active market for similar properties, and sufficient sales data is available for analysis. This approach directly considers the prices of alternative properties having similar utility.

The income approach was not developed as housing in the subject's segment of the market is almost exclusively owner occupied and not typically bought or sold based on its income producing capabilities. The income approach is not necessary for credible assignment results.

HIGHEST AND BEST USE AS IMPROVED: The value of the subject in its current use is greater than the value of its underlying land, so razing the improvements would not result in a higher property value. If legally permissible, a change in use would be justified only if the value in the new use would exceed the value in the existing use by more than the conversion costs. In this case, demand for a different use does not meet that test. Therefore, the maximally productive use of the subject is the continued use of the current improvements as a single-family residential dwelling. The most likely buyer and user is an owner-occupant.

MEASURING PER ANSI STANDARDS: An on-site interior and exterior inspection of the subject has been made. The improvements were physically measured at the time of inspection based on the American National Standards Institute (ANSI) Standard Z765-2021. Measurements were rounded to the nearest one-tenth of a foot. Total square footage of the finished area was rounded to the nearest whole square foot.

SUMMARY OF SALES COMPARISON APPROACH: In the sales search, the most important items of consideration were location, quality, condition, and size. The search for sales started with new construction sales in close proximity to the subject over the past 24 months. One sale was located and the search was expanded to include significantly renovated properties in close proximity to the subject. A couple of other sales were located and the search was expanded to include newer homes in similar areas in other Pitt County towns. Another sale was located in a similar area of Farmville. The search was then expanded to include recent sales of homes similar in size and quality to the subject throughout Pitt County. Several sales were located which were then considered for quality, condition, location, size, and site value. The sales were then narrowed to the four sales and one listing utilized within the sales grid. These comparables have been adjusted as follows.

Comparable 1 is utilized due to its being within the extended neighborhood and being similar two-story construction. This sale is adjusted for superior location due to its development having higher site values. Additional adjustments are applied for market conditions, inferior quality due to lower ceiling heights, exterior design (cuts, ornamentation, columns, etc.), kitchen materials / finish, lower foundation, and countertops throughout. The condition adjustment is applied due to the age of improvements.

Comparable 2 is utilized due to proximity / location / similar site value. This sale is adjusted for market conditions as well as for slightly superior quality due to flooring, bathroom materials / finish, and interior trim.

Comparable 3 is utilized due to its being new construction within an established downtown area of a nearby town. The sale is adjusted for slightly superior location / site value based on the difference in site values between the two municipalities. Additional adjustments are applied for market conditions and superior quality due to the sale having similar ceiling heights, it has a vaulted ceiling and trey ceiling, bath materials / finish, and higher foundation.

Comparable 4 is utilized due to is similar location. This sale has been completely renovated and is adjusted for seller concessions, market conditions, and superior quality due to flooring, bathroom materials / finish, brick exterior, crawlspace foundation, and granite countertops throughout. The sale is adjusted for inferior condition due to the age of improvements with consideration given to the amount of renovations noted.

Comparable 5 is a comparable listing within the extended market, utilized due to age of construction and location. The listing is adjusted for its superior location due to higher site values, and for superior quality due to interior trim, flooring, and bathroom materials / finish.

Market condition adjustments are applied at a rate of 1% per month between the first of March 2024 and the end of May 2024 with no adjustment applied for the time frame before or after due to market stability. Additional adjustments are applied for bath count (\$5,000 per half bath for less than 2 bathrooms, then \$4,000 per half bath for more than 2 bathrooms), size (\$85 per square foot for variances greater than 50 square feet), car storage, porches, first floor primary bedrooms, and other items such as fencing and storage.

The range of the adjusted sales is \$226,613 to 230,621 with the listing adjusting within this range. All sales are considered as all are utilized in bracketing; the appraiser's opinion of market value is \$229,000.

The subject's value is higher than neighborhood predominant yet falls within the neighborhood low/high range and is not considered an over improvement.

Adjustment percentages are higher than preferred yet unavoidable due to the variances between properties within this market that require adjustment to allow for more credible appraisal results.

Note that there are only six ratings available to categorize all properties based on their quality and condition. Due to the limited number of ratings, the comparables can be similar enough to have the same rating as the subject, yet differ enough to cause a monetary reaction by the market. Consequently, some comparables could have the same rating as the subject, yet require an adjustment.

Adjustments for seller concessions are only applied when greater than the typical 3% of sales price. Adjustments are applied only for any amount above and beyond 3% of the total sales price.

Adjustments made for other additional amenities such as storage, workshops, fencing, pools, etc, are adjusted based on review of photos for quality, condition, and size. These adjustments are applied on an individual basis which can sometimes result in adjustments that appear to be inconsistent within the sales grid.

R	ESIDENTIAL APPRAISAL REPORT COST APPROACH TO VALUE (if developed) The Cost Approach was not develo	ped for this appraisal.	File N	lo.: LS24-1568	
	Provide adequate information for replication of the following cost figures and calculations. Support for the opinion of site value (summary of comparable land sales or other methods for est	imating site value):	Four vacant lot s	sales have been utilized in	site
	valuation. All four lots are located within the subject's immediate and slightly extended				
	\$4,000 to \$7,500. The most recent sale, 2024, is inferior in size; the sale within the hig and is therefore superior in location. The two remaining sales are most similar in location sale. With consideration given to the size, location, and sale date, the subject's site value	on, the lowest sale being the o			
	ESTIMATED 🔲 REPRODUCTION OR 🖂 REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	7,500
COST APPROACH	Source of cost data: Marshall & Swift		,345 Sq.Ft. @\$	131.39 =\$	176,720
RO	Quality rating from cost service: A_{Vg} / Gd Effective date of cost data: $06/24$ Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Wrapped Porch	301 Sq.Ft.@\$	<u>43.98</u> == \$ 56.56 === \$	13,238
PP	The cost approach has been developed as an additional indicator of value, reconciled	Covered Porch	56 Sq.Ft. @ \$ Sq.Ft. @ \$	<u> </u>	3,167
ST/	between the average to good ratings. Site value is taken from lot sales within the	-	Sq.Ft. @ \$	=\$	
ğ	market.			=\$	
Ē		Garage/Carport	Sq.Ft. @ \$	=\$	
		Total Estimate of Cost-New Less Physical	Functional	External	193,125
		Depreciation	Tunctional	=\$(0)
		Depreciated Cost of Improvem	ients	=\$	193,125
		"As-is" Value of Site Improve		=\$	15,000
		_		=\$	
				=\$	
_	Estimated Remaining Economic Life (if required): 65 Years INCOME APPROACH TO VALUE (if developed) The Income Approach was not dev	INDICATED VALUE BY COST A	APPROACH	=\$	215,625
INCOME APPROACH	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Inco	me Annroach
¶08	Summary of Income Approach (including support for market rent and GRM):	— ψ		indicated value by inco	
PPR					
N N					
Ī					
Ň					
_	PROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Plan	ned Unit Development			
	Legal Name of Project:				
	Describe common elements and recreational facilities:				
PUD					
1					
_	Indicated Value by: Sales Comparison Approach \$ 229,000 Cost Approach (if	developed) ¢	Incomo Annro	ach (if developed) \$	
	Indicated Value by: Sales Comparison Approach \$ 229,000 Cost Approach (if Final Reconciliation The sales comparison approach has been utilized in addition to the	,			
	construction. The most weight is given to the sales comparison as it reflects the market'	I.I.			
	comparison approach.	stedetion. The opinion of va	ide is reconciled w	tuni ine tange indicated t	y the sales
z					
19					
Γ	This appraisal is made \boxtimes "as is", \square subject to completion per plans and specific completed, \square subject to the following repairs or alterations on the basis of a Hypot				
N N	the following required inspection based on the Extraordinary Assumption that the conditi				500,000 10
RECONCILIATION			•	•	
RE					
	This report is also subject to other Hypothetical Conditions and/or Extraordinary As				
	Based on the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp	r, defined Scope of Work, pecified value type) as def	Statement of Ase	sumptions and Limiting	Conditions,
	of this report is: \$ 229,000 , as of:	7/16/2024	, which is t	he effective date of this	s appraisal.
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions an	· · ·		•	
ATTACHMENTS	A true and complete copy of this report contains pages, including exhibits wh properly understood without reference to the information contained in the complete rep Attached Exhibits:	nich are considered an integr port.	al part of the repo	ort. This appraisal report i	may not be
E	Scope of Work Limiting Cond./Certifications Narrative Ad	dendum 🛛 Photo	graph Addenda	🖂 Sketch Addendu	ım
IAC	Map Addenda Additional Sales Cost Addend	dum King Flood	Addendum	Manuf. House A	
AT	Hypothetical Conditions Extraordinary Assumptions				
		Name: <u>City of Greenvill</u>	e		
		Attn: Phoenix G Hinson, Prog			NC 27835
		SUPERVISORY APPRAI	· ·	1)	
		or CO-APPRAISER (if a	oplicable)		
s					
RE		. .			
E		Supervisory or Co-Appraiser Name:			
SIGNATURES		Company:			
S		Phone:	Fax	«	
	E-Mail: jay@shackelfordre.com	E-Mail:			
	Date of Report (Signature):	Date of Report (Signature):			
	<u> </u>	License or Certification #:		State	9:
		Designation:	tification		
	00.50.2025	Expiration Date of License or Cell	tification:	Exterior Only	None
		Date of Inspection:			None None
			ten permission, however,	a la mode, inc. must be acknowled	
G	PRESIDENTIAL Form GPRES2 - "TOTAL" appraisal software b				3/2007

Form GPRES2	- "TOTAL" appraisal	l software by a	la mode, inc.	- 1-800-ALAMODE

Location Map

Borrower	-				
Property Address	624 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Building Sketch (Page - 1)

Borrower	-				
Property Address	624 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Building Sketch (Page - 2)

Borrower	-			
Property Address	624 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



Borrower	-			
Property Address	624 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



FRONT / SIDE VIEW



REAR / SIDE VIEW



VIEW LOOKING TOWARD FLEMING STREET FROM HUDSON STREET Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-
Property Address	624 Hudson St
City	Greenville
Lender/Client	City of Greenville

County Pitt

Zip Code 27834

State NC



HEAT PUMP



ADDITIONAL REAR / SIDE VIEW



ELECTRIC METER Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	624 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



LIVING ROOM



DINING ROOM



KITCHEN Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	624 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



ADDITIONAL VIEW OF KITCHEN



KITCHEN



ADDITIONAL VIEW OF KITCHEN Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE
Borrower	-				
Property Address	624 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



HALF BATHROOM



PRIMARY BEDROOM



PRIMARY BATHROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-
Property Address	624 Hudson St
City	Greenville
Lender/Client	City of Greenville

County Pitt

State NC Zip Code 27834



ADDITIONAL VIEW OF PRIMARY BATHROOM



STAIRS



BEDROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	624 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



BEDROOM



BATHROOM



ADDITIONAL VIEW OF BATHROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	624 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



LAUNDRY ROOM

Comparable Photo Page

Borrower	-				
Property Address	624 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Comparable 1

2302 Decorah Ct





Comparable 3 3308 N George St

Comparable Photo Page

Borrower	-			
Property Address	624 Hudson St			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



Comparable 4

308 Elizabeth St

Comparable 5 123 E Catawba Rd



Comparable 6

Flood Map

Borrower	-				
Property Address	624 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Plat Map

Borrower	-				
Property Address	624 Hudson St				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



CONTRACT FOR APPRAISAL REPORTS Shackelford & Associates

THIS CONTRACT, entered into this _____ day of _____, 2024 between the City of Greenville, hereinafter called the "The City", acting by and through the Neighborhood & Business Services Department, Community Development Division, represented by the undersigned Community Development Division, Program Manager, Renee Skeen, and Jay Shackelford, with Shackelford & Associates, "Contractor", witnesseth that the parties do hereby agree as follows:

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

1. The Contractor shall complete appraisals of certain properties.

Lincoln Park Phase II

- 2. The Contractor is to comply with all Federal, State and local laws and ordinances applicable to the appraisal reports.
- 3. The Contractor shall make a detailed field inspection and identification of the various items of the property and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and to prepare the appraisal reports to be furnished under this contract. Upon completion of the inspections, investigations, and studies, the Contractor shall prepare, furnish, and deliver to the City, the appraisal reports, by email, to Phoenix G Hinson, Program Coordinator, Community Development Division at <u>phinson@greenvillenc.gov</u>. The reports shall, in form and substance, conform to recognized appraisal principles and practice.
- 4. Following the issuance of the Certificates of Occupancy (CO), it is required that appraisals begin within two weeks of receipt of Certificate of Occupancy (CO) and completed within 6 weeks of receipt of the Certificate of Occupancy (CO).
- 5. Services Not Provided. The fees set forth in this Contract apply to the appraisal services rendered by as set forth in this Contract. Unless otherwise specified herein, Appraiser's services for which the fees in this contract apply do not include meetings with persons other than the City, City Personnel or City's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by the Appraiser not set forth in this Contract will be performed on terms and conditions set forth in an amendment to this Contract or in a separate written agreement.
- 6. Fee Schedule: \$550.00 x 6 properties = \$3,300.00
- Payment to the Contractor will be a lump sum payment at the completion of the project and shall become due after review appraisal and approval of the reports and submission of invoice, by email, to the Community Development Department, attention Phoenix G. Hinson, Project Coordinator <u>phinson@greenvillenc.gov</u>. Payment is net 30-days.

- 8. At the time of receipt and acceptance thereof, the appraisal reports to be furnished shall become and remain the sole property of the City of Greenville, Neighborhood & Business Services Department, Community Development Division.
- 9. City's Representations and Warranties. City represents and warrants to Appraiser that (1) City's representative has all right, power and authority to enter into this Agreement; (2) City's duties and obligations under this Agreement do not conflict with any other duties or obligations assumed by City under any agreement between City and any other party; and (3) City has not engaged Appraiser, nor will City use Appraiser's appraisal report, for any purposes that violate any federal, state or local law, regulation or ordinance or common law.
- 10. Signature and Copies. A signature on a copy of this Agreement received by facsimile, by email or in digital form is binding upon the parties as an original. The parties shall treat a photocopy of such facsimile or printout of the emailed or digital form as a duplicate original.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first above written.

en Shuhlf II Shackelford, Shackelford & Associates

BY:

Renee' Skeen, Program Manager Neighborhood & Business Services Department Community Development Division

Date Date

Lot	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street 808 Vanderbilt	3	2.5	1258
23	7135	Lane 806 Vanderbilt	3	2.5	1258
24	7162	Lane	3	2	1375

Lincoln Park Phase II

Attached is the recorded map (Bk 66 / Pg 85) for Biltmore Addition.

BEING a redivision of Lots 18, 19, 20, 21, 22, 23, & 24 Block A of Biltmore Addition as recorded in Map Bk 5, Pg 59 of the Pitt County Registry.

201 W. 5th St. PO Box 7	207		Permit NO. BLD-RES-2024-0027 Permit Type: Building Residential Work Classification: Single-family Permit Status: Certificate Issued
Greenville, NC 27835 Office: 252-329-4466			Finalized Date: 7/1/2024
Project Address	Parcel Number	Tenant Nbr, Name	Additional Description
624 HUDSON ST GREENVILLE, NC 27834	84909	Single Family Residence	Single Family Residence
Owner Information	Address	Phone	(6) <u>8</u> 5 6 (³² (62)
Contractor(s) Bill Clark Homes	Address 200 East Arlington Blvd. Su		License Number 34592-U
ananggagan n ^{angan} a 1.5° na sa na n	Suite A Greenville, NC 27858	bchinspect@billcla	rkhomes.com
Construction Type Occup	ancy Type		IVR Number
V-B	internation of the second of the second s	on on statement in a so a	230941
Zones		n	
R6S Residential Single Family			

Certificate of Occupancy

THIS IS TO CERTIFY THAT THE ABOVE BUILDING HAS BEEN INSPECTED AND APPROVED.

William C INSPECTIONS AUTHORIZED AGENT mills

Customer Copy

Monday, July 1, 2024

Pitt County Market Data

Sale Prices

		May-24	Apr-24	% Chg	May-23	% Chọ
	Median Sale Price					
es	Monthly	\$246,950	\$251,000	-1.6%	\$258,750	-4.69
	Trailing 3 Months	\$247,900	\$245,000	1.2%	\$242,000	2.49
Hom	Trailing 12 Months	\$249,200	\$250,000	-0.3%	\$235,000	6.09
Existing Homes	Median Sale Price PSF					
EXi	Monthly	\$150.69	\$147.80	2.0%	\$144.59	4.2
	Trailing 3 Months	\$148.60	\$145.18	2.4%	\$141.20	5.29
	Trailing 12 Months	\$146.66	\$145.86	0.5%	\$138.61	5.8
	Median Sale Price					
_	Monthly	\$308,475	\$294,395	4.8%	\$366,640	-15.9
tior	Trailing 3 Months	\$306,825	\$304,935	0.6%	\$319,900	-4.19
New Construction	Trailing 12 Months	\$313,610	\$314,925	-0.4%	\$329,900	-4.9
Con	Median Sale Price PSF					
Men	Monthly	\$163.29	\$165.27	-1.2%	\$160.50	1.7
2	Trailing 3 Months	\$164.73	\$165.16	-0.3%	\$156.99	4.9
	Trailing 12 Months	\$164.70	\$164.66	0.0%	\$153.82	7.19
	Median Sale Price			20		
	Monthly	\$275,995	\$277,450	-0.5%	\$275,000	0.4
	Trailing 3 Months	\$273,365	\$269,900	1.3%	\$269,900	1.3
Homes	Trailing 12 Months	\$273,015	\$272,810	0.1%	\$260,000	5.0
All Ho	Median Sale Price PSF					
	Monthly	\$154.43	\$158.70	-2.7%	\$149.31	3.4
	Trailing 3 Months	\$156.22	\$156.46	-0.2%	\$145.88	7.19
	Trailing 12 Months	\$154.69	\$154.49	0.1%	\$142.48	8.69



SA The Shackelford Report



Median Sale Price | Existing Homes



Median Sale Price PSF | Existing Homes





Median Sale Price PSF Pct. Change | T12 - YOY | Existing Homes

SA 1

The Shackelford Report

Supply & Demand

		May-24	Apr-24	% Chg	May-23	% Chg
	Sales Volume					
	Monthly	158	116	36.2%	160	-1.3%
	Trailing 12 Months	1,438	1,440	-0.1%	1,790	-19.7%
seme	Active Listings	186	163	14.1%	86	116.3%
Existing Homes	Pending Sales	169	197	-14.2%	200	-15.5%
Exis	Months of Inventory	1.6	1.4	14.3%	0.6	169 <mark>.</mark> 2%
	Median Days on Market	10	14	-28.6%	7	42.9%
	Median SP-to-OLP Ratio	100.0%	98.7%	1.3%	100.1%	-0.1%
	Sales Volume					
c	Monthly	66	62	6.5%	45	46.7%
uction	Trailing 12 Months	605	586	3.2%	423	43.0%
New Construction	Active Listings	211	197	7.1%	106	99.1%
New (Pending Sales	174	185	- <mark>5.9%</mark>	113	54.0%
	Months of Inventory	4.2	4.0	3.7%	3.0	39.2%
	Sales Volume					
	Monthly	224	178	25.8%	205	9.3%
Sa	Trailing 12 Months	2,043	2,026	0.8%	2,213	-7.7%
All Homes	Active Listings	397	360	1 <mark>0.3%</mark>	192	106.8%
A	Pending Sales	343	382	-10.2%	313	9.6%
	Months of Inventory	2.3	2.1	9.4%	1.0	<mark>12</mark> 4.0%



SA The Shackelford Report





Sales Volume | All Homes









Median DOM | Existing Homes











T3 Market Adjustment to Current Month | Contract Date | Existing Homes

Oct-22

Dec-22 Dec-22 Jan-23

Oct-22



Apr-23

May-23 Jun-23 Jul-23

Mar-23

Aug-23

Oct-23 -

Nov-23

Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24

Sep-23

T3 Median Sale Price PSF | Contract Date |Existing Homes

The Shackelford Report

0.0%

Mar-22 Apr-22 May-22

22 JanJun-22 Jul-22 Aug-22 Aug-22

Assumptions, Limiting Conditions & Scope of Work

Property Address: 624 Hudson St Client: City of Greenville City: Greenville

Appraiser: Jerry D Shackelford II

Address:Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835Address:3750A Evans Street, Greenville, NC 27834

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
 An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The

performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Property Address: 624 Hudson St			File No.:	LS24-1568
		City: Greenville	State: NC	Zip Code: 27834
Client: City of Greenville Appraiser: Jerry D Shackelford II		Attn: Phoenix G Hinson, Program 3750A Evans Street, Greenville, N	· · · · · · · · · · · · · · · · · · ·	, NC 27835
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief: - The statements of fact contained in this report are tru - The credibility of this report, for the stated use by the by the reported assumptions and limiting conditions, and conclusions.	stated user(are my perso	s), of the reported analyses, onal, impartial, and unbiasec	professional analys	ses, opinions, and
 I have no present or prospective interest in the proper involved. Unless otherwise indicated, I have performed no serv subject of this report within the three-year period immeder I have no bias with respect to the property that is the series of the s	ices, as an a ediately prec subject of th nt upon deve not contingen of the value of f this apprais bed, and this e time this re rsis and/or the er the prospe the subject of nspection of	ppraiser or in any other capa eding acceptance of this ass is report or to the parties inv loping or reporting predeter at upon the development or in opinion, the attainment of a sal. report has been prepared, in eport was prepared. ne opinion of value in the ap ective owners or occupants of property. the property that is the subjection	acity, regarding the p signment. olved with this assig mined results. reporting of a predet stipulated result, or n conformity with th praisal report on the of the subject proper	property that is the gnment. termined value or the occurrence of a e Uniform Standards of race, color, religion, ty, or of the present
DEFINITION OF MARKET VALUE *: Market value means the most probable price which a pr to a fair sale, the buyer and seller each acting prudently Implicit in this definition is the consummation of a sale whereby: 1. Buyer and seller are typically motivated; 2. Both parties are well informed or well advised and ac 3. A reasonable time is allowed for exposure in the oper 4. Payment is made in terms of cash in U.S. dollars or in 5. The price represents the normal consideration for the granted by anyone associated with the sale.	v and knowle as of a spec ting in what n market; n terms of fir e property so	dgeably, and assuming the ified date and the passing of they consider their own bes nancial arrangements compa	orice is not affected title from seller to b t interests; rable thereto; and creative financing or	by undue stimulus. uyer under conditions sales concessions
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency	989 between deral Depos is definition	July 5, 1990, and August 24 it Insurance Corporation (FE is also referenced in regulati	1990, by the Federa NC), the Office of The ions jointly publishe	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi	989 between deral Depos is definition	July 5, 1990, and August 24 it Insurance Corporation (FE is also referenced in regulati	1990, by the Federa NC), the Office of The ions jointly publishe	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi	989 between deral Depos is definition	July 5, 1990, and August 24 it Insurance Corporation (FE is also referenced in regulati	1990, by the Federa NC), the Office of Thi ions jointly publishe ed October 27, 1994	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency <i>J</i> Client Contact: E-Mail: APPRAISER	989 between deral Depos is definition	July 5, 1990, and August 24, it Insurance Corporation (FE is also referenced in regulat d Evaluation Guidelines, dat Client Name: <u>City of Greenvi</u>	1990, by the Federa DC), the Office of Thi ions jointly publishe ed October 27, 1994	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency <i>J</i> Client Contact: E-Mail: APPRAISER	989 between ederal Depos is definition Appraisal an	July 5, 1990, and August 24, it Insurance Corporation (FE is also referenced in regulation development of the second structure) Is also referenced in regulation development of the second structure Client Name: City of Greenvi S: Attn: Phoenix G Hinson, Pro SUPERVISORY APPRA or CO-APPRAISER (if a Supervisory or	1990, by the Federa DC), the Office of Thi ions jointly publishe ed October 27, 1994	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency <i>J</i> Client Contact: E-Mail: APPRAISER	989 between ederal Depos is definition Appraisal an	July 5, 1990, and August 24, it Insurance Corporation (FE is also referenced in regulation development of the second structure) Is also referenced in regulation development of the second structure Client Name: City of Greenvi S: Attn: Phoenix G Hinson, Pro SUPERVISORY APPRA or CO-APPRAISER (if a Supervisory or Co-Appraiser Name: Supervisory or Co-Appraiser Name:	1990, by the Federa DC), the Office of Thi ions jointly publishe ed October 27, 1994	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency <i>J</i> Client Contact: E-Mail: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC	989 between ederal Depos is definition Appraisal an	July 5, 1990, and August 24, it Insurance Corporation (FE is also referenced in regulation development of the second structure) Is also referenced in regulation development of the second structure Client Name: City of Greenvi S: Attn: Phoenix G Hinson, Pro SUPERVISORY APPRA or CO-APPRAISER (if a Supervisory or	1990, by the Federa DC), the Office of Thi ions jointly publishe ed October 27, 1994	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency A Client Contact: E-Mail: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC	989 between ederal Depos is definition Appraisal an	Client Name: City of Greenvi is also referenced in regulati d Evaluation Guidelines, dat Signature SUPERVISORY APPRA or CO-APPRAISER (if a Supervisory or Company: Phone: E-Mail:	1990, by the Federa NC), the Office of Thi ions jointly publishe ed October 27, 1994	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency <i>J</i> Client Contact: E-Mail: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 E-Mail: jay@shackelfordre.com Date Report Signed:	089 between ederal Depos is definition Appraisal an Addres	Client Name: City of Greenvi is also referenced in regulati d Evaluation Guidelines, dat S: Attn: Phoenix G Hinson, Pro SUPERVISORY APPRA or CO-APPRAISER (if a Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date Report Signed:	1990, by the Federa NC), the Office of Thi ions jointly publishe ed October 27, 1994	nville, NC 27835
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency <i>J</i> Client Contact: E-Mail: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 E-Mail: jay@shackelford.com Date Report Signed: License or Certification #: A5812	989 between ederal Depos is definition Appraisal an	Client Name: City of Greenvi is also referenced in regulati d Evaluation Guidelines, dat S: Attn: Phoenix G Hinson, Pro SUPERVISORY APPRA or CO-APPRAISER (if a Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date Report Signed: License or Certification #:	1990, by the Federa NC), the Office of Thi ions jointly publishe ed October 27, 1994	Il Reserve System rift Supervision (OTS), d by the OCC, OTS,
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency <i>I</i> E-Mail: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 Fax: E-Mail: jay@shackelford.com Date Report Signed: License or Certification #: A5812 Designation: CG, MAI, SRA	089 between ederal Depos is definition Appraisal an Addres	Client Name: City of Greenvi is also referenced in regulati d Evaluation Guidelines, dat S: Attn: Phoenix G Hinson, Pro SUPERVISORY APPRA or CO-APPRAISER (if a Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date Report Signed:	1990, by the Federa NC), the Office of Thi ions jointly publishe ed October 27, 1994	nville, NC 27835
* This definition is from regulations published by feder Reform, Recovery, and Enforcement Act (FIRREA) of 19 (FRS), National Credit Union Administration (NCUA), Fe and the Office of Comptroller of the Currency (OCC). Thi FRS, and FDIC on June 7, 1994, and in the Interagency A E-Mail: APPRAISER Appraiser Name: Jerry D Shackelford II Company: Shackelford & Associates, LLC Phone: 252.215.2250 E-Mail: jay@shackelfordre.com Date Report Signed: License or Certification #: A5812 Designation: CG, MAI, SRA	289 between ederal Depos is definition Appraisal an Addres Addres	July 5, 1990, and August 24, it Insurance Corporation (FE is also referenced in regulatid Evaluation Guidelines, dat Is also referenced in regulating d Evaluation Guidelines, dat State: Phoenix G Hinson, Prostant G Co-APPRAISER (if a Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date Report Signed: License or Certification #: Designation: Expiration Date of License or Certification	1990, by the Federa NC), the Office of Thi ions jointly publishe ed October 27, 1994	nville, NC 27835

APPRAISAL REVIEW OF REAL PROPERTY

624 Hudson Street Greenville, NC 27834



LOCATED AT

624 Hudson St Greenville, NC 27834 Lot 22, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716

FOR

City of Greenville PO Box 7207 Greenville, NC 27835

AS OF

08/24/2024

BY

Collice Moore, Jr. Collice Moore Properties 4300-116 Sapphire Ct. Greenville, NC 27834 252-341-0500 info@collicemoore.com **Collice Moore Properties**

One-Unit Residential Appraisal Field Review Report

	One-Onit Residential Applaisal Field Review Report
The purpose of this appraisal fie	eld review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.
Property Address 624 Hudson St	City Greenville State NC Zip Code 27834
Borrower N/A	Owner of Public Record City of Greenville County Pitt
	of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
Assessor's Parcel # 84909	Map Reference 4678807969 Census Tract 0007.01
Property Rights Appraised Fee Si	
Lender/Client City of Greenville	
	SECTION I - COMPLETE FOR ALL ASSIGNMENTS
1. Is the information in the subject section of	
the public records of Pitt County, a	and my exterior inspection as a reference, the information about the subject in the original appraisal appears to be
accurate.	
2. Is the information in the contract section	complete and accurate? 🛛 Yes 🗌 No 🔀 Not Applicable 🛛 If Yes, provide a brief summary. If No, explain
3. Is the information in the neighborhood se	
research of the public records of Pi	itt County, and my exterior inspection as a reference, the information regarding subject's neighborhood section in the
original appraisal appears to be ac	curate.
l	
4. Is the information in the site section com	
research of the public records of t	the Pitt County Tax Office, survey, and legal description, the information regarding the subject's site section in the
original appraisal appears to be a	iccurate.
5. Is the data in the improvements section of	
descriptions appear to be accurate	using the Pitt County Tax Records, and my exterior inspection as a reference.
6 Are the comparable calce colocted location	onally, physically, and functionally the most similar to the subject property? Xes No If Yes, provide a brief
supported and comparable to the	a due to the nature of the market area; however, this is well explained in the report. All other comps are well
supported and comparable to the	subject.
7. Are the data and analysis (including the i	individual adjustments) presented in the sales comparison approach complete and accurate?
\mathbf{X} Yes \square No If Yes, provide a briefs	
	The data and analysis is stated and wen supported with explanation.
8. Are the data and analysis presented in th	ie income and cost approaches complete and accurate? 🛛 🗙 Yes 🗌 No 🔀 Not developed 🛛 If No, explain
Income Approach not developed. B	Based on my review, the Cost Approach is well supported.
	r the subject property and each of the comparable sales complete and accurate? 🛛 🗙 Yes 🗌 No 🛛 If Yes, provide a brief
summary. If No, analyze and report the corre	ect sale or transfer history and the data source(s). The transfer history of the subject and comps appear to be accurate
using MLS and public records as	a reference.
	in the appraisal report under review accurate as of the effective date of the appraisal report?
Yes No If No, complete S	

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

One-Unit Residential Appraisal Field Review Report

	File #						
SECTION II - COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 10 IN SECTION I.							
1. Provide detailed reasoning for disa	greement with the opini	on of value in the appra	isal report under review	Ι.			
2. State all extraordinary assumptions	s used (i.e. gross living	area, room count, condi	tion, etc.).				
3. Provide a new opinion of value as					alysis grid.		
(NOTE: This may or may not include t						1	
FEATURE	SUBJECT	COMPARABL	E SALE # 1	COMPARABL	LE SALE # 2	COMPARABL	E SALE # 3
Address 624 Hudson St							
Greenville, NC 27	834						
Proximity to Subject			•		•		
Sale Price	\$		\$		\$		\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ sq.ft.		\$ sq.ft.		\$ sq.ft.	
Data Source(s)							
Verification Source(s)							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing							
Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple	\						
Site							
View							
Design (Style)							
Quality of Construction							
Actual Age							
Condition							
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	7 3 2.0						
Gross Living Area	1,391 sq.ft.	sq.ft.		sq.ft.		sq.ft.	
Basement & Finished							
Rooms Below Grade							
Functional Utility							
Heating/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch/Patio/Deck							
•••••			•		•		•
Net Adjustment (Total)			\$		\$		\$
Adjusted Sale Price		Net Adj. %	•	Net Adj. %	•	Net Adj. %	•
of Comparables		Gross Adj. %		Gross Adj. %	\$	Gross Adj. %	\$
I did did not research the	sale or transfer history	of the above comparable	e sales. If not, explain				
•• • • • • • • • •					<u></u>	1	
	reveal any prior sales o	r transfers of the compa	arable sales for the yea	r prior to the date of sale	e of the comparable sa	е.	
Data source(s)	and the state of the sector of	1					
Report the results of the research and	analysis of the prior sa	le of transfer history of	the above comparable	sales (report additional	prior sales on an		
addendum).	00140				0		
ITEM		ARABLE SALE # 1		COMPARABLE SALE #	۷	COMPARABLE S	HLE # 3
Date of Prior Sale/Transfer Price of Prior Sale/Transfer							
Data Source(s)							
Effective Date of Data Source(s) Analysis of prior sale or transfer histor	 nu for the comparable of	200					
	y for the comparable s	ales.					
Summary of Value Conclusion (includ	ing datailed support for	the opinion of value and	t reacone why the new	comparable cales are b	ottor than the cales use	d	
in the appraisal report under review).	ing detailed support for					,u	
הוס מאףימוסמו וסףטוג מוומסו וסעופש).							
Review Appraiser's opinion of M	ARKET VALUE (Require	ed only if review apprais	er answered "No" to O	uestion 10 in Section 1			
		areas of the subje				ual inspection of th	P
interior and exterior areas of	the subject proper	ty, defined scope	of work, statement	of assumptions a	nd limiting condition	ons, and appraiser's	• •
certification, my opinion of the	e market value, as	defined, of the re	al property that is	the subject of th	is report is \$	\$216,000	,as of
	, which is the effec	ctive date of the app	oraisal report under	review.			

Fannie Mae Form 2000 March 2005

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

	INTENDED USER					
The	The intended user of this appraisal field review report is the lender/client.					
	GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT					
	e appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is ended to aid the review appraiser with the development and reporting of an appraisal field review:					
1.	The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.					
2.	The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.					
3.	The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.					
4.	The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.					
5.	This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."					
6.	The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.					
7.	The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.					
8.	The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.					
9.	The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.					
10.	. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.					
11.	. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).					
12.	. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?					
13.	. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.					
14.	. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.					
15.	. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.					
16.	. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.					

17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

	STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS				
1.	The review appraiser will not be responsible for matters of a legal nature that the title to it, except for information that he or she became aware of durin appraiser assumes that the title is good and marketable and will not render a				
2.	The review appraiser will not give testimony or appear in court because he specific arrangements to do so have been made beforehand, or as otherwise	or she performed a review of the appraisal of the property in question, unless required by law.			
3.	adverse conditions of the property (such as but not limited to, needed repr adverse environmental conditions, etc.) that would make the property less var guarantees or warranties, expressed or implied. The review appraiser will not or testing that might be required to discover whether such conditions exist. hazards, this appraisal field review report must not be considered as an	luable, and has assumed that there are no such conditions and makes no be responsible for any such conditions that do exist or for any engineering Because the review appraiser is not an expert in the field of environmental environmental assessment of the property.			
The		ER'S CERTIFICATION			
	Review Appraiser certifies and agrees that: I have, at a minimum, developed and reported this appraisal field review in review report.	accordance with the scope of work requirements stated in this appraisal field			
2.	I performed this appraisal field review in accordance with the requirements adopted and promulgated by the Appraisal Standards Board of The Appraisa report was prepared.				
4.	I have the knowledge and experience to perform appraisals and review appropriate public a records, public land records and other such data sources for the area in whether the area in whether the area in the area in whether the area in	nd private data sources, such as multiple listing services, tax assessment ich the property is located.			
5.	I obtained the information, estimates, and opinions furnished by other parties that I believe to be true and correct.	and expressed in this appraisal field review report from reliable sources			
	I have not knowingly withheld any significant information from this appraisal information in this appraisal field review report are true and correct.				
	I stated in this appraisal field review report my own personal, unbiased, and p the assumptions and limiting conditions in this appraisal field review report.				
8.	. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.				
9.					
10.	0. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal field review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal field review report. I have not authorized anyone to make a change to any item in this appraisal field review report; therefore, any change made to this appraisal field review report is unauthorized and I will take no responsibility for it.				
11.	I identified the lender/client in this appraisal field review report who is the i receive this appraisal field review report.	individual, organization, or agent for the organization that ordered and will			
12.	The lender/client may disclose or distribute this appraisal field review report of government sponsored enterprises; other secondary market participants; prinstrumentality of the United States; and any state, the District of Columbia, consent. Such consent must be obtained before this appraisal field review replimited to, the public through advertising, public relations, news, sales, or other secondary market participants.	professional appraisal organizations; any department, agency, or or other jurisdictions; without having to obtain the review appraiser's port may be disclosed or distributed to any other party (including, but not			
13.	The mortgagee or its successors and assigns, mortgage insurers, governme on this appraisal field review report as part of any mortgage finance transa				
14.	If this appraisal field review report was transmitted as an "electronic record" federal and/or state laws (excluding audio and video recordings), or a facsim representation of my signature, the appraisal field review report shall be as e review report were delivered containing my original hand written signature.	containing my "electronic signature," as those terms are defined in applicable nile transmission of this appraisal field review report containing a copy or			
15.	Any intentional or negligent misrepresentation(s) contained in this appraisal f including, but not limited to, fine or imprisonment or both under the provision laws.				
RE	VIEW APPRAISER	LENDER/CLIENT			
Na Co	gnature ame <u>Collice Moore, Jr.</u> ompany Name <u>Collice Moore Properties</u> ompany Address <u>4300-116 Sapphire Ct., Greenville, NC 27834</u>	Name City of Greenville Company Name City of Greenville Company Address PO Box 7207, Greenville, NC 27835			
Te	elephone Number 252-341-0500	LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW			
	nail Address info@collicemoore.com	Name			
	ate of Signature and Report 08/24/2024	Company Address			
	ate Certification # A6508 State License #				
	ate <u>NC</u>	Reviewer's Opinion of Market Value \$ Date			
E	piration Date of Certification or License <u>06/30/2025</u>	Only if review appraiser answered "No" to Questions 10, in Section I.			

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

Subject Photo Page

Borrower	N/A		
Property Address	624 Hudson St		
City	Greenville	County Pitt	State $_{ m NC}$ Zip Code $_{27834}$
Lender/Client	City of Greenville		



Sul	oject	Fro	nt
- Uui			

624 Hudson St	
Sales Price	
Gross Living Area	
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	
View	
Site	
Quality	
Age	

Subject Side





Subject Street



CITY OF GREENVILLE

NORTH CAROLINA PO BOX 7207 – GREENVILLE, NC 27835-7207

August 12, 2024

Mr. Collice Moore Collice Moore Properties 4300 Sapphire Ct Ste 116 Greenville, NC 27834

Mr. Moore:

Notice to Proceed Letter West Greenville 45-Block Revitalization Program

Your quote of \$275.00, per a property, has been accepted for review appraisal services for the properties below. We are in the process of setting the sales prices of the homes. Per contract, the reviews will need to be completed within 10 business days of receipt, and submitted to the City no later than Tuesday, August 26, 2024.

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

Lincoln Park Phase II

If you need additional information, please contact me by telephone at (252) 329-4226 or by email phinson@greenvillenc.gov.

Sincerely,

Phoenix G Hinson

Program Coordinator Community Development Division Neighborhood and Business Services Department City of Greenville, NC

252-329-4226

P.O. Box 7207, Greenville, NC 27835-7207

greenvillenc.gov

Appraisers License

NORTH CAROLINA APPRAISAL BOARD
APPRAISER QUALIFICATION CARD
24 COLLICE C MOORE JR A6508 G Y
appraiser NUMBER TYPE NATIONAL REGISTRY Collice Moore, Jr. Smallill
Appraiser's Signature Executive Director





LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

DECLARATIONS		
	Aspen American Insurance C	ompany
	(Referred to below as the "Compan 499 Washington Boulevard, 8th Flo Jersey City, NJ 07310 877-245-3510	
Date Issued	Policy Number	Previous Policy Number
11/15/2023	AAI007513-08	AAI007513-07
CLAIMS THAT ARE FIRST MADE A TO THE COMPANY IN WRITING T THIS POLICY, OR DURING THE	NO LATER THAN SIXTY (60) DAY: EXTENDED REPORTING PERIOD RETROACTIVE DATE AND BEF	O LIABILITY FOR ONLY THOSE THE POLICY PERIOD AND THEN REPORTED S AFTER EXPIRATION OR TERMINATION OF , IF APPLICABLE, FOR A WRONGFUL ACT FORE THE END OF THE POLICY PERIOD .
 Customer ID: 168988 Named Insured: MOORE, COLLICE PROPERTIE Collice Clyde Moore, Jr. 4300 Sapphire Court, Suite 116 Greenville, NC 27834 	s	
 Policy Period: From: 12/02/20 12:01 A.M. Standard Time at the add Deductible: \$1000 		
3. Deductible: \$1000 4. Retroactive Date: 12/02/2010		
5. Inception Date: 12/02/2010		
B. \$2,00 Subpoena Response: \$5,00 Pre-Claim Assistance: \$5,00	0 Supplemental Payment Coverage 0 Supplemental Payment Coverage 0 Supplemental Payment Coverage	
Real Estate Appraisal and Valu Residential Property: Commercial Property: Bodily Injury and Prope	Ya Ya Ya tion (\$100,000 Sub-Limit): Ya ttion: Ya	es X No es X No es X No es X No es No es No es No x (If "yes", added by endorsement) es No x (If "yes", added by endorsement)

Aspen American Insurance Company

Page 1 of 2

SUMMARY OF SALIENT FEATURES

	Subject Address	808 Vanderbilt Ln
	Legal Description	Lot 23, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
NOI	City	Greenville
SUBJECT INFORMATION	County	Pitt
ECT INF	State	NC
SUBJE	Zip Code	27834
	Census Tract	0007.01
	Map Reference	MB 66 Pg 85
щ		
PRICE & DATE	Contract Price \$	8 -
PRICE	Date of Contract	-
ŝ	Borrower	
PARTIES		
	Lender/Client	City of Greenville
	Size (Square Feet)	1.349
	Size (Square Feet) Price per Square Foot \$	1,349
ements		1,349 5 - City Residential
APROVEMENTS	Price per Square Foot \$	8 -
ON OF IMPROVEMENTS	Price per Square Foot \$	S - City Residential
CRIPTION OF IMPROVEMENTS	Price per Square Foot \$ Location Age	 City Residential 0
DESCRIPTION OF IMPROVEMENTS	Price per Square Foot \$ Location Age Condition	 City Residential New
DESCRIPTION OF IMPROVEMENTS	Price per Square Foot \$ Location Age Condition Total Rooms	 City Residential New 6
DESCRIPTION OF IMPROVEMENTS	Price per Square Foot \$ Location Age Condition Total Rooms Bedrooms	 City Residential New 3
	Price per Square Foot \$ Location Age Condition Total Rooms Bedrooms	 City Residential New 3
APPRAISER DESCRIPTION OF IMPROVEMENTS	Price per Square Foot \$ Location Age Condition Total Rooms Bedrooms Baths	 City Residential New 3 2.1
	Price per Square Foot \$ Location Age Condition Total Rooms Bedrooms Baths Appraiser	 City Residential New 3 2.1 Jerry D Shackelford II
	Price per Square Foot S Location Age Condition Total Rooms Bedrooms Baths Appraiser Effective Date of Appraisal	 City Residential New 3 2.1 Jerry D Shackelford II

Shackelford & Associates

	ESIDENTIAL APP	<u>RAISAL REI</u>	PORT			LS24-1563
	Property Address: 808 Vanderbilt Ln			Greenville	State: NC	Zip Code: 27834
F.	County: Pitt	Legal Desc	ription: Lot 23, Rediv	vision of Lots 18-24, Biltr Assessor's Parcel #:		
SUBJECT	Tax Year: 2024 R.E. Taxes: \$ 2,0	24 Special Assess	ments: \$ 2,154	Borrower (if applicable	7135 / 4678-80-6978	
B UB	Current Owner of Record: City of Gree			upant: Owner] Tenant 🛛 🖂 Vacant	Manufactured Housing
ľ		minium Cooperative	Other (describe)		HOA: \$ 0	per year per month
	Market Area Name: Biltmore Addition			lap Reference: MB 66 Pg		us Tract: 0007.01
	The purpose of this appraisal is to develop an This report reflects the following value (if not		t Value (as defined), or	other type of value (c spection Date is the Effective	1	pective Prospective
Ę		Sales Comparison Appro		•	,	omments and Scope of Work)
ME	Property Rights Appraised: 🔀 Fee Sin			ther (describe)	, , , , , , , , , , , , , , , , , , ,	. ,
UN N	Intended Use: <u>Setting a list price</u>					
ASSIGNMENT	Intended User(s) (by name or type): Th	- Clinet				
◄	Client: City of Greenville	e Client	Address: Attn: Ph	oenix G Hinson, Program	Coordinator, PO Box 72	07, Greenville, NC 27835
	Appraiser: Jerry D Shackelford II			Evans Street, Greenville, N		or, electric, i.e. 27655
		uburban 🗌 Rural	Predominant	One-Unit Housing	Present Land Use	Change in Land Use
		5-75% Under 25%		PRICE AGE \$(000) (yrs)		Not Likely
<u>N</u>	Growth rate: Rapid S Property values: Increasing S		\boxtimes Owner 45 \boxtimes Tenant 50	30 Low 0	2-4 Unit - % Multi-Unit 10 %	
TIPT		n Balance Over Supply	Vacant (0-5%)	225 High 150	Comm'l 5 %	
SCR	Marketing time: 🔀 Under 3 Mos. 🗌 3	-6 Mos. Over 6 Mos.	□ Vacant (>5%)	170 Pred 65	Other 5 %	
ШО	Market Area Boundaries, Description, and Ma			1		located within the city grid of
EA	<u>Greenville and in close proximity to the</u> fire and police protection, education, sho					ies. All support services such as
AF						
КП	The market area is bound to the north by	the Tar River, to the east b	y Evans St, to the sout	h by SW Greenville Blvd	, and to the west by Mem	orial Blvd. Other
MARKET AREA DESCRIPTION	Neighborhood Land Use consists of und	eveloped land and public us	se.			
2	I have considered relevant competitive 1	isting and/or contract offerio	nos in the performance	of this annraical and in th	e trending information -	enorted in this section. If a
	trend is indicated, I have attached an add					eported in this section. If a
	Dimensions: 48' x 95.17' x 68.1' x 1.49'	· · · · · ·		0.1	.14 ac	
	Zoning Classification: <u>R6S</u>	7			Single-family dwellings	
	Are CC&Rs applicable? 🗌 Yes 🖂 No		ning Compliance: 🛛 🖄 e documents been reviev		onforming (grandfathered) Ground Rent (if applica	lllegal No zoning
			se (explain)			μ <u>μ</u>
	Actual Use as of Effective Date: <u>Reside</u>		U	Ise as appraised in this repor	t: <u>Residential</u>	
z	Summary of Highest & Best Use: <u>See</u>	addenda				
μ						
CRIPTI		/Description Off-site Imp	rovements Type	Public Priva	1013 2010	
DESCRIPTI	Electricity	Street	Asphalt / 2 Lane Cit	y Street	Size <u>Typic</u>	cal
TE DESCRIPTI	Electricity 🛛 🗌 Gas 🖾 🖂	Street Curb/Gutter			Size <u>Typic</u> Shape <u>Recta</u>	al ngular
SITE DESCRIPTION	Electricity	Street	Asphalt / 2 Lane Cit Concrete	y Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u>	cal
SITE DESCRIPTI	Electricity Image: Constraint of the second se	Street Curb/Gutter Sidewalk Street Lights Alley	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted	y Street X	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resid</u>	al Ingular uate / Typical for area
SITE DESCRIPTI	Electricity Image: Constraint of the system Gas Image: Constraint of the system Water Image: Constraint of the system Storm Sewer Image: Constraint of the system Other site elements: Inside Lot	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - c Underground Ut	y Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resid</u>	al angular uate / Typical for area lential
SITE DESCRIPTI	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone	Asphalt / 2 Lane Cit Concrete 	y Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resic</u>	cal ungular uate / Typical for area lential IA Map Date 07/07/2014
SITE DESCRIPTI	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa	Asphalt / 2 Lane Cit Concrete 	y Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resic</u>	cal ungular uate / Typical for area lential IA Map Date 07/07/2014
SITE DESCRIPTI	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone	Asphalt / 2 Lane Cit Concrete 	y Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resic</u>	cal ungular uate / Typical for area lential IA Map Date 07/07/2014
SITE DESCRIPTI	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of	Asphalt / 2 Lane Cit Concrete City / Pole-Mounted C Underground Ut X FEI drained. The site has	y Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resid</u>	cal ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements.
SITE DESCRIPTI	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - c Underground Ut X FEI drained. The site has v	y Street	Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resic</u>	cal ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements.
SITE DESCRIPTI	Electricity Image: Constraint of the state elements: Image: Constraint of the state elements: Storm Sewer Image: Constraint of the state elements: Inside Lot Other site elements: Inside Lot Image: Constraint of the state elements: Other site elements: Inside Lot Image: Constraint of the state elements: Site Comments: The subject site is bas Image: Constraint of Units 1 Acc.Unit # of Units 1 Acc.Unit # of Stories 2 Image: Constraint of the state of the stat	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd S1 Exterior Walls Vinyl (Asphalt / 2 Lane Cit Concrete City / Pole-Mounted C Underground Ut X FEI drained. The site has y blab (Lap / Shake) Crawl S	y Street	Size <u>Typic</u> Size <u>Typic</u> Shape <u>Recta</u> Drainage <u>Adeq</u> View <u>Resic</u> Drainage <u>Adeq</u> View <u>Resic</u> Sec <u>FEN</u> Sasement None Area Sq. Ft.	al ungular uate / Typical for area dential IA Map Date 07/07/2014 r its improvements.
SITE DESCRIPTI	Electricity Image: Constraint of the state of the	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingle	Asphalt / 2 Lane Cit Concrete City / Pole-Mounted C Underground Ut X FEI drained. The site has v Bab (Lap / Shake) es Baseme	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic P Sasement None Area Sq. Ft. % Finished Ceiling	al ungular uate / Typical for area dential den
SITE DESCRIPTI	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingl- Gutters & Dwnspts. None	Asphalt / 2 Lane Cit Concrete 	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic Drainage FEN Sasement None Sasement None Sasement None Sasement None Nalls	al ungular uate / Typical for area lential lA Map Date 07/07/2014 r its improvements. e Heating Central Type HVAC Fuel Electric Cooling Central
	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingle Gutters & Dwnspts None Window Type Vinyl /	Asphalt / 2 Lane Cit Concrete City / Pole-Mounted City / Pole-Mounted C Underground Ut X FEI drained. The site has v drained. The site has v Slab Clap / Shake) Crawl S es Baseme Sump P Insulated Dampne	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic P Sasement None Area Sq. Ft. % Finished Ceiling	al ungular uate / Typical for area dential den
	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingl- Gutters & Dwnspts. None Window Type Vinyl / Storm/Screens Half M	Asphalt / 2 Lane Cit Concrete 	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic Drainage Adeq View Resic Drainage Adeq View Resic Sasement None Area Sq. Ft. K Finished Call Celling Nalls Floor	al ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Other
	Electricity Gas Gotter site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas General Description # of Units feed Stories Type Det. Att. Design (Style) Bungalow Existing Proposed Und.Cons. Actual Age (Yrs.) O Effective Age (Yrs.) O Interior Description 	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Exterior Description Foundation Rsd SI Exterior Walls Vinyl d Gof Surface Shingl- Gutters & Dwnspts None Window Type Vinyl / Storm/Screens Half M Appliances Attic	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted c Underground Ut X FEI drained. The site has v drained. The site has v Slab (Lap / Shake) Crawl S es Baseme Sump P / Insulated Dampne Iesh Settleme Infestati	y Street Image: Constraint of the stress	Size Typic Size Typic Shape Recta Drainage Adeq View Resid e FEM md is adequately sized for Sasement None Area Sq. Ft.	ral ingular in
	Electricity Image: Constraint of the state elements: Image: Constraint of the state elements: Storm Sewer Image: Constraint of the state elements: Inside Lot Other site elements: Inside Lot Image: Constraint of the state elements: Other site elements: Inside Lot Image: Constraint of the state elements: Other site elements: Inside Lot Image: Constraint of the state elements: FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas Image: Constraint of Units 1 Acc.Unit # of Units 1 Acc.Unit # of Stories 2 Type Type Det. Att. Design (Style) Bungalow Image: Existing Proposed Und.Cons. Actual Age (Yrs.) 0 Effective Age (Yrs.) 0 Interior Description Floors Carpet, LVP, Tile	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingl- Gutters & Dwnspts. None Window Type Vinyl / Storm/Screens Half M Appliances Attic Refrigerator Stairs	Asphalt / 2 Lane Cit Concrete City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted Fellow Stab Slab Slab Slab Crawl S Baseme Sump P Vinsulated Dampne Settleme Infestati Signa Stab Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme Settleme	y Street Image: Constraint of the stress	Size Typic Size Typic Shape Recta Drainage Adeq View Resic Drainage Adeq View Resic Drainage Adeq View Resic Sasement None Area Sq. Ft. K Finished Call Celling Nalls Floor	al ungular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements. Performance Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.)
	Electricity Gas Gotter site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas General Description # of Units feed Stories Type Det. Att. Design (Style) Bungalow Existing Proposed Und.Cons. Actual Age (Yrs.) O Effective Age (Yrs.) O Interior Description 	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Exterior Description Foundation Rsd SI Exterior Walls Vinyl d Gof Surface Shingl- Gutters & Dwnspts None Window Type Vinyl / Storm/Screens Half M Appliances Attic	Asphalt / 2 Lane Cit Concrete City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted Fill Slab Crawl S Baseme Sump P Sump P Crawl S Baseme Sump P State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State State	y Street Image: Constraint of the stress	Size Typic Size Typic Shape Recta Drainage Adeq View Resid e FEM md is adequately sized for Sasement None Area Sq. Ft.	al ingular uate / Typical for area lential landap Date 07/07/2014 r its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Other None None
	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingl- Gutters & Dwnspts None Window Type Vinyl / Storm/Screens Half M Appliances Attic Range/Oven Drop	Asphalt / 2 Lane Cit Concrete City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted City / Pole-Mounted Field Stab Cawl S Baseme Sump P Sump P Vinsulated Dampne Ses Stair Patio - Peto - Deck -	y Street Image: Constraint of the stress	Size Typic Size Typic Shape Recta Drainage Adeq View Resid e FEM md is adequately sized for Sasement None Area Sq. Ft.	al ungular Intervention of the second se
THE IMPROVEMENTS	Electricity Image: Constraint of the state of the	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingl- Gutters & Dwnspts. None Window Type Vinyl / Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Fan/Hood Floor	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - C Underground Ut X FEI drained. The site has of the site has of Foundat Slab Crawl S Baseme Sump P / Insulated Dampne tesh Ses Ses Sump P / Insulated Dampne tesh Settleme Infestati Fireplace(s) Stair Deck - Porch W Fence -	y Street Image: Concrete pace pace pace pace pace pace pace pac	Size Typic Size Typic Shape Recta Drainage Adeq View Resid e FEM md is adequately sized for Sasement None Area Sq. Ft.	al
THE IMPROVEMENTS	Electricity <pre> Gas</pre> Gas Water Sanitary Sewer Storm Sewer Other site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas # of Units 1 # of Stories 2 Type Det. Att. Design (Style) Bungalow Q Effective Age (Yrs.) Q Interior Description Floors Carpet, LVP, Tile Walls Painted Sheetrock Trim/Finish Baseboard Bath Floor Tile	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingl- Gutters & Dwnspts. None Window Type Vinyl / Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Fan/Hood Floor Microwave Heate	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - - - - - - - - - - - - -	y Street Image: Constraint of the strength of the strengt of the strengeh of the strength of the strength of the	Size Typic Size Typic Shape Recta Drainage Adeq View Resid e FEM md is adequately sized for Sasement None Area Sq. Ft.	al ungular Ung
THE IMPROVEMENTS	Electricity Image: Constraint of the state of the	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl (Roof Surface Shingl- Gutters & Dwnspts. None Window Type Vinyl / Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Fan/Hood Floor	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - - - - - - - - - - - - -	y Street Image: Concrete pace pace pace pace pace pace pace pac	Size Typic Size Typic Shape Recta Drainage Adeq View Resic a) FEN c FEN adequately sized for FEN Basement ⊠ None Area Sq. Ft.	al
THE IMPROVEMENTS	Electricity Image: Second	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Exterior Description Foundation Rsd SI Exterior Walls Vinyl 0 Roof Surface Shingl- Gutters & Dwnspts None Window Type Vinyl 1/ Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Disposal Scuttt Dishwasher Doorw Fan/Hood Floor Microwave Heate Washer/Dryer Finish 6 Rooms	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - Stain City / Pole-Mounted - - - - - - - - - - - - -	y Street Image: Concrete state Image: Concrete state Image: Concrete Image	Size Typic Size Typic Shape Recta Drainage Adeq View Resic a) FEM C FEM adequately sized for FEM Basement ⊠ None Area Sq. Ft.	ral ungular Un
THE IMPROVEMENTS	Electricity Image: Second structure Gas Image: Second structure Water Image: Second structure Sanitary Sewer Image: Second structure Storm Sewer Image: Second structure Other site elements: Inside Lot Other site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas Image: Site Comments: The subject site is bas General Description # of Units # of Stories 2 Type Det. Att. Image: Det. Design (Style) Bungalow Existing Proposed Und.Cons. Actual Age (Yrs.) Actual Age (Yrs.) 0 Interior Description Floors Floors Carpet, LVP, Tile Walls Painted Sheetrock Trim/Finish Baseboard Bath Floor Tile Bath Wainscot None Doors Interior Hollow Core Finished area above grade contains: Additional features: 9' ceili	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Exterior Description Foundation Rsd SI Exterior Walls Vinyl 0 Roof Surface Shingl- Gutters & Dwnspts None Window Type Vinyl 1/ Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Pishwasher Doorv Heate Washer/Dryer Korows Heate Mucrowave Heate Kusher/Dryer Finish 6 Rooms hout, granite countertops / t t	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - Stain City / Pole-Mounted - - - - - - - - - - - - -	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic P Size Typic Shape Recta P Selice P Size Typic Adeq Adeq Adeq New Resic Size Typic Recta Adeq Adeq New Resic Size Adeq None Size Adeq None None None None None None None None None None None None None None None None None None None None None None None None None None None None None None None None None	al ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BitIn 0 Carport 0 Driveway 2 Vanderbilt Ln Surface Concrete of Gross Living Area Above Grade tubs, cultured marble bathroom
	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl of Roof Surface Shingle Gutters & Dwnspts None Window Type Vinyl of Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Dishwasher Doorv Hout, granite countertops / t throom, single vanity in secing physical, functional and ex	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - Stain City / Pole-Mounted - - - - - - - - - - - - -	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic all Drainage View Resic all Typic all Drainage Adeq View Resic Resic all Resic Basement None Area Sq. Ft. Resic Ceiling Resic Nalls Resic Coor Resic Stove(s) #	al ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BitIn 0 Carport 0 Driveway 2 Vanderbilt Ln Surface Concrete of Gross Living Area Above Grade tubs, cultured marble bathroom
THE IMPROVEMENTS	Electricity Image: Second structure Gas Image: Second structure Water Image: Second structure Sanitary Sewer Image: Second structure Storm Sewer Image: Second structure Other site elements: Inside Lot Other site elements: Inside Lot FEMA Spec'l Flood Hazard Area Yes Site Comments: The subject site is bas Image: Site Comments: The subject site is bas General Description # of Units # of Stories 2 Type Det. Att. Image: Det. Design (Style) Bungalow Existing Proposed Und.Cons. Actual Age (Yrs.) Actual Age (Yrs.) 0 Interior Description Floors Floors Carpet, LVP, Tile Walls Painted Sheetrock Trim/Finish Baseboard Bath Floor Tile Bath Wainscot None Doors Interior Hollow Core Finished area above grade contains: Additional features: 9' ceili	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl of Roof Surface Shingle Gutters & Dwnspts None Window Type Vinyl of Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Dishwasher Doorv Hout, granite countertops / t throom, single vanity in secing physical, functional and ex	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - Stain City / Pole-Mounted - - - - - - - - - - - - -	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic P) C FEW Ind is adequately sized for Basement ⊠ None Area Sq. Ft. % Finished Ceiling Nalls Floor Dutside Entry Stove(s) # 1,349 Square Feet of hen, fiberglass showers / mns	al ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BitIn 0 Carport 0 Driveway 2 Vanderbilt Ln Surface Concrete of Gross Living Area Above Grade tubs, cultured marble bathroom
THE IMPROVEMENTS	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl of Roof Surface Shingle Gutters & Dwnspts None Window Type Vinyl of Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Dishwasher Doorv Hout, granite countertops / t throom, single vanity in secing physical, functional and ex	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - Stain City / Pole-Mounted - - - - - - - - - - - - -	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic P) C FEW Ind is adequately sized for Basement ⊠ None Area Sq. Ft. % Finished Ceiling Nalls Floor Dutside Entry Stove(s) # 1,349 Square Feet of hen, fiberglass showers / mns	al ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BitIn 0 Carport 0 Driveway 2 Vanderbilt Ln Surface Concrete of Gross Living Area Above Grade tubs, cultured marble bathroom
THE IMPROVEMENTS	Electricity	Street Curb/Gutter Sidewalk Street Lights Alley Corner Lot Cul de Sa No FEMA Flood Zone ically level and adequately of Foundation Rsd SI Exterior Description Foundation Rsd SI Exterior Walls Vinyl of Roof Surface Shingle Gutters & Dwnspts None Window Type Vinyl of Storm/Screens Half M Appliances Attic Refrigerator Stairs Range/Oven Drop Dishwasher Doorv Dishwasher Doorv Hout, granite countertops / t throom, single vanity in secing physical, functional and ex	Asphalt / 2 Lane Cit Concrete - City / Pole-Mounted - City / Pole-Mounted - Stain City / Pole-Mounted - - - - - - - - - - - - -	y Street	Size Typic Size Typic Shape Recta Drainage Adeq View Resic P) C FEW Ind is adequately sized for Basement ⊠ None Area Sq. Ft. % Finished Ceiling Nalls Floor Dutside Entry Stove(s) # 1,349 Square Feet of hen, fiberglass showers / mns	al ingular uate / Typical for area lential IA Map Date 07/07/2014 r its improvements. Heating Central Type HVAC Fuel Electric Cooling Central Central Other Car Storage None Garage # of cars (2 Tot.) Attach. 0 Detach. 0 BitIn 0 Carport 0 Driveway 2 Vanderbilt Ln Surface Concrete of Gross Living Area Above Grade tubs, cultured marble bathroom



Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

RESIDENTIAL APPRAISAL REPORT

File No.: LS24-1563

My research did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.														
EK HISI OKY	Data Source(s): 1st Prior Subject Sale/Transfer Analysis of sale/transfer history and/or any current agreement of sale/listing: The subject was not found to have transferred													
	Date:		s of sale/transfer history and/or any current agreement of sale/listing: <u>The subject was not found to have transferred</u> the 36 months prior to the effective date of the appraisal.											
Ī	Price:				<u>o mon</u>	ine prior i			une up					
	Source(s): Register of Dec								023 between con	orporations with a recorded price at				
KANSF	2nd Prior Subject Sa	ale/Transfer		action of \$171,150 although the deed shows \$343 in recorded tax. omparable 2 transferred 8/8/2022 by way of quit claim deed between individual and corporation with no recorded tax.										
A Y	Date: Price:													
	Source(s):		Com	Comparable 5 transferred as a vacant lot 12/7/2023 between individuals and a corporation with \$30 in recorded tax.										
	SALES COMPARISON APF	ROACH TO VALUE	(if dev	veloped)		The	e Sales Comparisor	1 Appr	oach wa	is not develop	ed for this apprais	al.		
Ì	FEATURE	SUBJECT			COMF	PARABLE S	ALE # 1		CON	/IPARABLE S/	ALE # 2	COMPARAB	LE SA	LE # 3
	Address 808 Vanderbilt Ln							Flemir	0		3308 N George St			
	Greenville, NC 27834					C 27834				NC 27834		Farmville, NC 2782	28	
	Proximity to Subject Sale Price \$		-	6.34 mi	nes w	\$	219,900	0.17	miles E	\$	210,000	11.10 miles W	\$	249,000
	Sale Price/GLA		/sq.ft.	\$	155.9	6 /sq.ft.	219,900	\$	168	.27 /sq.ft.	210,000	\$ 180.04 /sq.	_	219,000
	Data Source(s)			NCRM		0415861;	DOM 2	NCR		100384491;I	DOM 18	NCRMLS#100404		DOM 32
	Verification Source(s)	DECODIDITION		Tax Of			. () () ()	Tax	Office,		· () () •	Tax Office,ROD		· () @ Adheat
	VALUE ADJUSTMENTS Sales or Financing	DESCRIPTION		Dt Arms L	ESCRIP	TION	+(-) \$ Adjust.	A	DESCR s Lengt		+(-) \$ Adjust.	DESCRIPTION Arms Length		+(-) \$ Adjust.
	Concessions			Cash /]	0				/ Non			Conv / None		
	Date of Sale/Time	-		c11/22/		2/20/23	+6,651				+6,352	c10/9/23;s11/3/23		+7,559
	Rights Appraised	Fee Simple		Fee Sin	•				Simple			Fee Simple		
	Location Site	City Residential		Resider			-25,000			ntial		City Residential		-10,000
	View	0.14 ac Residential		2.02 ac Resider				0.15 Resi	ac dential			0.17 ac Residential	-+	
	Design (Style)	Bungalow		Neoecl				Rano				Shotgun	+	
	Quality of Construction	Average		Averag			+21,990				-10,500	Average		-12,450
	Age	0		4				0				0	[
	Condition Above Grade	New Total Bdrms Ba	ths	Good Total E	Bdrms	Baths	+6,597	New Total	Bdrms	Baths		New Total Bdrms Bati		
	Room Count		.1	6	3	2.1		10tai	3	2	+5,000	6 3 2		+5,000
	Gross Living Area	1,349				,410 sq.ft.	-5,185			1,248 sq.ft.	+8,585	1,383		
	Basement & Finished	-		-				-				-		
	Rooms Below Grade	-		-				-				-		
	Functional Utility Heating/Cooling	Average FWA / Central		Average FWA / Central			Ave:	age \ / Cent	rol		Average FWA / Central	_		
_	Energy Efficient Items	IWD		None Noted			IWD		141		IWD			
	Garage/Carport	None		1CrAttGrg		-10,000	Non				1CrAttGrg		-10,000	
Ď	Porch/Patio/Deck	WCP,CP		CP,Pati	io		+5,500				+7,000			+3,000
	Fireplaces Other Items	None		None			+1.500	Non			1.500	None		2 000
Z	1st Floor Primary BR	AttStg No		None No			+1,500	Non Yes	2		+1,500			-2,000 -5,000
	Prior Sale Date	None within the 3	years)23				2022		2,000	None within the ye	ar	2,000
	Prior Sale Price	prior to effective of	late	\$171,1				\$0	_			prior to grid sale da		
	Net Adjustment (Total) Adjusted Sale Price					<u> </u>	2,053		X +		12,937		\$	-23,891
	of Comparables			Net Gross		0.9 % 37.5 %\$	221,953		let	6.2 % 20.9 %\$	222,937	Net 9.6 Gross 22.1		225,109
SALE	Summary of Sales Comparis	son Approach		0103	3	0110 / 0 1	221,900		333	2010 /0	222,937	<u>ui033</u>	/0 .	220,105
,,														
	Indicated Value by Sales	s Comparison Apr	Irnack	n \$	224.0	00								
	manualeu value by Sales	ndicated Value by Sales Comparison Approach \$ 224,000												



Copyright© 2027 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

TRATE SUBJIC COMPRANT SULF # ; Creentile, N 2 293. COMPRANT SULF # ; Creentile, N 2 293. COMPRANT SULF # ; Creentile, N 2 293. Company Sulf # ; Creentile, N 2 293. Company Sulf # ; Creentile, N 2 293. Company Sulf # ; Sulf N 2 293. Sulf N 2 293		L COMPARA SUBJECT	ABLE SAL	ES	004040		Fil	e No.: LS24-1		
Greenville, NC 27834 Greenville, NC 27834 Creenville, NC 27834 Creenville, NC 27834 Proximity to Subject 0.58 miles NE 2.49 miles N \$ 244,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 \$ 245,000 <	FEATURE			ALE # 4			ALE # 5	COMPA	RABLE SA	LE#6
Proteinty to Subject 0.58 miles NE 2.49 miles N S 245,000 S Sale Price SLA \$ \$ 185,000 \$ 245,000 \$ \$ Data Source(s) NCRMLS#10040387;2DOM 4 NCRMLS#104040387;2DOM 49					-					
Sale Price \$ 185,000 \$ 245,000 \$ 245,000 \$ ////////////////////////////////////		27834				27034				
Data Source(s) NCRMLS#100440387;DOM 4 Verification Source(s) Tax Ortice,ROD Tax Ortice,ROD Tax Ortice,ROD VALUE ADJUSTMENTS DESCRIPTION PCRMLS#10039357;DOM 4 Prending +(-) \$ Adjust. Sales or Financing Conv / \$3,300 -3,300 TBSCRIPTION +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust. Date of Sale/Time Conv / \$3,300 -3,300 TBD - - - Bath Sale/Time Conv / \$2,380.1233;8:1/8/23 +5,596 6/10/24 - - - Rights Appraised Fee Simple Fee Simple Conv / \$2,300 - - - - Location City Residential Residential Residential -12,500 - - - Usew Residential Residential Residential Residential - - - - - - - - - - - - - - - - - - - - - - </td <td></td> <td>\$</td> <td></td> <td>185,000</td> <td></td> <td>\$</td> <td>245,000</td> <td></td> <td>\$</td> <td></td>		\$		185,000		\$	245,000		\$	
Vertication Source(s) Tax Office,ROD Tax Office,ROD Tax Office,ROD Tax Office,ROD t(·) \$ Adjust. DESCRIPTION +(·) \$ Adjust. Sales of Financing Concessions Arms Length Conv / \$3,300 -3,300 TBD H(·) \$ Adjust. DESCRIPTION +(·) \$ Adjust. Date of Sale/Time - c7.21/23;8/18/23 +5,596 c6/10/24 - - Date of Sale/Time - c7.21/23;8/18/23 +5,596 c6/10/24 - - - Location City Residential City Residential Residential - -12,500 - - Uview Residential Residential Residential - - - - - Design (Style) Bungalow Ranch Ranch Ranch - - - - - - - - - - - - - - - - - - - - - - - - - - - <t< td=""><td></td><td>\$/sq.ft.</td><td>\$ 168.18 /sq.ft.</td><td></td><td></td><td>'sq.ft.</td><td></td><td>\$</td><td>/sq.ft.</td><td></td></t<>		\$/sq.ft.	\$ 168.18 /sq.ft.			'sq.ft.		\$	/sq.ft.	
VALUE ADJUSTMENTS DESCRIPTION +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust. DESCRIPTION +(-) \$ Adjust. Sales or Financing Concessions Conv / \$3,300 -3,300 TBD - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -				DOM 3			DOM 49			
Sales or Financing Concessions Arms Length Conv / \$3,300 Pending -3,300 TBD Date of Sale/Time Date of Sale/Time - c7/21/23;8/18/23 + 5,596 c6/10/24 - Rights Appraised Fee Simple Fee Simple Fee Simple - Location City Residential City Residential Residential -12,500 Site 0.14 ac 0.15 ac 0.22 ac - - View Residential Residential Residential - - Design (Style) Bungalow Ranch Ranch - - Quality of Construction Average -9,250 New - - Age 0 60 0 0 - - Age 0 63 2.1 5 3 1 +14,000 6 3 2 +5,000 Condition New Very Good / Reno +9,250 New - - - Room Court 6 3 2.1 5		DECODIDITION		L() C Adjust			. () ¢ Adiust	DECODIDTI		I () C Adjuct
Concessions Conv / \$3,300 -3,300 TBD Date of Sale/Time		DESCRIPTION		+ (-) & Aujust.		/N	+(-) & Aujusi.	DESURIPTI	UN	+(-) & Aujusi.
Date of Sale/Time - c7/21/23:s8/18/23 +5,596 c6/10/24 - - - Rights Appraised Fee Simple Fee Simple Residential Residential - - - Location City Residential City Residential Residential Residential - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -	-			-3.300						
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$	Date of Sale/Time	-								
Site 0.14 ac 0.15 ac 0.22 ac 0.22 ac View Residential Residential Residential Residential 0.22 ac 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Rights Appraised	Fee Simple	Fee Simple		Fee Simple					
View Residential Residential <th< td=""><td></td><td></td><td>-</td><td></td><td></td><td></td><td>-12,500</td><td></td><td></td><td></td></th<>			-				-12,500			
Design (Style) Bungalow Ranch Ranch <td></td>										
Age0600Image: constraint of the second s				-9,250			-12,250			
Above Grade Total Bdrms Baths Total Bdrms	Age									
Room Count 6 3 2.1 5 3 1 +14,000 6 3 2 +5,000 Gross Living Area 1,349 Sq.ft. 1,100 Sq.ft. +21,165 1,311 Sq.ft. Sq.ft. Sq.ft. Basement & Finished - - - - - - - Rooms Below Grade - - - - - - - - Functional Utility Average Average Average - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -				+9,250						
Gross Living Area 1,349 sq.ft. 1,100 sq.ft. +21,165 1,311 sq.ft. sq.ft. Basement & Finished - - - - - - - Rooms Below Grade - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -								Total Bdrms	Baths	
Basement & Finished - - - - Rooms Below Grade - - - - Functional Utility Average Average - - Heating/Cooling FWA / Central FWA / Central FWA / Central FWA / Central Energy Efficient Items IWD TWH,NwHVAC IWD - - Garage/Carport None None None - - Porch/Patio/Deck WCP,CP Steps +10,500 CP,Deck +3,000 - Fireplaces None None None - - - - Other Items AttStg Fence -2,000 None +1,500 - - Prior Sale Date None within the 3 years None within the year 12/7/2023 - - - - Prior Sale Date None within the 3 years None within the year 12/7/2023 - - - - - - \$ - - - - - - - - - - <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td>+5,000</td><td></td><td>sn ft</td><td></td></td<>							+5,000		sn ft	
Rooms Below Grade - - - - - - Functional Utility Average Average Average - - Heating/Cooling FWA / Central FWA / Central FWA / Central FWA / Central - Energy Efficient Items IWD TWH,NwHVAC IWD - - - Garage/Carport None None None - - - - Porch/Patio/Deck WCP,CP Steps +10,500 CP,Deck +3,000 - - - Fireplaces None None None - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - - -		- 1,549 54.16.	-	+21,103	- 1,31	1 04.11.			oq.it.	
Heating/Cooling FWA / Central FWA / Central FWA / Central Energy Efficient Items IWD TWH,NwHVAC IWD IWD Garage/Carport None None None IWD Porch/Patio/Deck WCP,CP Steps +10,500 CP,Deck +3,000 Fireplaces None None None IWD IWD Other Items AttStg Fence -2,000 None +1,500 1st Floor Primary BR No Yes -5,000 Yes +5,000 Prior Sale Date None within the 3 years None within the year 12/7/2023 Image: Construct on the state on t		-	-							
Energy Efficient Items IWD TWH,NwHVAC IWD IWD Garage/Carport None None None IWD Image: Carport Porch/Patio/Deck WCP,CP Steps +10,500 CP,Deck +3,000 Image: Carport Fireplaces None None None Image: Carport None Image: Carport Other Items AttStg Fence -2,000 None +1,500 Image: Carport 1st Floor Primary BR No Yes -5,000 Yes +5,000 Image: Carport Prior Sale Date None within the 3 years None within the year 12/7/2023 Image: Carport Image: Carport Prior Sale Price prior to effective date prior to grid sale date \$15,000 Image: Carport Image: Carport Adjusted Sale Price Net 22.1 % Net 4.2 % Net Net % of Comparables Gross 43.3 % 225,961 Gross 16.0 % 234,750 Gross %			Average		<u> </u>					
Garage/Carport None None None Porch/Patio/Deck WCP,CP Steps +10,500 CP,Deck +3,000 Fireplaces None None None Other Items AttStg Fence -2,000 None +1,500 1st Floor Primary BR No Yes -5,000 Yes +5,000 Prior Sale Date None within the 3 years None within the year 12/7/2023 Prior Sale Price prior to effective date prior to grid sale date \$15,000 Net Adjustment (Total) Image: Additional and the state of Comparables Image: Net Additional and the state of Comparables Net 4.2 % Net 4.2 % Net %										
Porch/Patio/Deck WCP,CP Steps +10,500 CP,Deck +3,000 Fireplaces None None None Image: constraint of the steps Image: consteps Image: constraint of the steps <td></td>										
Fireplaces None None None Other Items AttStg Fence -2,000 None +1,500 1st Floor Primary BR No Yes -5,000 Yes +5,000 Prior Sale Date None within the 3 years None within the year 12/7/2023 - Prior Sale Price prior to effective date prior to grid sale date \$15,000 - Net Adjusted Sale Price Net 21, % Net 4.2, % Net Adjusted Sale Price Ret 22.1 % Net 4.2, % Net % of Comparables Gross 43.3 % 225,961 Gross 16.0 % \$234,750 Gross %				+10 500			+3 000			
Other Items AttStg Fence -2,000 None +1,500 1st Floor Primary BR No Yes -5,000 Yes +5,000 Prior Sale Date None within the 3 years None within the year 12/7/2023		- í		-10,500						
Prior Sale Date None within the 3 years None within the year 12/7/2023 Prior Sale Price prior to effective date prior to grid sale date \$15,000 Net Adjustment (Total) Image: Adjusted Sale Price Net 40,961 + Image: Adjusted Sale Price Adjusted Sale Price Net 22.1 % Net 4.2 % Net of Comparables Gross 43.3 % 225,961 Gross 16.0 % 234,750 Gross %	Other Items	AttStg	Fence	-2,000	None		+1,500			
Prior Sale Price prior to effective date prior to grid sale date \$15,000 Net Adjustment (Total)				-5,000			+5,000			
	Prior Sale Date									
	Net Adjustment (Total)	prior to effective date		40 961		- \$	-10 250	□ + □	ן - ו\$	
	Adjusted Sale Price			10,901			10,200	Net	%	
Summary of Sales Comparison Approach				225,961		6.0 %	234,750		%\$	
	Summary of Sales Compa	rison Approach								
	AM									
	0									
						_				

3/2007

Supplemental Addendum

Borrower -	
Property Address 808 Vanderbilt Ln	
City Greenville County Pitt State NC Zip Code 27834	
Lender/Client City of Greenville	

SCOPE OF WORK: The subject has been identified by the postal address, legal description, and assessor's parcel number. The descriptions and analysis of the land and improvements in this report are based upon the visual inspection of the property. Photographs are included in the addenda. Property taxes, zoning, utilities, and other property information has been obtained through public records such as the county tax and planning departments. Flood and census data has been taken from a la mode's Interflood application. The search for comparable properties was made through the North Carolina Regional MLS and county tax records.

The development of each of the three approaches to value was considered:

The cost approach has been developed as the land value and cost estimates are well supported and the improvements are relatively new and suffer little depreciation.

The sales comparison approach has been developed as there is an active market for similar properties, and sufficient sales data is available for analysis. This approach directly considers the prices of alternative properties having similar utility.

The income approach was not developed as it is not necessary for credible appraisal results. The income approach is not necessary for credible assignment results.

HIGHEST AND BEST USE AS IMPROVED: The value of the subject in its current use is greater than the value of its underlying land, so razing the improvements would not result in a higher property value. If legally permissible, a change in use would be justified only if the value in the new use would exceed the value in the existing use by more than the conversion costs. In this case, demand for a different use does not meet that test. Therefore, the maximally productive use of the subject is the continued use of the current improvements as a single-family residential dwelling. The most likely buyer and user is an owner-occupant.

MEASURING PER ANSI STANDARDS: An on-site interior and exterior inspection of the subject has been made. The improvements were physically measured at the time of inspection based on the American National Standards Institute (ANSI) Standard Z765-2021. Measurements were rounded to the nearest one-tenth of a foot. Total square footage of the finished area was rounded to the nearest whole square foot.

SUMMARY OF SALES COMPARISON APPROACH: In the sales search, the most important items of consideration were location, quality, condition, and size. The search for sales started with new construction sales in close proximity to the subject over the past 24 months. One sale was located and the search was expanded to include significantly renovated properties in close proximity to the subject. A couple of other sales were located and the search was expanded to include newer homes in similar areas in other Pitt County towns. Another sale was located in a similar area of Farmville. The search was then expanded to include recent sales of homes similar in size and quality to the subject throughout Pitt County. Several sales were located which were then considered for quality, condition, location, size, and site value. The sales were then narrowed to the four sales and one listing utilized within the sales grid. These comparables have been adjusted as follows.

Comparable 1 is utilized due to its being within the extended neighborhood and being similar two-story construction. This sale is adjusted for superior location due to its development having higher site values. Additional adjustments are applied for market conditions, inferior quality due to lower ceiling heights, exterior design (cuts, ornamentation, columns, etc.), kitchen materials / finish, lower foundation, and countertops throughout. The condition adjustment is applied due to the age of improvements.

Comparable 2 is utilized due to proximity / location / similar site value. This sale is adjusted for market conditions as well as for slightly superior quality due to flooring, bathroom materials / finish, and interior trim.

Comparable 3 is utilized due to its being new construction within an established downtown area of a nearby town. The sale is adjusted for slightly superior location / site value based on the difference in site values between the two municipalities. Additional adjustments are applied for market conditions and superior quality due to the sale having similar ceiling heights, it has a vaulted ceiling and trey ceiling, bath materials / finish, and higher foundation.

Comparable 4 is utilized due to is similar location. This sale has been completely renovated and is adjusted for seller concessions, market conditions, and superior quality due to flooring, bathroom materials / finish, brick exterior, crawlspace foundation, and granite countertops throughout. The sale is adjusted for inferior condition due to the age of improvements with consideration given to the amount of renovations noted.

Comparable 5 is a comparable listing within the extended market, utilized due to age of construction and location. The listing is adjusted for its superior location due to higher site values, and for superior quality due to interior trim, flooring, and bathroom materials / finish.

Market condition adjustments are applied at a rate of 1% per month between the first of March 2024 and the end of May 2024 with no adjustment applied for the time frame before or after due to market stability. Additional adjustments are applied for bath count (\$5,000 per half bath for less than 2 bathrooms, then \$4,000 per half bath for more than 2 bathrooms), size (\$85 per square foot for variances greater than 50 square feet), car storage, porches, first floor primary bedrooms, and other items such as fencing and storage.

The range of the adjusted sales is \$221,953 to \$225,961 with the listing adjusting above this range. All sales are considered as all are utilized in bracketing; the appraiser's opinion of market value is \$224,000.

The subject's value is higher than neighborhood predominant yet falls within the neighborhood low/high range and is not considered an over improvement.

Adjustment percentages are higher than preferred yet unavoidable due to the variances between properties within this market that require adjustment to allow for more credible appraisal results.

Note that there are only six ratings available to categorize all properties based on their quality and condition. Due to the limited number of ratings, the comparables can be similar enough to have the same rating as the subject, yet differ enough to cause a monetary reaction by the market. Consequently, some comparables could have the same rating as the subject, yet require an adjustment.

Adjustments for seller concessions are only applied when greater than the typical 3% of sales price. Adjustments are applied only for any amount above and beyond 3% of the total sales price.

Adjustments made for other additional amenities such as storage, workshops, fencing, pools, etc, are adjusted based on review of photos for quality, condition, and size. These adjustments are applied on an individual basis which can sometimes result in adjustments that appear to be inconsistent within the sales grid.

R	ESIDENTIAL APPRAISAL REPORT COST APPROACH TO VALUE (if developed) The Cost Approach was not develo	ped for this appraisal.	File No.: L	824-1563	
	Provide adequate information for replication of the following cost figures and calculations.				
	Support for the opinion of site value (summary of comparable land sales or other methods for est	mating site value): Fo	ur vacant lot sales ha	ve been utilized in si	ite
	valuation. All four lots are located within the subject's immediate and slightly extended	area and have sale dates ranging f	rom 2022 to 2024. S	ales prices range fro	m
	\$4,000 to \$7,500. The most recent sale, 2024, is inferior in size; the sale within the hig				
	and is therefore superior in location. The two remaining sales are most similar in location				
	sale. With consideration given to the size, location, and sale date, the subject's site value				2
	ESTIMATED 🗌 REPRODUCTION OR 🖂 REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	7,500
E	Source of cost data: Marshall & Swift		Sq.Ft. @\$ 14	7.00 =\$	198,303
M	Quality rating from cost service: Avg/Gd Effective date of cost data: $06/2024$	12 1		3.98 =\$	13,194
Ř	Comments on Cost Approach (gross living area calculations, depreciation, etc.):		+	6.56 =\$	3,167
Ľ,	The cost approach has been developed as an additional indicator of value, reconciled		Sq.Ft. @ \$	=\$	5,107
COST APPROACH	between the average to good ratings. Site value is taken from lot sales within the	-	Sq.Ft. @ \$	=\$	
S	market.			=\$	
Õ		Garage/Carport	Sq.Ft. @ \$	¢	
		Total Estimate of Cost-New	οφ.: τ.: @ φ	=\$	214 ((4
			unctional Externa	'	214,664
		· · · · · · · · · · · · · · · · · · ·			c)
		Depreciation		=\$(0)
		Depreciated Cost of Improvements		=\$	214,664
		"As-is" Value of Site Improvements		=\$	10,000
		-		=\$	
				=\$	
		INDICATED VALUE BY COST APPRO	ACH	=\$	232,164
天	INCOME APPROACH TO VALUE (if developed)	eloped for this appraisal.			
M	Estimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$	Inc	licated Value by Incom	e Approach
R	Summary of Income Approach (including support for market rent and GRM):				
E D					
INCOME APPROACH					
N					
ğ					
≤					
	PROJECT INFORMATION FOR PUDs (if applicable)	ned Unit Development.			
	Legal Name of Project:				
	Describe common elements and recreational facilities:				
PUD					
┍					
	Indicated Value by: Sales Comparison Approach \$ 224.000 Cost Approach (if	developed) \$ 232,164	ncome Approach (if o	developed) \$	
	Final Reconciliation The sales comparison approach has been utilized in addition to the	1 7 252,104	11 \	1 7	W /
	construction. The most weight is given to the sales comparison as it reflects the market				
	comparison approach.	reaction. The opinion of value is	reconciled within th	e funge indicated by	the sales
No.					
F	This appraisal is made 🖂 ''as is'', 🔲 subject to completion per plans and specific	ations on the basis of a Hypoth	etical Condition that	the improvements h	nave been
Ē	completed, Subject to the following repairs or alterations on the basis of a Hypot				
NS I	the following required inspection based on the Extraordinary Assumption that the conditi				
RECONCILIATION					
Ĩ Ĩ					
1	This report is also subject to other Hypothetical Conditions and/or Extraordinary Ass	sumptions as specified in the atta	ched addenda.		
	Based on the degree of inspection of the subject property, as indicated below	, defined Scope of Work, State	ement of Assumption	ons and Limiting (Conditions,
	and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sp				
	of this report is: \$ 224,000 , as of:	7/16/2024		ective date of this	
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions an	· · ·			
ATTACHMENTS	A true and complete copy of this report contains 34 pages, including exhibits wh		t of the report. This	s appraisal report ma	ay not be
Ш	properly understood without reference to the information contained in the complete rep	оп.			
I₹	Attached Exhibits:		5		
No.	Scope of Work 🛛 Limiting Cond./Certifications 🗌 Narrative Add			🖄 Sketch Addendum	
ΙÈ	🛛 🖾 Map Addenda 🔹 🛄 Additional Sales 🔹 🛄 Cost Addend	um 🛛 🖾 Flood Addei	ndum	Manuf. House Add	lendum
×	Hypothetical Conditions Extraordinary Assumptions				
		Name: <u>City of Greenville</u>			
	E-Mail: Address: A	Attn: Phoenix G Hinson, Program G	Coordinator, PO Box	7207, Greenville, N	C 27835
	APPRAISER	SUPERVISORY APPRAISER	(if required)		
		or CO-APPRAISER (if applic	able)		
			,		
	D. SHACKEE				
G					
ЩЧ Ш	() em) huhl II (*******) * Appraisal				
Ē	Institute	Supervisory or			
Į		Co-Appraiser Name:			
SIGNATURES		Company:			
S		Phone:	Fax:		
	a) (s) shasher of a forein	E-Mail:			
	Date of Report (Signature): 08/12/2024	Date of Report (Signature):			
		icense or Certification #:		State:	
		Designation:			
		Expiration Date of License or Certificat	on:		
			rior & Exterior	Exterior Only	None
		Date of Inspection:			
<u> </u>	Copyright© 2007 by a la mode, inc. This form may Form GPRES2 - "TOTAL" appraisal software b	-	mission, however, a la mode	e, inc. must be acknowledge	ed and credited

Form GPRES2	- "TOTAL" appraisa	l software by a	la mode, inc.	- 1-800-ALAMODE

Location Map

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				


Building Sketch (Page - 1)

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Building Sketch (Page - 2)

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



FRONT / SIDE VIEW



REAR / SIDE VIEW



STREET VIEW - LOOKING SOUTH AT FLEMING STREET FROM VANDERBILT LANE Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State	NC Zip C	Code 27834
Lender/Client	City of Greenville				



VIEW FROM VANDERBILT LOOKING WEST DOWN FLEMING STREET



VIEW OF VANDERBILT LANE



ADDITIONAL REAR / SIDE VIEW Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-						
Property Address	808 Vanderbilt Ln						
City	Greenville	County	Pitt	State	NC	Zip Code	27834
Lender/Client	City of Greenville						
						No. of Concession, Name	



HEAT PUMP



WATER HEATER



ELECTRIC METER Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

County Pitt

Borrower	-
Property Address	808 Vanderbilt Ln
City	Greenville
Lender/Client	City of Greenville

Zip Code 27834

State NC



FRONT COVERED PORCH



LIVING ROOM



DINING ROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State	NC	Zip Code 27834
Lender/Client	City of Greenville				



KITCHEN



ADDITIONAL VIEW OF KITCHEN



ADDITIONAL VIEW OF KITCHEN Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-
Property Address	808 Vanderbilt Ln
City	Greenville
Lender/Client	City of Greenville

County Pitt

State NC Zip Code 27834



HALF BATHROOM



PRIMARY BEDROOM



PRIMARY BATHROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State _{NC}	Zip Code 27834	
Lender/Client	City of Greenville				



ADDITIONAL VIEW OF PRIMARY BATHROOM



STAIRS TO SECOND FLOOR



LAUNDRY ROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	808 Vanderbilt Ln			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			
-				



BEDROOM



BEDROOM



BATHROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



ADDITIONAL VIEW OF BATHROOM

Comparable Photo Page

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Comparable 1

2302 Decorah Ct

Comparable 2
1022 Fleming St



Comparable 3 3308 N George St

Comparable Photo Page

Borrower	-			
Property Address	808 Vanderbilt Ln			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



Comparable 4

308 Elizabeth St

Comparable 5 123 E Catawba Rd



Comparable 6

Flood Map

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Plat Map

Borrower	-				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



CONTRACT FOR APPRAISAL REPORTS Shackelford & Associates

THIS CONTRACT, entered into this _____ day of _____, 2024 between the City of Greenville, hereinafter called the "The City", acting by and through the Neighborhood & Business Services Department, Community Development Division, represented by the undersigned Community Development Division, Program Manager, Renee Skeen, and Jay Shackelford, with Shackelford & Associates, "Contractor", witnesseth that the parties do hereby agree as follows:

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

1. The Contractor shall complete appraisals of certain properties.

Lincoln Park Phase II

- 2. The Contractor is to comply with all Federal, State and local laws and ordinances applicable to the appraisal reports.
- 3. The Contractor shall make a detailed field inspection and identification of the various items of the property and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and to prepare the appraisal reports to be furnished under this contract. Upon completion of the inspections, investigations, and studies, the Contractor shall prepare, furnish, and deliver to the City, the appraisal reports, by email, to Phoenix G Hinson, Program Coordinator, Community Development Division at <u>phinson@greenvillenc.gov</u>. The reports shall, in form and substance, conform to recognized appraisal principles and practice.
- 4. Following the issuance of the Certificates of Occupancy (CO), it is required that appraisals begin within two weeks of receipt of Certificate of Occupancy (CO) and completed within 6 weeks of receipt of the Certificate of Occupancy (CO).
- 5. Services Not Provided. The fees set forth in this Contract apply to the appraisal services rendered by as set forth in this Contract. Unless otherwise specified herein, Appraiser's services for which the fees in this contract apply do not include meetings with persons other than the City, City Personnel or City's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by the Appraiser not set forth in this Contract will be performed on terms and conditions set forth in an amendment to this Contract or in a separate written agreement.
- 6. Fee Schedule: \$550.00 x 6 properties = \$3,300.00
- Payment to the Contractor will be a lump sum payment at the completion of the project and shall become due after review appraisal and approval of the reports and submission of invoice, by email, to the Community Development Department, attention Phoenix G. Hinson, Project Coordinator <u>phinson@greenvillenc.gov</u>. Payment is net 30-days.

- 8. At the time of receipt and acceptance thereof, the appraisal reports to be furnished shall become and remain the sole property of the City of Greenville, Neighborhood & Business Services Department, Community Development Division.
- 9. City's Representations and Warranties. City represents and warrants to Appraiser that (1) City's representative has all right, power and authority to enter into this Agreement; (2) City's duties and obligations under this Agreement do not conflict with any other duties or obligations assumed by City under any agreement between City and any other party; and (3) City has not engaged Appraiser, nor will City use Appraiser's appraisal report, for any purposes that violate any federal, state or local law, regulation or ordinance or common law.
- 10. Signature and Copies. A signature on a copy of this Agreement received by facsimile, by email or in digital form is binding upon the parties as an original. The parties shall treat a photocopy of such facsimile or printout of the emailed or digital form as a duplicate original.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first above written.

en Shuhlf II Shackelford, Shackelford & Associates

BY:

Renee' Skeen, Program Manager Neighborhood & Business Services Department Community Development Division

Date Date

Lot	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street 808 Vanderbilt	3	2.5	1258
23	7135	Lane 806 Vanderbilt	3	2.5	1258
24	7162	Lane	3	2	1375

Lincoln Park Phase II

Attached is the recorded map (Bk 66 / Pg 85) for Biltmore Addition.

BEING a redivision of Lots 18, 19, 20, 21, 22, 23, & 24 Block A of Biltmore Addition as recorded in Map Bk 5, Pg 59 of the Pitt County Registry.

201 W. 5th St. PO Bo Greenville, NC 27	оц. 5 с. рж 7207	2	Permit NO. BLD-RES-2024-0028 Permit Type: Building Residential Work Classification: Single-family Permit Status: Certificate Issued
Office: 252-329-4			Finalized Date: 6/24/2024
Project Address	Parcel Number	Tenant Nbr, Name	Additional Description
808 VANDERBILT LN GREENVILLE, NC 27834	07135	Single Family Residence	Single Family Residence
Owner Information	Address	Phone	a a ^{la} a ³² alli la a a ² an ita
an sang ka ^{lan} ng sa la	a line an o- ten ann a terrar at	nde na leta sensenciari a dun a v	ana a ann an an a
Contractor(s) Bill Clark Homes	Address 200 East Arlington Blvd. Su	Phone, E-mail	License Number 34592-U
Contractor(s) Bill Clark Homes	Address 200 East Arlington Blvd. Su Suite A	Phone, E-mail	License Number 34592-U
Contractor(s) Bill Clark Homes	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858	Phone, E-mail	License Number 34592-U chomes.com
Contractor(s) Bill Clark Homes	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858	Phone, E-mail lite A, bchinspect@billclark	License Number 34592-U chomes.com
Contractor(s) Bill Clark Homes	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858	Phone, E-mail lite A, bchinspect@billclark	License Number 34592-U chomes.com
Contractor(s) Bill Clark Homes Construction Type O V-B	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858	Phone, <u>E-mail</u> lite A, bchinspect@billclark	License Number 34592-U chomes.com
Contractor(s) Bill Clark Homes Construction Type O V-B	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858 Iccupancy Type	Phone, <u>E-mail</u> lite A, bchinspect@billclark	License Number 34592-U chomes.com IVR Number 230942
Contractor(s) Bill Clark Homes Construction Type O V-B Zones	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858	Phone, <u>E-mail</u> lite A, bchinspect@billclark	License Number 34592-U chomes.com IVR Number 230942
Contractor(s) Bill Clark Homes Construction Type O V-B Zones	Address 200 East Arlington Blvd. Su Suite A Greenville, NC 27858	Phone, <u>E-mail</u> lite A, bchinspect@billclark	License Number 34592-U chomes.com IVR Number 230942

Certificate of Occupancy

THIS IS TO CERTIFY THAT THE ABOVE BUILDING HAS BEEN INSPECTED AND APPROVED.

William C Wills

Customer Copy

Pitt County Market Data

Sale Prices

		May-24	Apr-24	% Chg	May-23	% Chọ
	Median Sale Price					
seu	Monthly	\$246,950	\$251,000	-1.6%	\$258,750	-4.69
	Trailing 3 Months	\$247,900	\$245,000	1.2%	\$242,000	2.49
Hom	Trailing 12 Months	\$249,200	\$250,000	-0.3%	\$235,000	6.09
Existing Homes	Median Sale Price PSF					
Exis	Monthly	\$150.69	\$147.80	2.0%	\$144.59	4.2
	Trailing 3 Months	\$148.60	\$145.18	2.4%	\$141.20	5.29
	Trailing 12 Months	\$146.66	\$145.86	0.5%	\$138.61	5.8
	Median Sale Price					
_	Monthly	\$308,475	\$294,395	4.8%	\$366,640	-15.9
tior	Trailing 3 Months	\$306,825	\$304,935	0.6%	\$319,900	-4.19
New Construction	Trailing 12 Months	\$313,610	\$314,925	-0.4%	\$329,900	-4.9
Cons	Median Sale Price PSF					
Men	Monthly	\$163.29	\$165.27	-1.2%	\$160.50	1.7
2	Trailing 3 Months	\$164.73	\$165.16	-0.3%	\$156.99	4.9
	Trailing 12 Months	\$164.70	\$164.66	0.0%	\$153.82	7.19
	Median Sale Price			20		
	Monthly	\$275,995	\$277,450	-0.5%	\$275,000	0.4
	Trailing 3 Months	\$273,365	\$269,900	1.3%	\$269,900	1.3
Homes	Trailing 12 Months	\$273,015	\$272,810	0.1%	\$260,000	5.0
All Ho	Median Sale Price PSF					
	Monthly	\$154.43	\$158.70	-2.7%	\$149.31	3.4
	Trailing 3 Months	\$156.22	\$156.46	-0.2%	\$145.88	7.19
	Trailing 12 Months	\$154.69	\$154.49	0.1%	\$142.48	8.69



SA The Shackelford Report



Median Sale Price | Existing Homes



Median Sale Price PSF | Existing Homes





Median Sale Price PSF Pct. Change | T12 - YOY | Existing Homes



The Shackelford Report

Supply & Demand

		May-24	Apr-24	% Chg	May-23	% Chg
	Sales Volume					
	Monthly	158	116	36.2%	160	-1.3%
	Trailing 12 Months	1,438	1,440	-0.1%	1,790	-19.7%
mes	Active Listings	186	163	14.1%	86	116.3%
Existing Homes	Pending Sales	169	197	-14.2%	200	-15.5%
Exis	Months of Inventory	1.6	1.4	14.3%	0.6	169 <mark>.</mark> 2%
	Median Days on Market	10	14	-28.6%	7	42.9%
	Median SP-to-OLP Ratio	100.0%	98.7%	1.3%	100.1%	-0.1%
	Sales Volume					
c	Monthly	66	62	6.5%	45	46.7%
uction	Trailing 12 Months	605	586	3.2%	423	43.0%
New Construction	Active Listings	211	197	7.1%	106	99.1%
New (Pending Sales	174	185	- <mark>5.9%</mark>	113	54.0%
	Months of Inventory	4.2	4.0	3.7%	3.0	39.2%
	Sales Volume					
	Monthly	224	178	25.8%	205	9.3%
Sa	Trailing 12 Months	2,043	2,026	0.8%	2,213	-7.7%
All Homes	Active Listings	397	360	1 <mark>0.3%</mark>	192	106.8%
A	Pending Sales	343	382	-10.2%	313	9.6%
	Months of Inventory	2.3	2.1	9.4%	1.0	<mark>12</mark> 4.0%



SA The Shackelford Report





Sales Volume | All Homes









Median DOM | Existing Homes





Median Sale Price-to-Original List Price Ratio | Existing Homes







T3 Market Adjustment to Current Month | Contract Date | Existing Homes

Oct-22

Dec-22 Dec-22 Jan-23

Oct-22



Apr-23

May-23 Jun-23 Jul-23

Mar-23

Aug-23

Oct-23 -

Nov-23

Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24

Sep-23





0.0%

Mar-22 Apr-22 May-22

22 JanJun-22 Jul-22 Aug-22 Aug-22

The Shackelford Report

Assumptions, Limiting Conditions & Scope of Work

Property Address: 808 Vanderbilt Ln Client: City of Greenville Appraiser Jerry D Shackelford II

City: Greenville Address:

3750A Evans Street, Greenville, NC 27834

State: NC Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

Address:

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. - An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser

performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications		File No.: LS24-1563
Property Address: 808 Vanderbilt Ln		City: Greenville State: NC Zip Code: 27834
Client: City of Greenville		tn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835
Appraiser: Jerry D Shackelford II	Address: 37	50A Evans Street, Greenville, NC 27834
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief: – The statements of fact contained in this report are true	ue and correct.	
- The credibility of this report, for the stated use by the by	e stated user(s)	, of the reported analyses, opinions, and conclusions are limited only
conclusions.		al, impartial, and unbiased professional analyses, opinions, and
involved.	-	subject of this report and no personal interest with respect to the parties
subject of this report within the three-year period imm	ediately preced	
 I have no bias with respect to the property that is the My engagement in this assignment was not continged 	nt upon develo	ping or reporting predetermined results.
direction	5	upon the development or reporting of a predetermined value or
in value that favors the cause of the client, the amount subsequent event directly related to the intended use		pinion, the attainment of a stipulated result, or the occurrence of a I.
- My analyses, opinions, and conclusions were develo Professional Appraisal Practice that were in effect at the		eport has been prepared, in conformity with the Uniform Standards of ort was prepared.
- I did not base, either partially or completely, my anal	ysis and/or the	opinion of value in the appraisal report on the race, color, religion, tive owners or occupants of the subject property, or of the present
owners or occupants of the properties in the vicinity o - Unless otherwise indicated, I have made a personal i	f the subject pr	operty.
		ty appraisal assistance to the person(s) signing this certification.
Additional Certifications:		
DEFINITION OF MARKET VALUE *:		
		bring in a competitive and open market under all conditions requisite geably, and assuming the price is not affected by undue stimulus.
Implicit in this definition is the consummation of a sale		ed date and the passing of title from seller to buyer under conditions
whereby: 1. Buyer and seller are typically motivated;		
2. Both parties are well informed or well advised and a 3. A reasonable time is allowed for exposure in the ope		ey consider their own best interests;
4. Payment is made in terms of cash in U.S. dollars or	in terms of fina	ncial arrangements comparable thereto; and I unaffected by special or creative financing or sales concessions
granted by anyone associated with the sale.		agencies pursuant to Title XI of the Financial Institutions
Reform, Recovery, and Enforcement Act (FIRREA) of 1	989 between J	luly 5, 1990, and August 24, 1990, by the Federal Reserve System Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS),
and the Office of Comptroller of the Currency (OCC). The FRS, and FDIC on June 7, 1994, and in the Interagency		also referenced in regulations jointly published by the OCC, OTS, Evaluation Guidelines, dated October 27, 1994.
Client Context:		liont Name: cv. co
Client Contact: E-Mail:	C Address:	lient Name: <u>City of Greenville</u> Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835
APPRAISER		SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)
Jen Vinker II (()))		
Appraiser Name: Jerry D Shackello LLC Phone: 252 215 2250 Phone: 252 215 2250 Fax:		Supervisory or Co-Appraiser Name:
Company: Shackelford & Associates, LLC		Company:
232.213.2230		Phone: Fax:
E-Mail: jay@shackelfordre.com Date Report Signed: 08/12/2024		E-Mail:
Date Report Signed: 08/12/2024 License or Certification #: A5812	State: NC	License or Certification #:State:
Designation: CG, MAI, SRA		Designation:
Expiration Date of License or Certification: 06/30/2025		Expiration Date of License or Certification:
Inspection of Subject: Interior & Exterior Exterior	Only None	Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: 7/16/2024	la mode inc. This form	Date of Inspection: may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credit
		may be reproduced unmodified without written permission, nowever, a la mode, inc. must be acknowledged and cred vare by a la mode, inc 1-800-ALAMODE 3/20

APPRAISAL REVIEW OF REAL PROPERTY

808 Vanderbilt Street Greenville, NC 27834



LOCATED AT

808 Vanderbilt Ln Greenville, NC 27834 Lot 23, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716

FOR

City of Greenville PO Box 7207 Greenville, NC 27835

AS OF

08/24/2024

BY

Collice Moore, Jr. Collice Moore Properties 4300-116 Sapphire Ct. Greenville, NC 27834 252-341-0500 info@collicemoore.com **Collice Moore Properties**

One–Unit Residential Appraisal Field Review Report

	One-Onit Residential Applaisal Field Review Report File #
The purpose of this appraisal fiel	d review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.
Property Address 808 Vanderbilt Ln	City Greenville State NC Zip Code 27834
Borrower N/A	Owner of Public Record City of Greenville County Pitt
	of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
Assessor's Parcel # 7135	Map Reference 4678806978 Census Tract 0007.01
Property Rights Appraised 🛛 🗙 Fee Sir	
Loan # N/A	Effective Date of Appraisal Under Review $_{07/16/2024}$ Manufactured Home \square Yes 🗙 No
Lender/Client City of Greenville	Address PO Box 7207, Greenville, NC 27835
	SECTION I - COMPLETE FOR ALL ASSIGNMENTS
1. Is the information in the subject section co	omplete and accurate? 🛛 🗙 Yes 🗌 No 🛛 If Yes, provide a brief summary. If No, explain 🛛 🛛 Based on my research of
the public records of Pitt County, a	nd my exterior inspection as a reference, the information about the subject in the original appraisal appears to be
accurate.	
2. Is the information in the contract section of	complete and accurate? 🛛 Yes 🗌 No 🔀 Not Applicable 🛛 If Yes, provide a brief summary. If No, explain
3. Is the information in the neighborhood sec	ction complete and accurate? 🛛 🗙 Yes 🗌 No 🛛 If Yes, provide a brief summary. If No, explain 🛛 🛛 Based on my
research of the public records of Pit	tt County, and my exterior inspection as a reference, the information regarding subject's neighborhood section in the
original appraisal appears to be acc	yurate.
4. Is the information in the site section comp	
	ne Pitt County Tax Office, survey, and legal description, the information regarding the subject's site section in the
original appraisal appears to be ad	zcurate.
5. Is the data in the improvements section co	omplete and accurate? Xes No If Yes, provide a brief summary. If No, explain All improvement
· ·	
descriptions appear to be accurate	using the Pitt County Tax Records, and my exterior inspection as a reference.
6. Are the comparable sales selected locatio	nally, physically, and functionally the most similar to the subject property? 🛛 🔀 Yes 🗌 No 🛛 If Yes, provide a brief
	In as to why they are not the best comparable sales. The appraiser utilized comps beyond 1-mile from the subject
	due to the nature of the market area; however, this is well explained in the report. All other comps are well
supported and comparable to the s	
7. Are the data and analysis (including the in	dividual adjustments) presented in the sales comparison approach complete and accurate?
🗙 Yes 🗌 No If Yes, provide a brief s	ummary. If No, explain The data and analysis is stated and well supported with explanation.
	income and cost approaches complete and accurate? 🛛 🗙 Yes 🗌 No 🔀 Not developed 🛛 If No, explain
Income Approach not developed. Ba	ased on my review, the Cost Approach is well supported.
Q Is the sale or transfer history reported for	the subject property and each of the comparable sales complete and accurate? Xes 🗌 No If Yes, provide a brief
	$\cdot \qquad \cdot \qquad$
using MLS and public records as a	i reierence.
10. Is the opinion of market value i	n the appraisal report under review accurate as of the effective date of the appraisal report?
Yes No If No, complete Se	
	

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

One-Unit Residential Appraisal Field Review Report

						File #	
		COMPLETE ONLY IF R			ESTION 10 IN SECTION	11.	
1. Provide detailed reasoning for disa	greement with the opini	on of value in the appra	isal report under review	1.			
2. State all extraordinary assumptions	s used (i.e. gross living	area, room count, condi	tion, etc.).				
3. Provide a new opinion of value as					alysis grid.		
(NOTE: This may or may not include t				,			
FEATURE	SUBJECT	COMPARABL	e sale # 1	COMPARABL	LE SALE # 2	COMPARABL	E SALE # 3
Address 808 Vanderbilt Lr							
Greenville, NC 27	834						
Proximity to Subject			•		•		
Sale Price	\$		\$		\$		\$
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ sq.ft.		\$ sq.ft.		\$ sq.ft.	
Data Source(s)							
Verification Source(s)							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sales or Financing							
Concessions							
Date of Sale/Time							
Location							
Leasehold/Fee Simple							
Site							
View							
Design (Style)							
Quality of Construction							
Actual Age							
Condition	T	T 1 1 D 1 D 1		T		T 1 D 1 D 1	
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	6 3 2.1						
Gross Living Area	1,349 sq.ft.	sq.ft.		sq.ft.		sq.ft.	
Basement & Finished							
Rooms Below Grade							
Functional Utility							
Heating/Cooling							
Energy Efficient Items							
Garage/Carport							
Porch/Patio/Deck							
•••••			•		•		•
Net Adjustment (Total)			\$		\$		\$
Adjusted Sale Price		Net Adj. %	•	Net Adj. %	•	Net Adj. %	•
of Comparables		Gross Adj. %		Gross Adj. %	\$	Gross Adj. %	\$
I did did not research the	sale or transfer history	of the above comparable	e sales. If not, explain				
•• • • • • • • • •					<u></u>	1	
	reveal any prior sales o	r transfers of the compa	irable sales for the yea	r prior to the date of sale	e of the comparable sa	е.	
Data source(s)	and the state of the sector of	1					
Report the results of the research and	analysis of the prior sa	le of transfer history of	ine above comparable	sales (report additional p	prior sales on an		
addendum).	00140				0		
ITEM	GOIMP	ARABLE SALE # 1		COMPARABLE SALE #	2	COMPARABLE S	ALE # 3
Date of Prior Sale/Transfer Price of Prior Sale/Transfer							
Data Source(s)							
Effective Date of Data Source(s)	a for the comparable of						
Analysis of prior sale or transfer histor	y for the comparable s	ລເບວ.					
Summary of Value Conclusion (includ	ing datailed support for	the opinion of value and	I reacone why the new	comparable cales are b	ottor than the cales use	d	
in the appraisal report under review).	ing detailed support for					,u	
Review Appraiser's opinion of M	ARKET VALUE (Require	ed only if review apprais	er answered "No" to O	uestion 10 in Section 1)			
		areas of the subje				ual inspection of th	P
interior and exterior areas of	the subject proper	ty, defined scope	of work, statement	of assumptions a	nd limiting condition	ons, and appraiser's	• •
certification, my opinion of the	e market value, as	defined, of the re	al property that is	the subject of thi	is report is \$	\$216,000	,as of
	, which is the effec	ctive date of the app	oraisal report under	review.			

Fannie Mae Form 2000 March 2005

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

L	INTENDED USER
Ľ	The intended user of this appraisal field review report is the lender/client.
ŀ	GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT
	The appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is intended to aid the review appraiser with the development and reporting of an appraisal field review:
	 The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.
4	 The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
(3. The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
4	 The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
ţ	 This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."
ſ	6. The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
	7. The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
8	8. The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
ę	9. The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
ŀ	10. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
.	11. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
ŀ	12. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
	13. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
	14. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
ŀ	15. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
	16. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.

17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

	STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS				
1.	The review appraiser will not be responsible for matters of a legal nature that affect either the property that is the subject of the appraisal under review or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal review. The review appraiser assumes that the title is good and marketable and will not render any opinions about the title.				
2.	The review appraiser will not give testimony or appear in court because he or she performed a review of the appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.				
3.	adverse conditions of the property (such as but not limited to, needed repr adverse environmental conditions, etc.) that would make the property less var guarantees or warranties, expressed or implied. The review appraiser will not or testing that might be required to discover whether such conditions exist. hazards, this appraisal field review report must not be considered as an	luable, and has assumed that there are no such conditions and makes no be responsible for any such conditions that do exist or for any engineering Because the review appraiser is not an expert in the field of environmental environmental assessment of the property.			
The		ER'S CERTIFICATION			
	Review Appraiser certifies and agrees that: I have, at a minimum, developed and reported this appraisal field review in review report.	accordance with the scope of work requirements stated in this appraisal field			
2.	I performed this appraisal field review in accordance with the requirements adopted and promulgated by the Appraisal Standards Board of The Appraisa report was prepared.				
4.	I have the knowledge and experience to perform appraisals and review appropriate public a records, public land records and other such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in whether the such data sources for the area in the such data sources for the area	nd private data sources, such as multiple listing services, tax assessment ich the property is located.			
5.	I obtained the information, estimates, and opinions furnished by other parties that I believe to be true and correct.	and expressed in this appraisal field review report from reliable sources			
	I have not knowingly withheld any significant information from this appraisal information in this appraisal field review report are true and correct. I stated in this appraisal field review report my own personal, unbiased, and p				
	the assumptions and limiting conditions in this appraisal field review report.				
8.	I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.				
9.					
10.	0. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal field review report. I further certify that no one provided significant professional assistance to me in the development of this appraisal field review report. I have not authorized anyone to make a change to any item in this appraisal field review report; therefore, any change made to this appraisal field review report is unauthorized and I will take no responsibility for it.				
11.	I identified the lender/client in this appraisal field review report who is the i receive this appraisal field review report.	individual, organization, or agent for the organization that ordered and will			
12.	 The lender/client may disclose or distribute this appraisal field review report to: the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the review appraiser's consent. Such consent must be obtained before this appraisal field review report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media). 				
13.	3. The mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal field review report as part of any mortgage finance transaction that involves any one or more of these parties.				
14.	4. If this appraisal field review report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal field review report containing a copy or representation of my signature, the appraisal field review report shall be as effective, enforceable and valid as if a paper version of this appraisal field review reports appraisal field review report shall be as effective.				
15.	15. Any intentional or negligent misrepresentation(s) contained in this appraisal field review report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.				
		LENDER/CLIENT			
Signature		Name City of Greenville Company Name City of Greenville Company Address PO Box 7207, Greenville, NC 27835			
Te	Telephone Number 252-341-0500 LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW				
	nail Address info@collicemoore.com	Name			
	ate of Signature and Report <u>08/24/2024</u>	Company Address			
	ate Certification # A6508 State License #				
	ate NC	Reviewer's Opinion of Market Value S Date			
E>	piration Date of Certification or License <u>06/30/2025</u>	Only if review appraiser answered "No" to Questions 10, in Section I.			

Fannie Mae Form 2000 March 2005

Subject Photo Page

Borrower	N/A				
Property Address	808 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	N/A				



Subject Front

808 Vanderbilt Ln			
Sales Price			
Gross Living Area			
Total Rooms	6		
Total Bedrooms	3		
Total Bathrooms	2.1		
Location			
View			
Site			
Quality			
Age			

.

Subject Side





Subject Street



CITY OF GREENVILLE

NORTH CAROLINA PO BOX 7207 – GREENVILLE, NC 27835-7207

August 12, 2024

Mr. Collice Moore Collice Moore Properties 4300 Sapphire Ct Ste 116 Greenville, NC 27834

Mr. Moore:

Notice to Proceed Letter West Greenville 45-Block Revitalization Program

Your quote of \$275.00, per a property, has been accepted for review appraisal services for the properties below. We are in the process of setting the sales prices of the homes. Per contract, the reviews will need to be completed within 10 business days of receipt, and submitted to the City no later than Tuesday, August 26, 2024.

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

Lincoln Park Phase II

If you need additional information, please contact me by telephone at (252) 329-4226 or by email phinson@greenvillenc.gov.

Sincerely,

Phoenix G Hinson

Program Coordinator Community Development Division Neighborhood and Business Services Department City of Greenville, NC

252-329-4226

P.O. Box 7207, Greenville, NC 27835-7207

greenvillenc.gov

Appraisers License

NORTH CAROLINA APPRAISAL BOARD		
APPRAISER QUALIFICATION CARD REGISTRATION / LICENSE / CERTIFICATE HOLDER COLLICE C MOORE JR A6508 G Y		
Appraiser's Signature Executive Director		





LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

DECLARATIONS		
	Aspen American Insurance C	Company
	(Referred to below as the "Compar 499 Washington Boulevard, 8th Fl Jersey City, NJ 07310 877-245-3510	
Date Issued	Policy Number	Previous Policy Number
11/15/2023	AAI007513-08	AAI007513-07
TO THE COMPANY IN WRITING THIS POLICY, OR DURING THE	GAINST THE INSURED DURING ' NO LATER THAN SIXTY (60) DAY EXTENDED REPORTING PERIOD RETROACTIVE DATE AND BEI	O LIABILITY FOR ONLY THOSE THE POLICY PERIOD AND THEN REPORTED S AFTER EXPIRATION OR TERMINATION OF , IF APPLICABLE, FOR A WRONGFUL ACT FORE THE END OF THE POLICY PERIOD .
 Customer ID: 168988 Named Insured: MOORE, COLLICE PROPERTIE Collice Clyde Moore, Jr. 4300 Sapphire Court, Suite 116 Greenville, NC 27834 	S	
2. Policy Period: From: 12/02/20 12:01 A.M. Standard Time at the add	dress stated in 1 above.	
3. Deductible: \$1000 4. Retroactive Date: 12/02/2010	Each Claim	
5. Inception Date: 12/02/2010	j	
B. \$2,00 Subpoena Response: \$5,00 Pre-Claim Assistance: \$5,00	0 Supplemental Payment Coverage 0 Supplemental Payment Coverage 0 Supplemental Payment Coverage	
Real Estate Appraisal and Valu Residential Property: Commercial Property: Bodily Injury and Prope	Y Y Y rty Damage Caused ttion (\$100,000 Sub-Limit): Y ution: Y uation: Y Y	ies X No ies X No ies X No ies X No ies No If "yes", added by endorsement) ies No X ies No (If "yes", added by endorsement) ies No (If "yes", added by endorsement)

Aspen American Insurance Company

Page 1 of 2
SUMMARY OF SALIENT FEATURES

	Subject Address	806 Vanderbilt Ln
	Legal Description	Lot 24, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
NOI	City	Greenville
SUBJECT INFORMATION	County	Pitt
ECT INF	State	NC
SUBJE	Zip Code	27834
	Census Tract	0007.01
	Map Reference	MB 66 Pg 85
ш		
PRICE & DATE	Contract Price \$	i -
PRICE	Date of Contract	-
(0)	Derrower	
PARTIES	Borrower	-
<u>م</u> ـ	Lender/Client	City of Greenville
	Size (Square Feet)	1,390
DESCRIPTION OF IMPROVEMENTS	Location	City Residential
PROVE	Age	0
I OF IM	Condition	New
IPTION	Total Rooms	7
DESCF	Bedrooms	
	Baths	3
	Dauis	2
ĒŖ	Appraiser	Jerry D Shackelford II
APPRAISER	Effective Date of Appraisal	7/16/2024
Al		
щ		
VALUE	Opinion of Value \$	221,000

Shackelford & Associates

R	ESIDENTIAL APPRAISAL	. REPORT		File No.: LS	524-1567
	Property Address: 806 Vanderbilt Ln		Greenville	State: NC	Zip Code: 27834
Ŀ	County: Pitt	Legal Description: Lot 24, Rediv	vision of Lots 18-24, Biltmo Assessor's Parcel #:		DB 3760 pg 716
ЩЧ	Tax Year: 2024 R.E. Taxes: \$ 2,257 Spe	cial Assessments: \$ 0	Borrower (if applicable):	7162 / 4678-80-5997	
SUBJECT	Current Owner of Record: City of Greenville		upant: Owner	Tenant 🖂 Vacant	Manufactured Housing
Ű	Project Type: PUD Condominium Co	operative Other (describe)		H0A: \$ 0	per year per month
	Market Area Name: Biltmore Addition		ap Reference: MB 66 Pg 85		Tract: 0007.01
	The purpose of this appraisal is to develop an opinion of: This report reflects the following value (if not Current, see comm	Market Value (as defined), or	other type of value (de pection Date is the Effective D	1	tive Prospective
F	Approaches developed for this appraisal: Sales Compa	· <u> </u>	•	, _ ,	iments and Scope of Work)
ME	Property Rights Appraised: 🛛 🔀 Fee Simple 🗌 Lease	hold 🗌 Leased Fee 🗌 Of	her (describe)	· · · ·	· · · · · ·
ASSIGNMENT	Intended Use: Setting a list price				
VSS	Intended User(s) (by name or type): The Client				
	Client: City of Greenville	Address: Attn: Pho	oenix G Hinson, Program C	oordinator, PO Box 7207,	Greenville, NC 27835
	Appraiser: Jerry D Shackelford II	Address: 3750A E	vans Street, Greenville, NC	27834	
		ural Predominant nder 25% Occupancy	One-Unit Housing PRICE AGE	Present Land Use	Change in Land Use
~		low \boxtimes Owner 45	\$(000) (yrs)	One-Unit 80 %	Not Likely Likely * In Process *
101		eclining \square Tenant 50	30 Low 0		* To:
RIP		ver Supply 🛛 🔀 Vacant (0-5%)	225 High 150	Comm'l 5 %	
SCI		ver 6 Mos. Vacant (>5%)	170 Pred 65	Other 5%	
V DE	Market Area Boundaries, Description, and Market Conditions (inc Greenville and in close proximity to the university and me		,		ated within the city grid of All support services such as
REA	fire and police protection, education, shopping, employme				
ΤA					
MARKET AREA DESCRIPTION	The market area is bound to the north by the Tar River, to	" ,	h by SW Greenville Blvd, a	nd to the west by Memori	al Blvd. Other
MAI	Neighborhood Land Use consists of undeveloped land and	a public use.			
	I have considered relevant competitive listing and/or cont	ract offerings in the performance	of this appraisal and in the	trending information repo	orted in this section. If a
	trend is indicated, I have attached an addendum providing	g relevant competitive listing/con	0.1		
	Dimensions: 62.16' x 98.34' x 62.24' x 95.17' Zoning Classification: R6S			38 ac ingle-family dwellings at r	nodium donaition
		Zoning Compliance: 🛛 🖂		forming (grandfathered)	Illegal No zoning
	Are CC&Rs applicable? 🗌 Yes 🔀 No 🗌 Unknown	Have the documents been review	ved? Yes No	Ground Rent (if applicable)) \$ /
	Highest & Best Use as improved: Present use, or	Other use (explain)			
	Actual Use as of Effective Date: Residential	U	se as appraised in this report:	Residential	
z	Summary of Highest & Best Use: See addenda				
E DESCRIPTION					
RIP	Utilities Public Other Provider/Description 0	ff-site Improvements Type	Public Private	Topography Level	
ESC	Electricity 🛛 🗌 Si	treet Asphalt / 2 Lane City		Size Typical	for area
Ц П		urb/Gutter <u>Concrete</u>		Shape <u>Rectang</u>	
SITI		idewalk	-Wood	Drainage <u>Adequat</u> View Residen	te / Typical for area
		lley -		<u>residen</u>	
	Other site elements: Inside Lot Corner Lot	Cul de Sac Underground Uti			
	FEMA Spec'l Flood Hazard Area Yes No FEMA Flo Site Comments: The subject site is basically level and ac		MA Map # 37147C4678K		Map Date 07/07/2014
	The subject site is basically level and a	dequatery dramed. The site has v	lews of residential uses and	is adequately sized for ha	s improvements.
	General Description Exterior Description	on Foundat	ion l Pa	sement 🖂 None	Heating Central
	# of Units 1 Acc.Unit Foundation	Rsd Slab Slab	-	ea Sq. Ft.	Heating Central Type HVAC
	# of Stories Exterior Walls	Vinyl Crawl Sp	pace _ %	Finished	Fuel Electric
	Type 🖄 Det. 🗌 Att. 📃 Roof Surface Design (Style) Neoeclectic Gutters & Dwnspt	Shingles Basemer S. None Sump Po		ilingalls	Cooling Central
	Design (Style) <u>Neoeclectic</u> Gutters & Dwnspt Existing Proposed Und.Cons. Window Type	S. <u>None</u> Vinyl / Insulated Dampne			Cooling Central
S	Actual Age (Yrs.) 0 Storm/Screens	Half Mesh Settleme	ntOu	tside Entry	Other
ENTS	Effective Age (Yrs.) 0	Infestatio	on _		
/EM	Interior Description Appliances Floors Carpet, Lam, Tile Refrigerator	Attic None Amenities	⊭ Woodst		ar Storage None arage # of cars (2 Tot.)
MPROVEM	Walls Painted Sheetrock Range/Oven	Drop Stair Patio -	Woodst		Attach. 0
MPI	Trim/Finish Baseboard Disposal	Scuttle Deck _			Detach. 0
ш	Bath Floor Tile Dishwasher Bath Wainscot None Fan/Hood	Doorway Porch <u>Cc</u> Floor Fence -	vered		BltIn <u>0</u> arport <u>0</u>
F TH	Bath Wainscot None Fan/Hood Doors Interior Hollow Core Microwave	Heated Pool -			arport <u>0</u> riveway 2 Vanderbilt Ln
NO	Washer/Dryer	Finished Other Co	vered Stoop		Surface Concrete
TIC	Finished area above grade contains: 7 Rooms	3 Bedrooms	2 Bath(s)	,,	aross Living Area Above Grade
CRIPTION OF	Additional features: <u>9' ceilings, trey ceiling in living roo</u> showers / tubs, cultured marble bathroom countertops, dou				ces in kitchen, fiberglass
DESC	Describe the condition of the property (including physical, function			onstruction; no deferred m	naintenance noted, no
	physical, functional, or external obsolescence noted.				



Copyright© 2007 by a la mode, inc. This form may be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited. Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE 3/2007

RESIDENTIAL APPRAISAL REPORT

File No · 1 \$24-1567

	My research 🗌 did 🖂							rty for the	three	years pric	or to the effe		ppraisal.	24-1307	
RY		r of Deeds	Arrah		1 - 4	6					-1- //: - 1:				
STO	1st Prior Subject Sa Date:	ale/Transfer					y and/or ar to the eff	-	-		-	The subject	et was not f	ound to have	e transferred
Ξ	Price:		with	in the 3	6 mon	iths prior	to the en	lective d	ate of	the appi	raisal.				
TRANSFER HISTORY	Source(s): Register of Dec 2nd Prior Subject Sa			•					-			en individual and e date; each time	•		
SAN	Date:					without			year		ine griu sai	e date, caeli tilli	e as part of	a larger sale	, between
Ë	Price: Source(s):		Com	iparable	e 5 trar	nsferred a	as a vacar	nt lot 12/	7/202	23 betwee	en individu	als and a corport	ration with	\$30 in recor	ded tax.
	SALES COMPARISON APF	ROACH TO VALUE	(if dev	(eloped))	T	he Sales C	ompariso	n Appi	roach was	s not develop	ped for this apprais	al.		
	FEATURE	SUBJECT					SALE # 1	·			PARABLE S		1)MPARABLE S	ALE # 3
	Address 806 Vanderbilt			1022 F		_				8 N Geor	0		630 Casey		
	Greenville, NC Proximity to Subject	27834		Greenv 0.17 m		IC 27834				nville, N(0 miles V			Grifton, N 16.19 mile		
	Sale Price	\$	-	0.17 m	nes E		\$	210,000		<u>o miles v</u>	\$	249,000		\$	234,900
	Sale Price/GLA	\$	/sq.ft.	\$	168.2	27 /sq.ft.			\$	180.0)4 /sq.ft.			9.24 /sq.ft.	
	Data Source(s)						1;DOM 18	8			00404099;]	DOM 32		#100426049	;DOM 92
	Verification Source(s) VALUE ADJUSTMENTS	DESCRIPTION		Tax Of	ffice,R ESCRIF		+(-) \$	S Adjust.	Tax	Office,R DESCRIF		+(-) \$ Adjust.	Tax Office	e <u>,rod</u> Ription	+(-) \$ Adjust.
	Sales or Financing		•	Arms I		-	1()¢	, riajaot.	Arm	is Length		1 () ¢ / lajuot.	Arms Leng		
	Concessions			Conv /					Con	v / None			Conv / No		
	Date of Sale/Time	-		c5/15/2		3/23		+6,352		9/23;s11	/3/23	+7,559	c5/6/24;s6		+2,008
	Rights Appraised Location	Fee Simple City Residential		Fee Sir City Ro		tial				Simple n of Farr	nville	_10.000	Fee Simple Residentia		-20,000
	Site	0.138 ac		0.15 ac					0.17				0.32 ac		
	View	Residential		Reside						idential			Residentia	.1	
	Design (Style) Quality of Construction	Neoeclectic		Ranch				-10,500	Shot	-		10.450	Ranch Average		17.045
	Age	Average 0		Averag 0	50			-10,300	0	iage		-12,430	Average 0		+7,047
	Condition	New		New					New				New		
	Above Grade Room Count		aths		Bdrms	Baths			Tota		Baths		Total Bdrn		
	Gross Living Area	7 3 1,390	2) sq.ft.	6	3	2 .,248 sq.1	t.	+12,070	6	3	2 1,383 sq.ft.		6 3	2 1,388 sq.ft	
	Basement & Finished	- 1,5%		-	1	.,_ 10 941			-	1			-	1,000 04/11	
	Rooms Below Grade	-		-					-				-		
	Functional Utility Heating/Cooling	Average FWA / Central		Averag FWA /	<i>,</i>	a1				rage A / Centr	-al		Average FWA / Ce	ntral	
-	Energy Efficient Items	IWD		IWD	Cenu	a1			IWE		a1		IWD	iitiai	
ACF	Garage/Carport	None		None						AttGrg		-10,000			
RO 0	Porch/Patio/Deck	CP,CS		CP				+1,500				-3,500	CP,Patio		
APP	Fireplaces Other Items	None		None None					Non Fenc			-3,500	None AttStg		-1,500
NO													.,		
COMPARISON APPROACH	Prior Sale Date Prior Sale Price			8/22/20 \$0	022					e within				7/24-8/23/23	
MPA	Net Adjustment (Total)] +	-	\$	9,422		r to grid s	$\overrightarrow{\text{sale date}}$	-31,891	\$0 - \$0 - \$ +	<u> </u>	-12,445
ပ္ပ	Adjusted Sale Price			Net	-	4.5 %				Net	12.8 %		Net	5.3 %	
SALES	of Comparables Summary of Sales Comparis	A name a sh		Gros	s	14.5 %	\$	219,422	Gr	'0SS	18.9 %	217,109	Gross	13.0 %	222,455
G	Indicated Value by Sales		(Copyright©		y a la mode		•	•		fied without wri • 1-800-ALA	itten permission, howe	ver, a la mode,	inc. must be ack	nowledged and credite 3/200

		ABLE SALI	ES	0.00			e No.: LS24-1567	
FEATURE	SUBJECT	COMPARABLE SA	ALE # 4		IPARABLE SA	ALE # 5	COMPARABLE SA	ALE # 6
Address 806 Vanderbilt Greenville, NC		308 Elizabeth St Greenville, NC 27834		123 E Cataw Greenville, N				
Proximity to Subject	27834	0.57 miles NE		2.48 miles N				
Sale Price	\$	\$	185,000		\$	245,000	\$	
Sale Price/GLA	\$/sq.ft.	\$ 168.18 /sq.ft.			88 /sq.ft.		\$ /sq.ft.	
Data Source(s)		NCRMLS#100395357;I	DOM 3	NCRMLS#1		DOM 49		
Verification Source(s) VALUE ADJUSTMENTS	DESCRIPTION	Tax Office,ROD DESCRIPTION	L () C Adjust	Tax Office,R DESCRI		. () C Adjust	DESCRIPTION	L() C Adjust
Sales or Financing	DESURIPTION	Arms Length	+(-) \$ Adjust.	Pending	PTIUN	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Concessions		Conv / \$3,300	-3,300					
Date of Sale/Time	-	c7/21/23;s8/18/23		c6/10/24				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple				
Location	City Residential	City Residential		City Residen	tial	-12,500		
Site View	0.138 ac Residential	0.15 ac Residential		0.22 ac Residential				
Design (Style)	Neoeclectic	Ranch		Ranch				
Quality of Construction	Average	Average	-9,250	Average		-12,500		
Age	0	60		0				
Condition	New	Very Good / Reno	+9,250					
Above Grade	Total Bdrms Baths	Total Bdrms Baths	. 10.000	Total Bdrms	Baths		Total Bdrms Baths	
Room Count Gross Living Area	7 3 2 1,390 sq.ft.	5 3 1 1,100 sq.ft.	+10,000 +24,650		2 1,311 sq.ft.	+6,715	sq.ft.	
Basement & Finished	-	-		-	1,511 04.16	+0,/13	54.11.	
Rooms Below Grade	-			-				
Functional Utility	Average	Average		Average				
Heating/Cooling	FWA / Central	FWA / Central		FWA / Centr	al			
Energy Efficient Items Garage/Carport	IWD None	TWH,NwHVAC		IWD None				
Porch/Patio/Deck	None CP,CS	None Steps	+5 000	None CP,Deck		-2,500		
Fireplaces	None	None		None		2,500		
Other Items	None	Fence	-3,500	None				
Prior Sale Date Prior Sale Price		None within the year prior to grid sale date		12/7/2023 \$15,000				
Prior Sale Date Prior Sale Price Net Adjustment (Total) Adjusted Sale Price of Comparables		\square + \square - \$	38,446		⊠ - \$	-20,785	□ + □ - \$	
Adjusted Sale Price		Net 20.8 %		Net	8.5 %	20,700	Net %	
of Comparables Summary of Sales Compar		Gross 38.1 %\$	223,446	Gross	14.0 %\$	224,215		
Summary of Sales Compar								
		Copyright© 2007 by a la mode, in	This form may be re	produced unmodi	fied without writ	tten nermission howev	ver a la mode inc. must be ackn	owledged and credite

3/2007

Supplemental Addendum

	Borrower	-						
	Property Address	806 Vanderbilt Ln						
	City	Greenville	County	Pitt	State	NC	Zip Code	27834
	Lender/Client	City of Greenville						
-								

SCOPE OF WORK: The subject has been identified by the postal address, legal description, and assessor's parcel number. The descriptions and analysis of the land and improvements in this report are based upon the visual inspection of the property. Photographs are included in the addenda. Property taxes, zoning, utilities, and other property information has been obtained through public records such as the county tax and planning departments. Flood and census data has been taken from a la mode's Interflood application. The search for comparable properties was made through the North Carolina Regional MLS and county tax records.

The development of each of the three approaches to value was considered:

The cost approach has been developed as the land value and cost estimates are well supported and the improvements are relatively new and suffer little depreciation.

The sales comparison approach has been developed as there is an active market for similar properties, and sufficient sales data is available for analysis. This approach directly considers the prices of alternative properties having similar utility.

The income approach was not developed as housing in the subject's segment of the market is almost exclusively owner occupied and not typically bought or sold based on its income producing capabilities. The income approach is not necessary for credible assignment results.

HIGHEST AND BEST USE AS IMPROVED: The value of the subject in its current use is greater than the value of its underlying land, so razing the improvements would not result in a higher property value. If legally permissible, a change in use would be justified only if the value in the new use would exceed the value in the existing use by more than the conversion costs. In this case, demand for a different use does not meet that test. Therefore, the maximally productive use of the subject is the continued use of the current improvements as a single-family residential dwelling. The most likely buyer and user is an owner-occupant.

MEASURING PER ANSI STANDARDS: An on-site interior and exterior inspection of the subject has been made. The improvements were physically measured at the time of inspection based on the American National Standards Institute (ANSI) Standard Z765-2021. Measurements were rounded to the nearest one-tenth of a foot. Total square footage of the finished area was rounded to the nearest whole square foot.

SUMMARY OF SALES COMPARISON APPROACH: In the sales search, the most important items of consideration were location, quality, condition, and size. The search for sales started with new construction sales in close proximity to the subject over the past 24 months. One sale was located and the search was expanded to include significantly renovated properties in close proximity to the subject. A couple of other sales were located and the search was expanded to include newer homes in similar areas in other Pitt County towns. Another sale was located in a similar area of Farmville. The search was then expanded to include recent sales of homes similar in size and quality to the subject throughout Pitt County. Several sales were located which were then considered for quality, condition, location, size, and site value. The sales were then narrowed to the four sales and one listing utilized within the sales grid. These comparables have been adjusted as follows.

Comparable 1 is utilized due to proximity / location / similar site value. This sale is adjusted for market conditions as well as for slightly superior quality due to flooring, bathroom materials / finish, and interior trim.

Comparable 2 is utilized due to its being new construction within an established downtown area of a nearby town. The sale is adjusted for slightly superior location / site value based on the difference in site values between the two municipalities. Additional adjustments are applied for market conditions and superior quality due to the sale having similar ceiling heights, it has a vaulted ceiling and trey ceiling, bath materials / finish, and higher foundation.

Comparable 3 is further than preferred, yet is utilized due to its being the most similar 2024 sale in addition to its ability to bracket overall quality. The sale is adjusted for inferior quality due to some ceiling heights and countertop materials throughout.

Comparable 4 is utilized due to is similar location. This sale has been completely renovated and is adjusted for seller concessions, market conditions, and superior quality due to flooring, bathroom materials / finish, brick exterior, crawlspace foundation, and granite countertops throughout. The sale is adjusted for inferior condition due to the age of improvements with consideration given to the amount of renovations noted.

Comparable 5 is a comparable listing within the extended market, utilized due to age of construction and location. The listing is adjusted for its superior location due to higher site values, and for superior quality due to interior trim, flooring, and bathroom materials / finish.

Market condition adjustments are applied at a rate of 1% per month between the first of March 2024 and the end of May 2024 with no adjustment applied for the time frame before or after due to market stability. Additional adjustments are applied for bath count (\$5,000 per half bath for less than 2 bathrooms), size (\$85 per square foot for variances greater than 50 square feet), car storage, porches, and other items such as fencing and storage.

The range of the adjusted sales is \$217,109 to \$223,531 with the listing adjusting slightly above this range. All sales are considered as all are utilized in bracketing; the appraiser's opinion of market value is \$221,000.

The subject's value is higher than neighborhood predominant yet falls within the neighborhood low/high range and is not considered an over improvement.

Adjustment percentages are higher than preferred yet unavoidable due to the variances between properties within this market that require adjustment to allow for more credible appraisal results.

Note that there are only six ratings available to categorize all properties based on their quality and condition. Due to the limited number of ratings, the comparables can be similar enough to have the same rating as the subject, yet differ enough to cause a monetary reaction by the market. Consequently, some comparables could have the same rating as the subject, yet require an adjustment.

Adjustments for seller concessions are only applied when greater than the typical 3% of sales price. Adjustments are applied only for any amount above and beyond 3% of the total sales price.

Adjustments made for other additional amenities such as storage, workshops, fencing, pools, etc, are adjusted based on review of photos for quality, condition, and size. These adjustments are applied on an individual basis which can sometimes result in adjustments that appear to be inconsistent within the sales grid.

	ESIDENTIAL APPRAISAL REPORT OST APPROACH TO VALUE (if developed) The Cost Approach was not develo	and for this appraical			
	COST APPROACH TO VALUE (if developed)	ipeu iui uiis appiaisai.			
	upport for the opinion of site value (summary of comparable land sales or other methods for esti	imating site value):	Four vacant lot	sales have been utilized in	n site
	valuation. All four lots are located within the subject's immediate and slightly extended	- ,			
	54,000 to \$7,500. The most recent sale, 2024, is inferior in size; the sale within the hig				
	and is therefore superior in location. The two remaining sales are most similar in location				
	ale. With consideration given to the size, location, and sale date, the subject's site value			• /	
	STIMATED 🔲 REPRODUCTION OR 🛛 REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$	7,500
5 S	ource of cost data: Marshall & Swift	DWELLING	1,390 Sq.Ft. @ \$	145.12 =\$	201,717
0	luality rating from cost service: Avg / Gd Effective date of cost data: $06/2024$	Covered Stoop	44 Sq.Ft. @ \$	57.19 =\$	2,516
	comments on Cost Approach (gross living area calculations, depreciation, etc.):	Covered Porch	136 Sq.Ft. @ \$	50.74 =\$	6,900
₹Ľ	The cost approach has been developed as an additional indicator of value, reconciled	_	Sq.Ft. @ \$	=\$	
	between the average to good ratings. Site value is taken from lot sales within the	_	Sq.Ft. @ \$	=\$	
<u>8 </u>	narket.	_		=\$	
-		Garage/Carport	Sq.Ft. @ \$	=\$	
-		Total Estimate of Cost-New		===	211,133
-		Less Physical	Functional	External	
-		Depreciation		=\$(0
-		Depreciated Cost of Improve		=\$	211,133
-		"As-is" Value of Site Improv		=\$	10,000
-		-		=\$	
F				=\$	
1		INDICATED VALUE BY COST		=\$	228,633
러분	NCOME APPROACH TO VALUE (if developed) The Income Approach was not dev			Indianta d Materia	· · · · ·
8 F	stimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$		Indicated Value by Inco	ome Approach
R	ummary or moorne Approach (including support for market fent and GKM):				
₩					
<u></u> .					
ĭ∣⁻					
F	ROJECT INFORMATION FOR PUDs (if applicable) The Subject is part of a Plan	ned Unit Development.			
	egal Name of Project:	····			
Ī	lescribe common elements and recreational facilities:				
α -					
-					
-					
-	ndicated Value by: Sales Comparison Approach \$ 221,000 Cost Approach (if	developed) \$ 228,633	Income Appro	pach (if developed) \$	
		1 7 220,035		ι I /·	new
F	221,000	cost approach as an addition	nal indicator of valu	e due to the subject being	
F	inal Reconciliation The sales comparison approach has been utilized in addition to the	cost approach as an addition	nal indicator of valu	e due to the subject being	
F 	inal Reconciliation The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market	cost approach as an addition	nal indicator of valu	e due to the subject being	
F 	inal Reconciliation	cost approach as an addition s reaction. The opinion of	nal indicator of valu value is reconciled v	e due to the subject being vithin the range indicated	by the sales
F 	inal Reconciliation <u>The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market's comparison approach.</u>	cost approach as an addition s reaction. The opinion of ations on the basis of a	nal indicator of valu value is reconciled v Hypothetical Conditi	e due to the subject being vithin the range indicated	by the sales
F 	inal Reconciliation <u>The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market's comparison approach.</u>	ations on the basis of a	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations	e due to the subject being vithin the range indicated on that the improvements have been completed,	by the sales
F 	inal Reconciliation <u>The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market's comparison approach.</u>	ations on the basis of a	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations	e due to the subject being vithin the range indicated on that the improvements have been completed,	by the sales
F 	inal Reconciliation <u>The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market's comparison approach.</u>	ations on the basis of a	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations	e due to the subject being vithin the range indicated on that the improvements have been completed,	by the sales
F 	inal Reconciliation <u>The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach.</u>	ations on the basis of a hetical Condition that the re on or deficiency does not	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations require alteration or	e due to the subject being vithin the range indicated on that the improvements have been completed, repair:	by the sales
	inal Reconciliation The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market's comparison approach. ins appraisal is made ⊠ "as is", □ subject to completion per plans and specific ompleted, □ subject to the following repairs or alterations on the basis of a Hypothetical following required inspection based on the Extraordinary Assumption that the condition This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumption	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations require alteration or the attached addenda	e due to the subject being vithin the range indicated on that the improvements have been completed, repair:	by the sales s have been] subject to
RECONCILIATION	inal Reconciliation <u>The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach.</u> This appraisal is made ⊠ "as is",	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the defined Scope of Worl	Hypothetical Conditionality alternations of value is reconciled we have a second the alternation of the attached addendation of the attached a	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting	by the sales s have been] subject to p Conditions.
■ Line Conciliation	inal Reconciliation The sales comparison approach has been utilized in addition to the operation. The most weight is given to the sales comparison as it reflects the market's comparison approach. init appraisal is made ''as is'', subject to completion per plans and specific ompleted, subject to the following repairs or alterations on the basis of a Hypotheter following required inspection based on the Extraordinary Assumption that the conditional of the subject is also subject to other Hypothetical Conditions and/or Extraordinary Assumption of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specific conditions)	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the defined Scope of Worl	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is	by the sales s have been] subject to g Conditions the subject
RECONCILIATION	inal Reconciliation <u>The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach.</u> in this appraisal is made in the following repairs or alterations on the basis of a Hypother following required inspection based on the Extraordinary Assumption that the condition. This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumption of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specific conditions).	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in t r, defined Scope of Worl becified value type), as d 7/16/2024	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th	by the sales s have been] subject to y Conditions, the subject is appraisal.
	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. init appraisal is made "as is",	ations on the basis of a hetical Condition that the ru on or deficiency does not sumptions as specified in the defined Scope of Worl pecified value type), as d 7/16/2024 d/or Extraordinary Assum	Hypothetical Condition Hypothetical Condition equire alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach	by the sales s have been] subject to g Conditions, the subject is appraisal, red addenda
	Inal Reconciliation	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in f r, defined Scope of Worl becified value type), as d 7/16/2024 d/or Extraordinary Assum	Hypothetical Condition Hypothetical Condition equire alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach	by the sales s have been] subject to g Conditions, the subject is appraisal, red addenda
	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. his appraisal is made "as is", subject to completion per plans and specific ompleted, his appraisal is made "as is", subject to completion per plans and specific ompleted, in subject to the following repairs or alterations on the basis of a Hypothe following required inspection based on the Extraordinary Assumption that the condition This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumption the degree of inspection of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other spin f this report is: f this report is: \$ 221,000 , as of: indicated above, this Opinion of Value is subject to Hypothetical Conditions and complete copy of this report contains 31 pages, including exhibits who	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in f r, defined Scope of Worl becified value type), as d 7/16/2024 d/or Extraordinary Assum	Hypothetical Condition Hypothetical Condition equire alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach	by the sales s have been] subject to g Conditions, the subject is appraisal, red addenda
	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. init appraisal is made ''as is'',	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the sumptions as specified in the opecified value type), as d 7/16/2024 d/or Extraordinary Assum hich are considered an inte- port.	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach	by the sales s have been] subject to y Conditions, the subject is appraisal. ed addenda. may not be
	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction Subject to the following repairs or alterations on the basis of a Hypothe following required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption that the condition of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other spectrime following report is: \$ 221,000 , as of: f indicated above, this Opinion of Value is subject to Hypothetical Conditions and complete copy of this report contains31_ pages, including exhibits whore openly understood without reference to the information contained in the complete reputated Exhibits: indicated Exhibits: Imiting Cond./Certifications	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the n, defined Scope of Worl pecified value type), as d 7/16/2024 d/or Extraordinary Assum hich are considered an inte port.	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report	by the sales s have been] subject to y Conditions, the subject is appraisal. red addenda. may not be um
	inal Reconciliation The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market's comparison approach. init appraisal is made ''as is'',	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the n, defined Scope of Worl pecified value type), as d 7/16/2024 d/or Extraordinary Assum hich are considered an inte port.	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. a. a. a. a. a. a. be real property that is the effective date of th this report. See attach ort. This appraisal report	by the sales s have been] subject to y Conditions, the subject is appraisal. red addenda. may not be um
	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. init is appraisal is made ''as is'',	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the n, defined Scope of Worl pecified value type), as d 7/16/2024 d/or Extraordinary Assum hich are considered an inte port.	Anal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. a. a. a. a. a. a. be real property that is the effective date of th this report. See attach ort. This appraisal report	by the sales s have been] subject to y Conditions, the subject is appraisal. red addenda. may not be um
ATTACHMENTS RECONCILIATION A d d g g g g g g g g g g g g g g g g g	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison on the basis of a Hypothetical Conditions and/or Extraordinary Assumption of the subject property, as indicated below on Appraiser's Certifications, my (our) Opinion of the Market Value (or other spref this report is: \$ 221,000 , as of:	ations on the basis of a hetical Condition that the reaction of the desis of a hetical Condition that the reaction or deficiency does not sumptions as specified in the type), as d 7/16/2024 d/or Extraordinary Assumatich are considered an interport.	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendi Manuf. House A	by the sales s have been] subject to y Conditions, the subject is appraisal. is addenda may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the aconstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison of the sales conditions and/or Extraordinary Assumption of the subject property, as indicated below of this report is: indicated above, this Opinion of Value is subject to Hypothetical Conditions and the complete repore	ations on the basis of a hetical Condition that the reaction. The opinion of a hetical Condition that the reaction or deficiency does not sumptions as specified in fin, defined Scope of Worlbecified value type), as d 7/16/2024 d/or Extraordinary Assumatich are considered an interport.	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator,	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is addenda may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the aconstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison approach. intermation required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption of the subject property, as indicated below on Appraiser's Certifications, my (our) Opinion of the Market Value (or other spin f this report is: \$ 221,000 , as of: f indicated above, this Opinion of	ations on the basis of a hetical Condition that the reading of the second se	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is addenda may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the aconstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison approach. intermation required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption of the subject property, as indicated below on Appraiser's Certifications, my (our) Opinion of the Market Value (or other spin f this report is: \$ 221,000 , as of: f indicated above, this Opinion of	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the reaction on or deficiency does not sumptions as specified in figure y, defined Scope of Worl pecified value type), as d 7/16/2024 d/or Extraordinary Assummich are considered an interport. dendum Phoi hum Floo Name: City of Greenv Attn: Phoenix G Hinson, Pre SUPERVISORY APPR/	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is addenda may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the aconstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. instruction. The most weight is given to the sales comparison approach. intermation required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption of the subject property, as indicated below on Appraiser's Certifications, my (our) Opinion of the Market Value (or other spin f this report is: \$ 221,000 , as of: f indicated above, this Opinion of	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the reaction on or deficiency does not sumptions as specified in figure y, defined Scope of Worl pecified value type), as d 7/16/2024 d/or Extraordinary Assummich are considered an interport. dendum Phoi hum Floo Name: City of Greenv Attn: Phoenix G Hinson, Pre SUPERVISORY APPR/	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is appraisal. may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the operation. The most weight is given to the sales comparison as it reflects the market's comparison approach. init appraisal is made "as is",	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the reaction on or deficiency does not sumptions as specified in figure y, defined Scope of Worl pecified value type), as d 7/16/2024 d/or Extraordinary Assummich are considered an interport. dendum Phoi hum Floo Name: City of Greenv Attn: Phoenix G Hinson, Pre SUPERVISORY APPR/	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is appraisal. may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the open senstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. his appraisal is made ⊠ "as is",	ations on the basis of a hetical Condition that the re on or deficiency does not condition that the re on or deficiency does not sumptions as specified in the reconsidered and the type), as d 7/16/2024 d/or Extraordinary Assumatich are considered an interport.	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is appraisal. may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the openstruction. The most weight is given to the sales comparison as it reflects the market's comparison approach. his appraisal is made ''as is'',	ations on the basis of a hetical Condition that the reconsidered an intervention of the second structure of the second structu	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is appraisal. may not be um Addendum
	inal Reconciliation The sales comparison approach has been utilized in addition to the operation. inal Reconciliation The most weight is given to the sales comparison as it reflects the market's comparison approach. inal sequence The sales comparison approach has been utilized in addition to the operation approach. inal sequence The sales comparison approach has been utilized in addition to the operation. inal sequence The sales comparison approach has been utilized in addition to the operation. inal sequence The sales comparison approach has been utilized in addition to the comparison approach. inal sequence This appraisal is made is given to the sales comparison on approach. inal sequence Subject to the following repairs or alterations on the basis of a Hypothetical complete, is subject to other Hypothetical Conditions and/or Extraordinary Assets indicated above, report is also subject to other Hypothetical Conditions and/or Extraordinary Assets Second the degree of inspection of the subject to Hypothetical Conditions and for the subject is subject to Hypothetical Conditions and the complete set of this report is: \$ 221,000 , as of: indicated above, this Opinion of Value is subject to Hypothetical Conditions and the complete copy of this report contains31_ pages, including exhibits wh roperly understood without reference to the information contained in the complete report and the degree of additional Sales	ations on the basis of a hetical Condition that the reaction. The opinion of a hetical Condition that the reaction or deficiency does not sumptions as specified in frequency does not a sumption as specified in frequency does and a sumption of the second	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is appraisal. may not be um Addendum
IGNATURES ATTACHMENTS RECONCILIATION こち 大日の 大日の	inal Reconciliation The sales comparison approach has been utilized in addition to the openstruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The sales comparison approach as the sales comparison approach. instruction. Subject to the following repairs or alterations on the basis of a Hypothe following required inspection based on the Extraordinary Assumption that the conditions of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specific finicated above, this Opinion of Value is subject to Hypothetical Conditions and true and complete copy of this report contains pages, including exhibits where repetiated Exhibits: indicated Exhibits: Scope of Work Limiting Cond./Certifications Narrative Addenda inter Contact:	ations on the basis of a hetical Condition that the reconsidered an intervention of the second structure of the second structu	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required applicable)	e due to the subject being vithin the range indicated on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville,	by the sales s have been] subject to y Conditions, the subject is appraisal. is addenda may not be um Addendum
SIGNATURES ATTACHMENTS RECONCILIATION	inal Reconciliation The sales comparison approach has been utilized in addition to the openstruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. Is also subject to the following repairs or alterations on the basis of a Hypothe following required inspection based on the Extraordinary Assumption that the conditions equired inspection based on the Extraordinary Assumption that the conditions of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specific finicated above, this Opinion of Value is subject to Hypothetical Conditions and true and complete copy of this report contains	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in fin, defined Scope of Worlbecified value type), as d 7/16/2024 d/or Extraordinary Assumatich are considered an interport.	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required applicable)	e due to the subject being vithin the range indicated i on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville, d)	by the sales s have been] subject to y Conditions, the subject is appraisal. is addenda may not be um Addendum
SIGNATURES ATTACHMENTS RECONCILIATION E H O W M H O M H O M H O	inal Reconciliation The sales comparison approach has been utilized in addition to the operation of the most weight is given to the sales comparison as it reflects the market' comparison approach. instruction The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction Subject to the following repairs or alterations on the basis of a Hypothe following required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption that the condition of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other spin findicated above, this Opinion of Value is subject to Hypothetical Conditions and the complete copy of this report contains <u>31</u> pages, including exhibits whore performent to containe <u>31</u> pages, including exhibits whore performent contains <u>31</u> pages, including exhibits whore the the the information contained in the complete reputated Exhibits: Scope of Work Limiting Cond./Certifications Narrative Addenda Map Addenda Additional Sales Cost Addende Hypothetical Conditions Extraordinary Assumptions Iterry D Shackelford & Associates, LLC Mail: Address: A Mail: jay@shackelford.com Fax: Ite	ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in the record of the sumptions as specified in the record of the sumptions as specified in the record of the sumption of the sum o	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required applicable)	e due to the subject being vithin the range indicated i on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville, d)	by the sales s have been] subject to y Conditions, the subject is appraisal. is addenda may not be um Addendum
SIGNATURES ATTACHMENTS RECONCILIATION D E H O W N E O N E O	inal Reconciliation The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the subject to completion per plans and specific completed. is appraised as a subject to the following repairs or alterations on the basis of a Hypothetical Conditions and/or Extraordinary Assumptions that the condition the complete report is: indicated above, this Opinion of Value is subject to Hypothetical Conditions and true and complete copy of this report contains <u>al</u> pages, including exhibits wh roperly understood without reference to the information contained in the complete rep ttached Exhibits: is Scope of Work Limiting Cond./Certifications ilent Contact:	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in former of the system of the	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required applicable)	e due to the subject being vithin the range indicated on that the improvements have been completed, [repair: a. a. a. a. a. a. a. a. a. be real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville, d)	by the sales s have been] subject to y Conditions, the subject is appraisal. may not be um Addendum . NC 27835
SIGNATURES ATTACHMENTS RECONCILIATION	inal Reconciliation The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison and the complete is subject to other Hypothetical Conditions and/or Extraordinary Assumptions in the complete report is: \$ 221,000 , as of: indicated above, this Opinion of Value is subject to Hypothetical Conditions and true and complete copy of this report contains	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the re on or deficiency does not sumptions as specified in 1 y, defined Scope of World the type), as d pocified value type), as d 7/16/2024 d/or Extraordinary Assummich are considered an interport. dendum Phoi hum Floo Name: City of Greenv Attn: Phoenix G Hinson, Pre SUPERVISORY APPRA or CO-APPRAISER (if for the company: Phone: E-Mail: Date of Report (Signature): License or Certification #:	Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of As efined herein, of t , which is ptions included in gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required applicable)	e due to the subject being vithin the range indicated i on that the improvements have been completed, repair: a. ssumptions and Limiting he real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville, d)	by the sales s have been] subject to y Conditions, the subject is appraisal. may not be um Addendum . NC 27835
SIGNATURES ATTACHMENTS RECONCILIATION	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. instruction. This report is also subject to the following repairs or alterations on the basis of a Hypothe following required inspection based on the Extraordinary Assumption that the conditions and/or Extraordinary Assumption that the condition of Appraiser's Certifications, my (our) Opinion of the Market Value (or other spin fibre report is: \$ 221,000 , as of: findicated above, this Opinion of Value is subject to Hypothetical Conditions and true and complete copy of this report contains <u>31</u> pages, including exhibits whore operly understood without reference to the information contained in the complete reputated Exhibits: Scope of Work Limiting Cond./Certifications Narrative Add Additional Sales Itent Contact:	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the reon or deficiency does not sumptions as specified in the reconsidered value type), as do 7/16/2024 d/or Extraordinary Assummich are considered an interport. dendum Phoint ich are considered an interport. dendum City of Greenv Name: City of Greenv Attn: Phoenix G Hinson, Presupervisory or CO-Appraiser Name: Company: Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation:	Hypothetical Condition equire alterations require alteration or alterations require alteration or the attached addendark, Statement of Asternet of Asternet of the republic able of the republic addendary and the attached addendary and the republic able of the re	e due to the subject being vithin the range indicated on that the improvements have been completed, [repair: a. a. a. a. a. a. a. a. a. be real property that is the effective date of th this report. See attach ort. This appraisal report Sketch Addendu Manuf. House A PO Box 7207, Greenville, d)	by the sales s have been] subject to y Conditions, the subject is appraisal. may not be um Addendum . NC 27835
SIGNATURES ATTACHMENTS RECONCILIATION E L L L E H O M V E O V E O	inal Reconciliation The sales comparison approach has been utilized in addition to the econstruction. The most weight is given to the sales comparison as it reflects the market' comparison approach. init appraisal is made "as is", subject to completion per plans and specific completed, init appraisal is made "as is", subject to completion per plans and specific completed, init appraisel is ubject to the following repairs or alterations on the basis of a Hypot te following required inspection based on the Extraordinary Assumption that the condition of the subject property, as indicated below and Appraiser's Certifications, my (our) Opinion of the Market Value (or other sg f this report is: \$ 221,000 , as of: indicated above, this Opinion of Value is subject to Hypothetical Conditions and true and complete copy of this report contains31_ pages, including exhibits where represent understood without reference to the information contained in the complete represent tached Exhibits: Scope of Work Limiting Cond./Certifications Narrative Additional Sales infinite Contact:	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the reon or deficiency does not sumptions as specified in fill, defined Scope of Worl becified value type), as d 7/16/2024 d/or Extraordinary Assum atich are considered an interport. dendum Phoi how Floo Name: City of Greenv Attn: Phoenix G Hinson, Pressure SUPERVISORY APPRA or CO-APPRAISER (if Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation: Expiration Date of License or Certification	nal indicator of valu value is reconciled v Hypothetical Conditi epairs or alterations require alteration or the attached addenda k, Statement of Ast efined herein, of the gral part of the rep tograph Addenda d Addendum ille ogram Coordinator, AISER (if required applicable) Fa	e due to the subject being vithin the range indicated on that the improvements have been completed, [repair:	by the sales by th
SIGNATURES ATTACHMENTS RECONCILIATION	inal Reconciliation The sales comparison approach has been utilized in addition to the construction. The most weight is given to the sales comparison as it reflects the market's comparison approach. init appraisal is made ''as is'',	cost approach as an addition s reaction. The opinion of ations on the basis of a hetical Condition that the reon or deficiency does not sumptions as specified in the reconsidered value type), as do 7/16/2024 d/or Extraordinary Assummich are considered an interport. dendum Phoint ich are considered an interport. dendum Phoint Supervisory or Co-Appraiser Name: Company: Phone: E-Mail: Date of Report (Signature): License or Certification #: Designation:	Hypothetical Condition equire alterations require alteration or alterations require alteration or the attached addendark, Statement of Asternet of Asternet of the republic able of the republic addendary and the attached addendary and the republic able of the re	e due to the subject being vithin the range indicated on that the improvements have been completed, [repair:	by the sales s have been] subject to y Conditions, the subject is appraisal. may not be um Addendum . NC 27835

Form GPRES	2 - "TOTAL" ap	opraisal software	by a la r	node, inc	1-800-ALAMODE

Location Map

Borrower	-				
Property Address	806 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Building Sketch

Borrower	-				
Property Address	806 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



Borrower	-					
Property Address	806 Vanderbilt Ln					
City	Greenville	County Pitt	State	NC	Zip Code	27834
Lender/Client	City of Greenville					



FRONT / SIDE VIEW



REAR / SIDE VIEW



VIEW OF VANDERBILT LANE Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	806 Vanderbilt Ln			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



VIEW FROM VANDERBILT SOUTH TOWARD FLEMING STREET



ADDITIONAL FRONT / SIDE VIEW



ADDITIONAL REAR / SIDE VIEW Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Zip Code 27834

Borrower	-		
Property Address	806 Vanderbilt Ln		
City	Greenville	County Pitt State	NC
Lender/Client	City of Greenville		

HEAT PUMP



ELECTRIC METER



LIVING ROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-						
Property Address	806 Vanderbilt Ln						
City	Greenville	County Pitt	State	NC	Zip Code	27834	
Lender/Client	City of Greenville						



DINING ROOM



KITCHEN



ADDITIONAL VIEW OF KITCHEN Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

State NC

Zip Code 27834

County Pitt

Borrower	-
Property Address	806 Vanderbilt Ln
City	Greenville
Lender/Client	City of Greenville



LAUNDRY ROOM / WATER HEATER



PRIMARY BEDROOM



PRIMARY CLOSET Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-			
Property Address	806 Vanderbilt Ln			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



PRIMARY BATHROOM



PRIMARY BEDROOM



PRIMARY BATHROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Borrower	-				
Property Address	806 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



BEDROOM



BATHROOM



BEDROOM Form PIC3W - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Comparable Photo Page

Borrower	-				
Property Address	806 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				







Comparable 1

1022 Fleming St

Comparable 2 3308 N George St

Comparable 3 630 Casey Dr

Comparable Photo Page

Borrower	-			
Property Address	806 Vanderbilt Ln			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	City of Greenville			



Comparable 4

308 Elizabeth St

Comparable 5 123 E Catawba Rd



Comparable 6

Flood Map

Borrower	-				
Property Address	806 Vanderbilt Ln				
City	Greenville	County Pitt	State NC	Zip Code 27834	
Lender/Client	City of Greenville				



	Ma	p			
-					
806 Vanderbilt Ln					
Greenville	County Pitt	State	NC	Zip Code	27834
City of Greenville					
	806 Vanderbilt Ln Greenville	- 806 Vanderbilt Ln Greenville County Pitt	806 Vanderbilt Ln Greenville County Pitt State	- 806 Vanderbilt Ln Greenville County Pitt State NC	- 806 Vanderbilt Ln Greenville County Pitt State NC Zip Code



CONTRACT FOR APPRAISAL REPORTS Shackelford & Associates

THIS CONTRACT, entered into this _____ day of _____, 2024 between the City of Greenville, hereinafter called the "The City", acting by and through the Neighborhood & Business Services Department, Community Development Division, represented by the undersigned Community Development Division, Program Manager, Renee Skeen, and Jay Shackelford, with Shackelford & Associates, "Contractor", witnesseth that the parties do hereby agree as follows:

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

1. The Contractor shall complete appraisals of certain properties.

Lincoln Park Phase II

- 2. The Contractor is to comply with all Federal, State and local laws and ordinances applicable to the appraisal reports.
- 3. The Contractor shall make a detailed field inspection and identification of the various items of the property and shall make such investigations and studies as are appropriate and necessary to enable the Contractor to derive sound conclusions and to prepare the appraisal reports to be furnished under this contract. Upon completion of the inspections, investigations, and studies, the Contractor shall prepare, furnish, and deliver to the City, the appraisal reports, by email, to Phoenix G Hinson, Program Coordinator, Community Development Division at <u>phinson@greenvillenc.gov</u>. The reports shall, in form and substance, conform to recognized appraisal principles and practice.
- 4. Following the issuance of the Certificates of Occupancy (CO), it is required that appraisals begin within two weeks of receipt of Certificate of Occupancy (CO) and completed within 6 weeks of receipt of the Certificate of Occupancy (CO).
- 5. Services Not Provided. The fees set forth in this Contract apply to the appraisal services rendered by as set forth in this Contract. Unless otherwise specified herein, Appraiser's services for which the fees in this contract apply do not include meetings with persons other than the City, City Personnel or City's agents or professional advisors; Appraiser's deposition(s) or testimony before judicial, arbitration or administrative tribunals; or any preparation associated with such depositions or testimony. Any additional services performed by the Appraiser not set forth in this Contract will be performed on terms and conditions set forth in an amendment to this Contract or in a separate written agreement.
- 6. Fee Schedule: \$550.00 x 6 properties = \$3,300.00
- Payment to the Contractor will be a lump sum payment at the completion of the project and shall become due after review appraisal and approval of the reports and submission of invoice, by email, to the Community Development Department, attention Phoenix G. Hinson, Project Coordinator <u>phinson@greenvillenc.gov</u>. Payment is net 30-days.

- 8. At the time of receipt and acceptance thereof, the appraisal reports to be furnished shall become and remain the sole property of the City of Greenville, Neighborhood & Business Services Department, Community Development Division.
- 9. City's Representations and Warranties. City represents and warrants to Appraiser that (1) City's representative has all right, power and authority to enter into this Agreement; (2) City's duties and obligations under this Agreement do not conflict with any other duties or obligations assumed by City under any agreement between City and any other party; and (3) City has not engaged Appraiser, nor will City use Appraiser's appraisal report, for any purposes that violate any federal, state or local law, regulation or ordinance or common law.
- 10. Signature and Copies. A signature on a copy of this Agreement received by facsimile, by email or in digital form is binding upon the parties as an original. The parties shall treat a photocopy of such facsimile or printout of the emailed or digital form as a duplicate original.

IN WITNESS WHEREOF, the parties hereto have executed this contract as of the day and year first above written.

Jen Junk/ II Jay Shackelford, Shackelford & Associates

BY:

Renee' Skeen, Program Manager Neighborhood & Business Services Department Community Development Division

Date	×
- ^X	1

Lot	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street 808 Vanderbilt	3	2.5	1258
23	7135	Lane 806 Vanderbilt	3	2.5	1258
24	7162	Lane	3	2	1375

Lincoln Park Phase II

Attached is the recorded map (Bk 66 / Pg 85) for Biltmore Addition.

BEING a redivision of Lots 18, 19, 20, 21, 22, 23, & 24 Block A of Biltmore Addition as recorded in Map Bk 5, Pg 59 of the Pitt County Registry.

Engagement Letter - Page 4

201 W. 5th St. PO Box Greenville, NC 2783	Contraction of the second s		Permit Type: Building Residentia Work Classification: Single-family Permit Status: Cartificate Issued
Office: 252-329-446			Finalized Date: 6/27/2024
Project Address	Parcel Number	Tenant Nbr, Name	Additional Description
806 VANDERBILT LN SREENVILLE, NC 27834	07162	Single Family Residence	Single Family Residence
Owner Information	Address	Phone	207 U CORDE DES
ontractor(s)	Address	Phone, E-mail	License Number
ill Clark Homes	200 East Arlington Blvd. Su Suite A Greenville, NC 27858	ite A, bchinspect@billclark	34592-U homes.com
Construction Type Occu	ipancy Type		IVR Number
V-B			230943
RE = RR 6 00	CREAT OF CONTRACT AND A	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	- Maria kiny nabadasi
Tones R6S Residential Single Family			
Zones			
Cones		Villa di	
Iones R6S Residential Single Pamily			- 14 May - 14 Dia 34
Zones R6S Residential Single Family	Certificate	inter Victoria da	
Cones Residential Single Family	Certificate	of Occupan	
Cones R6S Residential Single Family	Certificate	of Occupan	
Cones R6S Residential Single Family	Certificate	of Occupan	
Cones R6S Residential Single Family	Certificate	of Occupan	
Cones R6S Residential Single Family	Certificate	of Occupan	

William C Wills

Customer Copy

Thursday, June 27, 2024

Pitt County Market Data

Sale Prices

		May-24	Apr-24	% Chg	May-23	% Chọ
	Median Sale Price					
Existing Homes	Monthly	\$246,950	\$251,000	-1.6%	\$258,750	-4.69
	Trailing 3 Months	\$247,900	\$245,000	1.2%	\$242,000	2.49
	Trailing 12 Months	\$249,200	\$250,000	-0.3%	\$235,000	6.09
	Median Sale Price PSF					
	Monthly	\$150.69	\$147.80	2.0%	\$144.59	4.2
	Trailing 3 Months	\$148.60	\$145.18	2.4%	\$141.20	5.29
	Trailing 12 Months	\$146.66	\$145.86	0.5%	\$138.61	5.8
	Median Sale Price					
tion	Monthly	\$308,475	\$294,395	4.8%	\$366,640	-15.9
	Trailing 3 Months	\$306,825	\$304,935	0.6%	\$319,900	-4.19
struc	Trailing 12 Months	\$313,610	\$314,925	-0.4%	\$329,900	-4.9
New Construction	Median Sale Price PSF					
	Monthly	\$163.29	\$165.27	-1.2%	\$160.50	1.7
	Trailing 3 Months	\$164.73	\$165.16	-0.3%	\$156.99	4.9
	Trailing 12 Months	\$164.70	\$164.66	0.0%	\$153.82	7.19
	Median Sale Price			20		
	Monthly	\$275,995	\$277,450	-0.5%	\$275,000	0.4
	Trailing 3 Months	\$273,365	\$269,900	1.3%	\$269,900	1.3
Homes	Trailing 12 Months	\$273,015	\$272,810	0.1%	\$260,000	5.0
All Ho	Median Sale Price PSF					
	Monthly	\$154.43	\$158.70	-2.7%	\$149.31	3.4
	Trailing 3 Months	\$156.22	\$156.46	-0.2%	\$145.88	7.19
	Trailing 12 Months	\$154.69	\$154.49	0.1%	\$142.48	8.69



SA The Shackelford Report



Median Sale Price | Existing Homes



Median Sale Price PSF | Existing Homes





Median Sale Price PSF Pct. Change | T12 - YOY | Existing Homes



The Shackelford Report

Supply & Demand

		May-24	Apr-24	% Chg	May-23	% Chg
	Sales Volume					
	Monthly	158	116	36.2%	160	-1.3%
	Trailing 12 Months	1,438	1,440	-0.1%	1,790	-19.7%
seme	Active Listings	186	163	14.1%	86	116.3%
Existing Homes	Pending Sales	169	197	-14.2%	200	-15.5%
Exis	Months of Inventory	1.6	1.4	14.3%	0.6	169 <mark>.</mark> 2%
	Median Days on Market	10	14	-28.6%	7	42.9%
	Median SP-to-OLP Ratio	100.0%	98.7%	1.3%	100.1%	-0.1%
ç	Sales Volume					
	Monthly	66	62	6.5%	45	46.7%
uction	Trailing 12 Months	605	586	3.2%	423	43.0%
New Construction	Active Listings	211	197	7.1%	106	99.1%
New (Pending Sales	174	185	- <mark>5.9%</mark>	113	54.0%
	Months of Inventory	4.2	4.0	3.7%	3.0	39.2%
	Sales Volume					
	Monthly	224	178	25.8%	205	9.3%
Sa	Trailing 12 Months	2,043	2,026	0.8%	2,213	-7.7%
All Homes	Active Listings	397	360	1 <mark>0.3%</mark>	192	106.8%
A	Pending Sales	343	382	-10.2%	313	9.6%
	Months of Inventory	2.3	2.1	9.4%	1.0	<mark>12</mark> 4.0%



SA The Shackelford Report





Sales Volume | All Homes









Median DOM | Existing Homes





Median Sale Price-to-Original List Price Ratio | Existing Homes







T3 Market Adjustment to Current Month | Contract Date | Existing Homes

Oct-22

Dec-22 Dec-22 Jan-23

Oct-22



Apr-23

May-23 Jun-23 Jul-23

Mar-23

Aug-23

Oct-23 -

Nov-23

Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24

Sep-23



2.0% 0.0%

> Mar-22 Apr-22 May-22

22 JanJun-22 Jul-22 Aug-22 Aug-22

The Shackelford Report

Assumptions, Limiting Conditions & Scope of Work

Property Address: 806 Vanderbilt Ln Client: City of Greenville Appraiser Jerry D Shackelford II

City: Greenville Address:

3750A Evans Street, Greenville, NC 27834

State: NC Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

Address:

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database. - An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser

performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications		File No.: LS24-1567
Property Address: 806 Vanderbilt Ln		V: Greenville State: NC Zip Code: 27834
		Phoenix G Hinson, Program Coordinator, Greenville, NC 27835
11 11 1 11 1 11 11 11 11 11 11	ddress: 3750A	A Evans Street, Greenville, NC 27834
APPRAISER'S CERTIFICATION I certify that, to the best of my knowledge and belief:		
- The statements of fact contained in this report are true an	d correct	
		f the reported analyses, opinions, and conclusions are limited only
by	.cu usci (s), o	r the reported undryses, opinions, and conclusions are innited only
	mv personal.	impartial, and unbiased professional analyses, opinions, and
conclusions.	, p ,	· · · · p · · · · · · · · · · · · · · ·
	hat is the sub	pject of this report and no personal interest with respect to the parties
involved.		
		iser or in any other capacity, regarding the property that is the
subject of this report within the three-year period immediat		
– I have no bias with respect to the property that is the subj		
 My engagement in this assignment was not contingent up 		
	contingent up	oon the development or reporting of a predetermined value or
direction		ion the other mont of a stimulated years the ending second
		ion, the attainment of a stipulated result, or the occurrence of a
subsequent event directly related to the intended use of this		ort has been proported in conformity with the Uniform Standards of
Professional Appraisal Practice that were in effect at the tin		ort has been prepared, in conformity with the Uniform Standards of
		pinion of value in the appraisal report on the race, color, religion,
		e owners or occupants of the subject property, or of the present
owners or occupants of the properties in the vicinity of the		
- Unless otherwise indicated, I have made a personal inspe		
		appraisal assistance to the person(s) signing this certification.
		and a second to the percenter organized and optimized on
Additional Certifications:		
DEFINITION OF MARKET VALUE *:	rtu ahauld hi	ring in a competitive and open market under all conditions requisite
		ably, and assuming the price is not affected by undue stimulus.
		date and the passing of title from seller to buyer under conditions
whereby:	n a specifieu	date and the passing of the nom sener to buyer under conditions
1. Buyer and seller are typically motivated;		
2. Both parties are well informed or well advised and acting	in what they	consider their own best interests:
3. A reasonable time is allowed for exposure in the open ma		,
4. Payment is made in terms of cash in U.S. dollars or in ter		ial arrangements comparable thereto; and
		naffected by special or creative financing or sales concessions
granted by anyone associated with the sale.		
* This definition is from regulations published by federal re	egulatory age	encies pursuant to Title XI of the Financial Institutions
Reform, Recovery, and Enforcement Act (FIRREA) of 1989 I	between July	5, 1990, and August 24, 1990, by the Federal Reserve System
		surance Corporation (FDIC), the Office of Thrift Supervision (OTS),
		so referenced in regulations jointly published by the OCC, OTS,
FRS, and FDIC on June 7, 1994, and in the Interagency App	raisal and Ev	aluation Guidelines, dated October 27, 1994.
Client Contact:	Clien	t Name: City of Greenville
E-Mail:	Address:	Attn: Phoenix G Hinson, Program Coordinator, Greenville, NC 27835
APPRAISER		SUPERVISORY APPRAISER (if required)
		or CO-APPRAISER (if applicable)
SHACKS SHACKS		
Appraisal Institute		Supervisory or
Appraiser Name: Jerry D Shackeller MAI		Co-Appraiser Name:
Appraiser Name: Jerry D Shackellow MAI Company: Shackelford & Associates, LLC Phone: 252 215 2250 Fax:		Company:
252.215.2250		Phone: Fax:
E-Mail: jay@shackelfordre.com		E-Mail:
Date Report Signed: 08/12/2024		Date Report Signed:
	ate: <u>NC</u>	License or Certification #: State:
Designation: <u>CG, MAI, SRA</u>		Designation:
Expiration Date of License or Certification: 06/30/2025		Expiration Date of License or Certification:
Inspection of Subject: Interior & Exterior Inspection Control Exterior Only	None None	Inspection of Subject: Interior & Exterior Exterior Only None
Date of Inspection: 7/16/2024	e inc. This form may	Date of Inspection: y be reproduced unmodified without written permission, however, a la mode, inc. must be acknowledged and credited.
		e by a la mode, inc 1-800-ALAMODE 3/2007

	copjingnes 200		540, 1101 1111	5 . o					million point	
Form	GPRES2AD -	"TOTAL"	appraisal	software	by a la	mode,	inc 1	1-800-	ALAMODE	2

APPRAISAL REVIEW OF REAL PROPERTY

806 Vanderbilt Street Greenville, NC 27834



LOCATED AT

806 Vanderbilt Ln Greenville, NC 27834 Lot 24, Redivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716

FOR

N/A PO Box 7207 Greenville, NC 27835

AS OF

08/24/2024

BY

Collice Moore, Jr. Collice Moore Properties 4300-116 Sapphire Ct. Greenville, NC 27834 252-341-0500 info@collicemoore.com **Collice Moore Properties**

One–Unit Residential Appraisal Field Review Report

	One-Onit Residential Applaisal Field Review Report File#
The purpose of this a	appraisal field review report is to provide the lender/client with an opinion on the accuracy of the appraisal report under review.
Property Address 806 Vand	derbilt Ln City Greenville State NC Zip Code 27834
Borrower N/A	Owner of Public Record City of Greenville County Pitt
	Ledivision of Lots 18-24, Biltmore Addition: portion of DB 3760 pg 716
Assessor's Parcel # 7162	
Property Rights Appraised	🗙 Fee Simple 🗌 Leasehold 🗌 Other (describe) Project Type 🗌 Condo 🗌 PUD 🗌 Cooperative
Loan # N/A	Effective Date of Appraisal Under Review $_{07/16/2024}$ Manufactured Home 🗌 Yes 🗙 No
Lender/Client N/A	Address PO Box 7207, Greenville, NC 27835
	SECTION I - COMPLETE FOR ALL ASSIGNMENTS
1. Is the information in the subj	iect section complete and accurate? Xes 🗌 No If Yes, provide a brief summary. If No, explain Based on my research of
the public records of Pitt	County, and my exterior inspection as a reference, the information about the subject in the original appraisal appears to be
accurate.	
2. Is the information in the cont	tract section complete and accurate? 🛛 🗌 Yes 🗌 No 🔀 Not Applicable 🛛 If Yes, provide a brief summary. If No, explain
3. Is the information in the neigh	hborhood section complete and accurate? 🛛 🗙 Yes 🗌 No 🛛 If Yes, provide a brief summary. If No, explain 🛛 Based on my
research of the public rec	cords of Pitt County, and my exterior inspection as a reference, the information regarding subject's neighborhood section in the
original appraisal appear	rs to be accurate.
A la the information in the site	agatian complete and agaynete?
4. Is the information in the site	
	ecords of the Pitt County Tax Office, survey, and legal description, the information regarding the subject's site section in the
original appraisal appea	irs to be accurate.
5 Is the data in the improvement	nts section complete and accurate? Xes 🗌 No If Yes, provide a brief summary. If No, explain All improvement
	ints section complete and accurate? accurate using the Pitt County Tax Records, and my exterior inspection as a reference.
descriptions appear to be	accurate using the Fitt County Tax Records, and my exterior inspection as a reference.
6. Are the comparable sales sel	lected locationally, physically, and functionally the most similar to the subject property? 🛛 🔀 Yes 🗌 No 🛛 If Yes, provide a brief
summary. If No, provide a detail	led explanation as to why they are not the best comparable sales. The appraiser utilized comps beyond 1-mile from the subject
due to a lack of comps in	n the area due to the nature of the market area; however, this is well explained in the report. All other comps are well
supported and comparab	
	cluding the individual adjustments) presented in the sales comparison approach complete and accurate?
🗙 Yes 📃 No If Yes, prov	vide a brief summary. If No, explain The data and analysis is stated and well supported with explanation.
9 Are the data and analysis pro	\mathbf{N}
	esented in the income and cost approaches complete and accurate? Xes No Xot developed If No, explain
Income Approach not dev	veloped. Based on my review, the Cost Approach is well supported.
9. Is the sale or transfer history	reported for the subject property and each of the comparable sales complete and accurate? Xes 🗌 No If Yes, provide a brief
	port the correct sale or transfer history and the data source(s). The transfer history of the subject and comps appear to be accurate
using MLS and public re	
in public re	
	rket value in the appraisal report under review accurate as of the effective date of the appraisal report?
🗙 Yes 🗌 No 🛛 If No, co	omplete Section II.

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

One-Unit Residential Appraisal Field Review Report

						File #		
	SECTION II - COMPLETE ONLY IF REVIEW APPRAISER ANSWERS "NO" TO QUESTION 10 IN SECTION I.							
1. Provide detailed reasoning for disagreement with the opinion of value in the appraisal report under review.								
2. State all extraordinary assumptions	s used (i.e. gross living	area, room count, cond	tion, etc.).					
3. Provide a new opinion of value as					alysis grid.			
(NOTE: This may or may not include t								
FEATURE	SUBJECT	COMPARABL	LE SALE # 1	COMPARABL	LE SALE # 2	COMPARABL	E SALE # 3	
Address 806 Vanderbilt Lr								
Greenville, NC 27	834							
Proximity to Subject	•		^		٠		•	
Sale Price	\$	b	\$	b	\$		\$	
Sale Price/Gross Liv. Area	\$ sq.ft.	\$ sq.ft.		\$ sq.ft.		\$ sq.ft.		
Data Source(s)								
Verification Source(s)	DECODIDITION	DECODIDITION	· () • • •	DEGODIDION	· () • • • • • • • • • • • • • •	DEGODIDITION		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
Sales or Financing								
Concessions								
Date of Sale/Time								
Location								
Leasehold/Fee Simple								
Site								
View								
Design (Style)								
Quality of Construction								
Actual Age Condition								
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count		TULAI DUITIIS DALIIS		TULAI DUITIS DALIIS		TULAI DUITIIS DALIIS		
Gross Living Area	7 3 2.0	00 ft		00 ft		00 ft		
Basement & Finished	1,390 sq.ft.	sq.ft.		sq.ft.		sq.ft.		
Rooms Below Grade								
Functional Utility								
Heating/Cooling								
Energy Efficient Items								
Garage/Carport								
Porch/Patio/Deck								
Net Adjustment (Total)		Π+ Π-	\$	Π+ Π-	\$	□ + □ -	\$	
Adjusted Sale Price		Net Adj. %	Ψ	Net Adj. %	Ψ	Net Adj. %	Ψ	
of Comparables		Gross Adj. %	\$	Gross Adj. %	\$	Gross Adj. %	\$	
-	sale or transfer history	of the above comparabl			Ŷ		•	
My research 🗌 did 🗌 did not	reveal any prior sales o	r transfers of the compa	arable sales for the year	r prior to the date of sale	e of the comparable sa	e.		
Data source(s)								
Report the results of the research and	analysis of the prior sa	le or transfer history of	the above comparable	sales (report additional)	orior sales on an			
addendum).		· · · · · · , ·	· · · · · · ·					
ITEM	COMP	ARABLE SALE # 1		COMPARABLE SALE #	2	COMPARABLE S	ALE # 3	
Date of Prior Sale/Transfer								
Price of Prior Sale/Transfer								
Data Source(s)								
Effective Date of Data Source(s)								
Analysis of prior sale or transfer histor	ry for the comparable s	ales.	1		1			
Summary of Value Conclusion (includ	ing detailed support for	the opinion of value and	l reasons why the new	comparable sales are b	etter than the sales use	bd		
in the appraisal report under review).								
REVIEW APPRAISER'S OPINION OF M								
Based on a 🗌 visual inspec	tion of the exterior	areas of the subje	ct property from a	t least the street of	r 🗌 complete vis	ual inspection of th	e	
interior and exterior areas of	the subject proper	ty, defined scope	of work, statement	of assumptions a	nd limiting condition			
certification, my opinion of the					is report is \$	\$216,000	,as of	
	, which is the effect	ctive date of the app	naisai report under	review.				

Fannie Mae Form 2000 March 2005

SCOPE OF WORK

The scope of work for this appraisal field review is defined by the complexity of the appraisal report under review and the reporting requirements of this report form, including the following statement of assumptions and limiting conditions, and certifications. The review appraiser must, at a minimum: (1) read the entire appraisal report under review, (2) perform a visual inspection of the exterior areas of the subject property from at least the street, (3) inspect the neighborhood, (4) inspect each of the comparable sales from at least the street, (5) perform data research and analysis to determine the appropriateness and accuracy of the data in the appraisal report, (6) research, verify, and analyze data from reliable public and/or private sources, (7) determine the accuracy of the opinion of value, and (8) assume the property condition reported in the appraisal report is accurate unless there is evidence to the contrary.

If the review appraiser determines that the opinion of value in the report under review is not accurate, he or she is required to provide an opinion of market value. The review appraiser is not required to replicate the steps completed by the original appraiser that the review appraiser believes to be reliable and in compliance with the applicable real property appraisal development standards of the Uniform Standards of Professional Appraisal Practice. Those items in the appraisal report under review are extended to this report by the use of an extraordinary assumption, which is identified in Section II, Question 2. If the review appraiser determines that the opinion of value is not accurate, he or she must present additional data that has been researched, verified, and analyzed to produce an accurate opinion of value in accordance with the applicable sections of Standard 1 of the Uniform Standards of Professional Appraisal Practice.

INTENDED USE

The intended use of this appraisal field review report is for the lender/client to evaluate the accuracy and adequacy of support of the appraisal report under review.

	INTENDED USER
Th	e intended user of this appraisal field review report is the lender/client.
	GUIDANCE FOR COMPLETING THE ONE-UNIT RESIDENTIAL APPRAISAL FIELD REVIEW REPORT
	e appraisal review function is important to maintaining the integrity of both the appraisal and loan underwriting processes. The following guidance is ended to aid the review appraiser with the development and reporting of an appraisal field review:
1.	The review appraiser must be the individual who personally read the entire appraisal report, performed a visual inspection of the exterior areas of the subject property from at least the street, inspected the neighborhood, inspected each of the comparable sales from at least the street, performed the data research and analysis, and prepared and signed this report.
2.	The review appraiser must focus his or her comments on the appraisal report under review and not include personal opinions about the appraiser(s) who prepared the appraisal.
3.	The lender/client has withheld the identity of the appraiser(s) who prepared the appraisal report under review, unless otherwise indicated in this report.
4.	The review appraiser must assume that the condition of the property reported in the appraisal report is accurate, unless there is evidence to the contrary.
5.	This One-Unit Residential Appraisal Field Review Report is divided into two sections. Section I must be completed for all assignments. Section II must be completed only if the answer to Question 10 in Section I is "No."
6.	The review appraiser must determine whether the opinion of market value is accurate and adequately supported by market evidence. When the review appraiser disagrees with the opinion of value, he or she must complete Section II. Because appraiser's opinions can vary, the review appraiser must have conclusive evidence that the opinion of value is not accurate.
7.	The review appraiser must explain why the comparable sales in the appraisal report under review should not have been used. Simply stating: "see grid" is unacceptable. The review appraiser must explain and support his or her conclusions.
8.	The review appraiser must form an opinion about the overall accuracy and quality of the data in the appraisal report under review. The objective is to determine whether material errors exist and what effect they have on the opinions and conclusions in the appraisal report under review. When the review appraiser agrees that the data is essentially correct (although minor errors may exist), he or she must summarize the overall findings. When the review appraiser determines that material errors exist in the data, he or she must identify them, comment on their overall effect on the opinions and conclusions in the appraisal report under review, and include the correct information.
9.	The Questions in Section I are intended to identify both the positive and negative elements of the appraisal under review and to report deficiencies. The review appraiser must make it clear to the reader what effect the deficiencies have on the opinions and conclusions in the appraisal report. Simple "Yes" and "No" answers are unacceptable.
10	. The review appraiser must provide specific, supportable reasons for disagreeing with the opinion of value in the appraisal report under review in response to Question 1 in Section II.
11	. The review appraiser must identify any extraordinary assumptions that were necessary in order to arrive at his or her opinion of market value. Extraordinary assumptions include the use of information from the appraisal report under review that the review appraiser concludes is reliable (such as an assumption that the reported condition of the subject property is accurate).
12	. The review appraiser must include the rationale for using new comparable sales. The following question must be answered: Why are these new comparable sales better than the sales in the appraisal report under review?
13	. The new comparable sales provided by the review appraiser and reported in the sales comparison analysis grid must have closed on or before the effective date of the appraisal report under review. It may be appropriate to include data that was not available to the original appraiser as of the effective date of the original appraisal; however, that information should be reported as "supplemental" to the data that would have been available to the original appraiser.
14	. The review appraiser must provide a sale or transfer history of the new comparable sales for a minimum of one year prior to the date of sale of the comparable sale. The review appraiser must analyze the sale or transfer data and report the effect, if any, on the review appraiser's conclusions.
15	. A review of an appraisal on a unit in a condominium, cooperative, or PUD project requires the review appraiser to analyze the project information in the appraisal report under review and comment on its completeness and accuracy.
16	. An appraisal review of a manufactured home requires the review appraiser to assume that the HUD data plate information is correct, unless information to the contrary is available. In such cases, the review appraiser must identify the source of the data.

17. The review appraiser's opinion of market value must be "as of" the effective date of the appraisal report under review.

One-Unit Residential Appraisal Field Review Report

	STATEMENT OF ASSUMPTIC	ONS AND LIMITING CONDITIONS			
1.	The review appraiser will not be responsible for matters of a legal nature that the title to it, except for information that he or she became aware of during appraiser assumes that the title is good and marketable and will not render a				
2.	The review appraiser will not give testimony or appear in court because he specific arrangements to do so have been made beforehand, or as otherwise	or she performed a review of the appraisal of the property in question, unless required by law.			
3.	adverse conditions of the property (such as but not limited to, needed repr adverse environmental conditions, etc.) that would make the property less var guarantees or warranties, expressed or implied. The review appraiser will not or testing that might be required to discover whether such conditions exist. hazards, this appraisal field review report must not be considered as an	luable, and has assumed that there are no such conditions and makes no be responsible for any such conditions that do exist or for any engineering Because the review appraiser is not an expert in the field of environmental environmental assessment of the property.			
The		ER'S CERTIFICATION			
	Review Appraiser certifies and agrees that: I have, at a minimum, developed and reported this appraisal field review in review report.	accordance with the scope of work requirements stated in this appraisal field			
2.	I performed this appraisal field review in accordance with the requirements adopted and promulgated by the Appraisal Standards Board of The Appraisa report was prepared.				
	I have the knowledge and experience to perform appraisals and review appraise of, and have access to, the necessary and appropriate public a records, public land records and other such data sources for the area in whether the access to the	nd private data sources, such as multiple listing services, tax assessment			
5.	I obtained the information, estimates, and opinions furnished by other parties that I believe to be true and correct.	and expressed in this appraisal field review report from reliable sources			
	I have not knowingly withheld any significant information from this appraisal information in this appraisal field review report are true and correct.				
1.	I stated in this appraisal field review report my own personal, unbiased, and p the assumptions and limiting conditions in this appraisal field review report.	roressional analysis, opinions, and conclusions, which are subject only to			
8.	. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value (if any) in this appraisal field review report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.				
9.	My employment and/or compensation for performing this appraisal field review conditioned on any agreement or understanding, written or otherwise, that I a predetermined minimum value, a range or direction in value, a value that f occurrence of a specific subsequent event (such as approval of a pending	would report (or present analysis supporting) a predetermined specific value, avors the cause of any party, or the attainment of a specific result or			
10.	provided significant professional assistance to me in the development of this	vere set forth in this appraisal field review report. I further certify that no one appraisal field review report. I have not authorized anyone to make a e made to this appraisal field review report is unauthorized and I will take no			
11.	I identified the lender/client in this appraisal field review report who is the i receive this appraisal field review report.	individual, organization, or agent for the organization that ordered and will			
12.	The lender/client may disclose or distribute this appraisal field review report a government sponsored enterprises; other secondary market participants; p instrumentality of the United States; and any state, the District of Columbia, consent. Such consent must be obtained before this appraisal field review rep limited to, the public through advertising, public relations, news, sales, or other	professional appraisal organizations; any department, agency, or or other jurisdictions; without having to obtain the review appraiser's port may be disclosed or distributed to any other party (including, but not			
	on this appraisal field review report as part of any mortgage finance transa				
14.	federal and/or state laws (excluding audio and video recordings), or a facsim representation of my signature, the appraisal field review report shall be as e review report were delivered containing my original hand written signature.				
15.	Any intentional or negligent misrepresentation(s) contained in this appraisal f including, but not limited to, fine or imprisonment or both under the provision laws.				
RE	VIEW APPRAISER	LENDER/CLIENT			
Si	gnature (Name			
Na	ame <u>Collice Moore, Jr.</u>	Company Name <u>N/A</u>			
	Collice Moore Properties ompany Address 4300-116 Sapphire Ct., Greenville, NC 27834	Company Address PO Box 7207, Greenville, NC 27835			
	elephone Number 252-341-0500	LENDER/CLIENT OF THE APPRAISAL UNDER REVIEW			
	nail Address info@collicemoore.com	Name			
	ate of Signature and Report <u>08/24/2024</u> ate Certification # <u>A6508</u>	Company Address			
	State License #				
	ate NC	Reviewer's Opinion of Market Value S Date			
E×	piration Date of Certification or License <u>06/30/2025</u>	Only if review appraiser answered "No" to Questions 10, in Section I.			

Freddie Mac Form 1032 March 2005

Fannie Mae Form 2000 March 2005

Subject Photo Page

Borrower	N/A			
Property Address	806 Vanderbilt Ln			
City	Greenville	County Pitt	State NC	Zip Code 27834
Lender/Client	N/A			



Subject	Front
---------	-------

806 Vanderbilt Lr	1
Sales Price	
Gross Living Area	
Total Rooms	7
Total Bedrooms	3
Total Bathrooms	2.0
Location	
View	
Site	
Quality	
Age	

Subject Side





Subject Street



CITY OF GREENVILLE

NORTH CAROLINA PO BOX 7207 – GREENVILLE, NC 27835-7207

August 12, 2024

Mr. Collice Moore Collice Moore Properties 4300 Sapphire Ct Ste 116 Greenville, NC 27834

Mr. Moore:

Notice to Proceed Letter West Greenville 45-Block Revitalization Program

Your quote of \$275.00, per a property, has been accepted for review appraisal services for the properties below. We are in the process of setting the sales prices of the homes. Per contract, the reviews will need to be completed within 10 business days of receipt, and submitted to the City no later than Tuesday, August 26, 2024.

Lot #	Parcel #	Address	Bedrooms	Bathroom	Sq-Ft
19	19680	616 Hudson Street	3	2	1300
20	84911	618 Hudson Street	4	2	1313
21	84910	620 Hudson Street	3	2	1375
22	84909	624 Hudson Street	3	2.5	1258
23	07135	808 Vanderbilt Lane	3	2.5	1258
24	07162	806 Vanderbilt Lane	3	2	1375

Lincoln Park Phase II

If you need additional information, please contact me by telephone at (252) 329-4226 or by email phinson@greenvillenc.gov.

Sincerely,

Phoenix G Hinson

Program Coordinator Community Development Division Neighborhood and Business Services Department City of Greenville, NC

252-329-4226

P.O. Box 7207, Greenville, NC 27835-7207

greenvillenc.gov

Appraisers License

NORTH CAROLINA APPRAISAL BOARD			
APPRAISER QUALIFICATION CARD			
24 COLLICE C MOORE JR A6508 G Y			
appraiser NUMBER TYPE NATIONAL REGISTRY Collice Moore, Jr. Smallill			
Appraiser's Signature Executive Director			





LIA Administrators & Insurance Services

APPRAISAL, VALUATION AND PROPERTY SERVICES PROFESSIONAL LIABILITY INSURANCE POLICY

DECLARATIONS

DECLARATIONS		
	Aspen American Insurance Compa	my
	(Referred to below as the "Company") 499 Washington Boulevard, 8th Floor Jersey City, NJ 07310 877-245-3510	
Date Issued	Policy Number	Previous Policy Number
11/15/2023	AAI007513-08	AA1007513-07
CLAIMS THAT ARE FIRST MADE FO THE COMPANY IN WRITING FHIS POLICY, OR DURING THE	TED POLICY. COVERAGE IS LIMITED TO LIABI AGAINST THE INSURED DURING THE P NO LATER THAN SIXTY (60) DAYS AFT EXTENDED REPORTING PERIOD , IF A E RETROACTIVE DATE AND BEFORE T LY.	OLICY PERIOD AND THEN REPORTED ER EXPIRATION OR TERMINATION OF APPLICABLE, FOR A WRONGFUL ACT
 Customer ID: 168988 Named Insured: MOORE, COLLICE PROPERTI Collice Clyde Moore, Jr. 4300 Sapphire Court, Suite 116 Greenville, NC 27834 	ES	
 Policy Period: From: 12/02/2 12:01 A.M. Standard Time at the a Deductible: \$1000 		
3. Deductible: \$1000 4. Retroactive Date: 12/02/20		
5. Inception Date: 12/02/20	16	
B. \$2, Subpoena Response: \$5, Pre-Claim Assistance: \$5, Disciplinary Proceeding: \$7,	000,000 Each Claim 000,000 Aggregate 000 Supplemental Payment Coverage 000 Supplemental Payment Coverage 500 Supplemental Payment Coverage y Supplemental Payment Coverage	
Real Estate Appraisal and Va Residential Property: Commercial Property: Bodily Injury and Prop	Yes X Yes X berty Damage Caused ection (\$100,000 Sub-Limit): Yes X scation: Yes aluation: Yes	No No No No X No X (If "yes", added by endorsement) No X No X (If "yes", added by endorsement)

Aspen American Insurance Company

Page 1 of 2