

REQUEST FOR PROPOSALS OF INTEREST

**Invest In A Vibrant
Corner of Downtown Goldsboro -
Four Properties For Sale**



WHATEVER YOU DO - DO IT DOWNTOWN

Downtown Goldsboro, NC



Goldsboro was honored as a 2015 Great Main Street in 2015.



Goldsboro is a Nationally Accredited Main Street Community.



Introduction to Goldsboro:

A caring and supportive community, rich with history, the City of Goldsboro is situated on US HWY 70 about halfway between Raleigh and the coast. The City of Goldsboro was originally a railroad town incorporated in 1847 and later established itself as the County Seat in 1850. In the early 1900's, development of our Union Station lead to the rapid construction of many buildings and residences that still display the historical, cultural and architectural nucleus of our heritage. Today Goldsboro consists of a comfortable population of 36,306 residents and is home to Seymour Johnson Air Force Base (SJAFB). The City enjoys steady growth in property values, new investments and development.

SJAFB is a major Air Combat Command Base and home to the 4th Fighter Wing and the 916th Refueling Wing. The Base's civilian and military payroll exceeds \$339 million annually and their annual economic impact to the community/region exceeds \$520M comprised of 6,227 military personnel, 1,397 civilians, and 5,688 dependents. Military personnel are provided base housing allowances to reside off base as SJAFB recently underwent a reduction in their housing stock. On October 29, 2015 , the United States Air Force announced Seymour Johnson Air Force Base as the preferred alternative for the first Reserve-led KC-46A Pegasus main operating base. The KC-46As are expected to begin arriving in 2019.

Goldsboro is Wayne County's seat, a county with a State Data Center 2014 population projection of 124,502 persons based on 2010 Census data, an 8.9% increase from the 2010 Census population. Agriculture is big business in Wayne County, with annual total gross farm sales of approximately \$330 million and livestock and poultry production valued at more than \$236 million.

Major employers in the County include: Wayne County Board of Education, NC Health & Human Services, Wayne Memorial Hospital, Wayne County, Case Farms, Wal-Mart, Franklin Bakery, The Industrial Company, Mt. Olive Pickle, Butterball and Georgia Pacific. For a more detailed Wayne County Profile, visit: <http://waynealliance.org/why-wayne>.



Public art has become a driving force in the attraction of downtown.



Roundabouts were created as part of our Center Street streetscape project and feature public art and an impressive fountain.

Downtown Goldsboro.

A lot has changed in downtown Goldsboro over the last decade. Call it an urban revival, an influx of development, or the passion of those involved. Bottom line, there's a momentum taking place that rivals downtowns across the state and the nation. In fact, we are one of ten Main Street communities across the nation competing for the 2016 Great American Main Street Award, an award provided by the National Main Street Center in May 2017 to recognize communities that are making downtowns great again.

Reasons downtown Goldsboro is unique:

The City received a \$10M USDOT Transportation Infrastructure Generating Economic Recovery (TIGER) grant in September 2013. Goldsboro was one of 27 urban communities in the Nation to receive an award during this round. A significant feat since less than 2% that applied were awarded funds. This grant helped fund four downtown projects, including: 1) Phase II of the Center Street Streetscape Project, three blocks of a major street transformation from Mulberry Street to Spruce Street in the heart of the commercial district, 2) Construction of the GWTA Transit Center, 3) Site work at the GWTA Transit Center and Union Station, and 4) Eight blocks of additional streetscape work that improved the corridor from Center Street to the GWTA Transit Center and Union Station property. Since the September 2013 TIGER V grant announcement, we have had 42 new businesses open and 37 new property acquisitions downtown. Furthermore, we have experienced a 123% increase in private building projects and 88% increase in job creation, resulting in a reduction of property vacancies and adding 75,000+ square feet of building space back to productivity through building rehabilitations.

Furthermore, this grant project was so successful, that Goldsboro received another TIGER grant in 2016 for \$5M, one of 40 awarded out of 585 eligible applications, to continue and complete the efforts established with the Downtown Master Plan of 2007. Four additional projects will be completed, including the demolition of Cornerstone Commons, a 12,000 square foot passive public "park" area established in the



Before and after pictures of South Center Street show the significant transformation that the recent investments in downtown have made.

Downtown Goldsboro, continued

mid-1980's and construction of a new, improved 28,000 square foot Cornerstone Commons that will include numerous amenities and attractions, including a covered stage for concerts. The other three projects are: 1) Fabrication and installation of a Way-finding Signage system plan for the greater Goldsboro area, 2) Construction of a con-course for the GWTA Transit Center, and 3) Completion of our Center Street Streetscape project from Spruce Street to Elm Street.

The City was successful in competing for the TIGER grants because we had ***planned thoughtfully, demonstrated commitment through previous investments and was consistent in their purpose and pursuit.***

Between the Downtown Goldsboro Development Corporation (DGDC) and the City of Goldsboro, ***there is an unrivaled commitment to the development of downtown.*** Since 2009, nearly 198,500 square feet of building space has been renovated and put back into active use. Public or public/private partnerships have spurred reinvestments totaling \$43,843,379, created 124 net new jobs, spurred 30 net new businesses and contributed approximately \$35,663,504 into the local economy through household income. And we are just beginning!

Downtown has incentives. We offer incentive grants and loans to projects that spur economic development, support business sustainability and growth, improve downtown's appeal as a destination and protect our cultural assets. Details on our incentive packages can be discussed upon inquiry.

Downtown Goldsboro has a large inventory of historic properties that are eligible for state and federal historic preservation tax credits; an often significant financial incentive for investors to restore and reuse historic structures.

We are also prepared to entertain additional incentives for significant investment projects that will help move downtown toward our vision.

People live downtown! There are currently 140 residential units in the downtown Municipal Service District; 54 upper floor apartments, 80 assisted elderly units in one



A picture of a page in the 2016 Edition of Distinctive North Carolina featuring Goldsboro.



A picture Downtown Goldsboro during the holidays in 2016.

Downtown Goldsboro, continued.

complex, and 6 single-family homes. The average rent rate for an upper story apartment is approximately \$900.

Downtown has been the **safest** crime statistical area in the City for the past nine years.

We have major traffic generators: Paramount Theatre brings about 60,000 people per year to downtown during off business hours; the Wayne County Court House attracts approx. 4,000 people per week, and the Arts Council brings an average of 50,000 people per year.

DGDC provides 40+ events per year, attracting more than 70,000 people to downtown annually and they market downtown with a multitude of venues.

Downtown is a major employment hub. 3,700 people work in the historic commercial core area of downtown every weekday.

We mean business and we aim high. The City and DGDC is aggressive in its pursuit to secure alternative sources of funding and involvement for downtown's benefit. We have secured \$19,539,220 in grant funding in the past six years for downtown projects.

We seek and treasure partners. The City of Goldsboro and its primary downtown partner, the Downtown Goldsboro Development Corporation (DGDC), work hard to seek and sustain relationships where partnerships can form that result in mutually beneficial outcomes. Past and on-going successful partnerships resulting in projects for downtown's benefit include: SJAFB, NCDOT Rail and Public Transportation divisions, Wayne County Chamber of Commerce, Wayne County Development Alliance, Preservation NC, Self-Help, USDOT, NC Dept. of Commerce, National Trust for Historic Preservation, NC Historic Preservation Office, and the list can go on.

Property Investment & Development Opportunity.

Property Information

The City is in ownership of four adjacent and interconnected historic buildings at the intersection of S. John Street and E. Walnut Street anchored by the historically significant National Bank building at 200/202 E. Walnut Street. Beside it to the east is 204 and 206 E. Walnut Street and to its rear fronting John Street is 100 S. John Street. Most recently, these buildings served the County for their Services on Aging and Day Reporting Center services. These buildings have been vacant ranging from 3 years to several months as of January 2017. Two are in good condition while two are in need of a significant and sympathetic historic rehabilitation. Combined, they offer nearly 19,500 square feet with multiple points of ingress and egress and varying ways to subdivide the space to create numerous revenue sources from multiple leasable options.

The City is interested in these properties long-term and will only sell it to a person(s) willing to commit to the project and will assure a favorable use or uses of the property for downtown.

Two of our main focuses to develop downtown according to our vision is to increase residential density and to become an art and cultural destination. The City was acknowledged by the NC Arts Council as a SmART Community in 2014 and is partnering with them to utilize arts as our economic driver for downtown. We are currently developing a Downtown Art Master Plan; the Arts Council is across the street from these properties and is considered by many in the arts community to be one of the strongest art organizations in the state. The Arts Council facility has nine art studio spaces that are approximately 225 square feet in size and rent for \$225/month per year. Demand for these spaces is greater than they can supply. For this reason, the City conducted a Demand and Market Needs Survey in January/February 2017 to determine what the additional demand is for art production space. Results of this survey are available in supporting documents and indicate a fairly strong need for more space with preferences for type ranging from private, controlled art studios to makerspace or co-working options, equally. When asked why the survey responders would be interested



A historic postcard photo of the National Bank Building, built in 1905. This postcard image illustrates a now missing parapet wall at the roof line of 204 E. Walnut Street.



A photograph of the buildings today.



Interior photos of 200/202 E. Walnut Street, second floor looking toward the front of the building taken in early 2016.

Property Investment & Development Opportunity.

in downtown art production space, the top reason was that they wanted to be where the action is downtown with easy access to shops, cultural opportunities and eateries.

Persons interested in the property will be required to submit a written proposal for consideration. Proposals must, at a minimum, address certain factors and make certain assurances. The properties will be sold as-is. They will require a complete rehabilitation, including all new HVAC, plumbing and electrical. The roof of 200 E. Walnut Street is in need of an immediate replacement.

The combined current tax value for the properties is \$413,570.

The Wayne County tax parcel identification numbers for the properties are as follows:

200/202 E. Walnut Street: PIN Number is: 2599954529

204 E. Walnut Street: PIN Number is: 2599954548

206 E. Walnut Street: PIN Number is: 2599954578

100 S. John Street PIN Number is: 2599954449

All are located within the Central Business District of downtown, a zoning district that allows a mix of commercial and residential uses. For a complete listing of permitted use for a property in the Central Business District, go to the City's website at: <http://www.ci.goldsboro.nc.us/documents/udo/UDO-Section5-table-of-uses.pdf>.

The properties are currently interconnected through openings in the interior walls in several places. The unique configuration of the buildings and spaces allows for a multitude of interior configurations and leasable revenue sources with seven existing first floor exterior access points.

Existing properties in the Central Business District are exempt from off-street parking provisions.

A visual tour of each of the properties is available within the Supporting Documents.

A preliminary evaluation of the building structure for 200/202 E. Walnut Street is also available in the Supporting Documents. The cursory evaluation showed no



100 S. John Street was built as an annex to 200 E. Walnut Street built in 1936.



From left to right, 206 E. Walnut Street, 204 E. Walnut Street and 200/202 E. Walnut Street.

Property Investment & Development Opportunity.

evidence of major structural foundation issues with the exception of the evident need to replace the roof and roof structure.

A rehabilitation of these properties that follows the Department of Interior Standards for Historic Rehabilitation issued by the National Park Service makes these properties eligible for federal and state historic preservation tax credits; a potential 40% return in future taxes owed based on the eligible rehabilitation expenses.

The National Bank Building at 200/202 E. Walnut Street was built in 1905. It served as a bank building to several other banks after with the last being Branch Banking and Trust (BB&T). It is three bays wide and five bays long and is a classic example of a 1900 Classical Revival style building. The building at 204 E. Walnut Street was once one of Goldsboro's first fire stations.

The property is located in the Goldsboro Historic District thus any exterior improvements or rehabilitation work will require Historic District Commission review and approval via a Certificate of Appropriateness. For information regarding materials, design and other Historic District criteria, go to the City's website at:

http://www.ci.goldsboro.nc.us/documents/planning/hdc_guidelines2.pdf. A copy of the Certificate of Appropriateness Application can be found at:

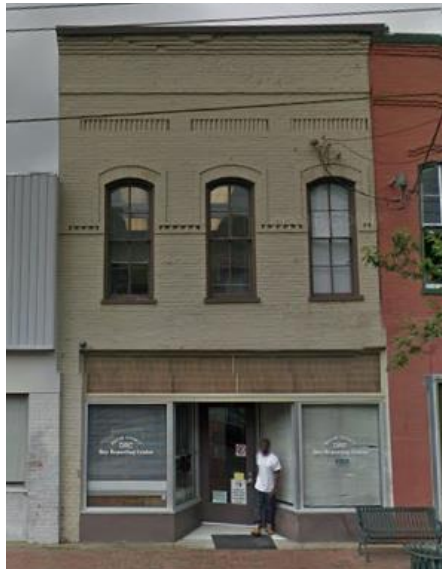
http://www.ci.goldsboro.nc.us/documents/planning/Cert_Appropriateness_Application.pdf and a description of the process is detailed in this document:

http://www.ci.goldsboro.nc.us/documents/planning/cert_of_appropriateness.pdf.

Due to the properties location and status in the Historic District, the properties may be eligible for State and Federal Historic Preservation Tax Credits, pending the planned rehabilitation activities. A commercial or commercial/residential mixed use property can obtain up to 40% in credits of personal taxes owed over a certain time period based on the eligible expenses incurred. For example, if \$100,000 of eligible expenses are incurred, the investor can earn up to \$40,000 of tax credits. For more information on these programs, contact the Downtown Development office and we will direct you



204 E. Walnut Street, built in 1912.



206 E. Walnut Street, built in 1910.

Property Investment & Development Opportunity.

to the appropriate information sources. Investors interested in utilizing the Historic Preservation Tax Credit programs would be subject to certain interior and exterior limitations of rehabilitation work as the programs are intended to preserve the historic integrity and characteristics of our valued historic buildings.

Pictures of the property taken in September 2016 can be found in Supporting Documents.

The Wayne County Tax Card images for each of these properties is located in Appendix B and Supporting Documents.

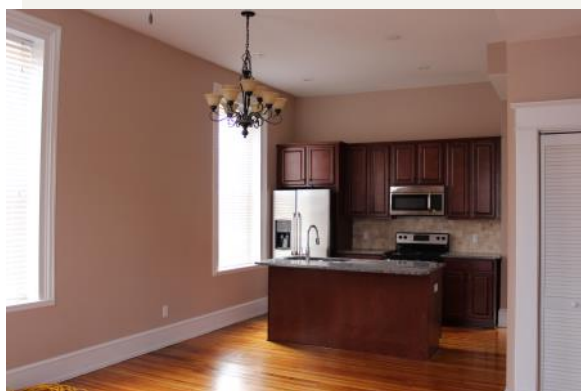
Partnership Opportunity:

The DGDC and City are committed to assisting an investor(s) in the rehabilitation and reuse of these properties and are thus willing to apply for a NC Main Street Solutions Grant or Building Reuse Grant to support the project that, depending on planned private investment figures, proposed project job creation and the commitment to follow the Department of Interior Standards for Rehabilitation, will provide funds to assist the developer/investor in the project. Amount of grant awards for both of these programs is based on private investment and job creation and can range from \$5,000 to \$200,000. The City applied and received a NC Main Street Solutions Grant in 2011 to secure the Arts Council's relocation to downtown. This grant provided \$100,000 to the Arts Council to make necessary changes to the building to suit their needs. It also provided a 2% interest loan of \$100,000 to the building owner to install an elevator. We also received a NC Building Reuse Grant in 2016 to support a building rehabilitation project that resulted in a new dentist and orthodontist office for a total award of \$200,000. These are examples of the City's interest to assist significant developments in downtown and our willingness to work with a developer to make significant projects happen that will assist our business community.

While we can not guarantee a successful grant award, we believe the effort to rescue



Art Alley beside the Arts Council of Wayne County across the street from 202 E. Walnut Street.



A photo of one of the four Edgerton Building apartments created in 2013-14 at 205/207 E. Walnut Street.

Property Investment & Development Opportunity.

and reuse these properties is in perfect alignment with the goals of these programs. Certain criteria and obligations must be met prior to the grant application submittal thus discussion about this opportunity should occur prior to plan preparation.

Location Information:

These properties are located within a block of two major downtown destinations. They are located a block away from the Wayne County Court House, an active governmental center for the administrative operations of the County and the judicial system. And across the street from the Arts Council of Wayne County.

The Arts Council moved to downtown in 2012 and transformed what was two commercial storefronts on Walnut Street and a vacant upper-story. The building now houses an art gallery and an art market on the first floor and offices and studio spaces on the second floor.

Also across the street is a recent private investment project located at 205/207 E. Walnut Street that converted a vacant second floor into four luxury apartments. Downtown traditionally has a waiting list for upper story apartment units. Within a block away, in the 100 block of N. John Street, several favorite restaurants exist, including Torero's, Jay's Sushi and Burger Bar, and Goldsboro Brew Works. On the 200 block of N. John Street, five apartments were just completed in the upper floors of 205, 207 and 209 N. John Street and there is more investment that is about to occur within this block.

On the opposite corner, an investor just completed a major rehabilitation project of 130 E. Walnut Street creating the first three-bedroom apartment unit on the second floor and created a commercial leasable space for Skin Therapy by Beth. Beside it at 138 E. Walnut Street is the former Heilig Meyers building, a three-story brick building that was recently purchased to convert the upper floors into multiple apartment units and create a commercial leasable space on the first floor.

This section of downtown is very vibrant and active.



A photo of one of the nine luxury loft apartments located at Lofts on James Street, 126 S. James Street. A development project that was completed in 2009 and created some of the most desired living spaces in downtown and the City.

Property Investment & Development Opportunity.

Proposal Details & Requirements

The property will be sold with Historic Covenants that will be tied to the deed. This document will outline the parameters of the work to be conducted to the key historic features of the property. The seller and buyer will have time during the Due Diligence period to negotiate acceptable terms of the Historic Covenants. Once agreed, the document becomes part of the deed and the owner is obligated to the terms or the City has certain options to reacquire the property. In addition, the property will be sold with a Rehabilitation Agreement Contract that outlines a timeframe/schedule for the rehabilitation of the property. This too will be negotiated between the seller and buyer during the Due Diligence period and tied to the deed at closing once acceptable terms are met.

For initial consideration, written proposals should be submitted to the City's Downtown Development Department at 219 N. John Street, Goldsboro, NC 27534. Proposals shall include the following information, at a minimum, for consideration:

1. Offer Price. An asking price has not been established. Any reasonable offers that address the remaining interests outlined below will be considered.
2. Budget for Rehabilitation—To include major work items and demonstrate understanding of project scope. Please include budget numbers for each major work item, for example: Replace Roof: \$150,000, Install HVAC: \$50,000. (these examples are not intended to reflect potential/actual costs—only intended to demonstrate the level of information required)
3. Proof of Financial Capacity to Fund Rehabilitation Scope/Costs or references of similar projects conducted and completed.
4. Evidence, if any, of prior historic rehabilitation experience. Please include brief details of scope of experience and type.



135 S. Center Street, a 2012 project that created a residence on the second floor and two commercial spaces on the first.

Property Investment & Development Opportunity.

5. Intended Use—Please share how you plan to utilize property in terms of space. Will the upper floor be residential and the entire first floor commercial? Share your plans for the building's development.
6. Proposed Rehabilitation Timeline—A Rehabilitation Timeline Addressing Major Milestones of the Rehabilitation Project, Including: Expected Commencement and Completion Time Period of Stabilization Activities, Commencement and Completion Time Period of Exterior Work and Commencement and Completion of Interior Work through to a Certificate of Occupancy issuance.
7. A Commitment to Work with Downtown Development staff during the Due Diligence Period to Outline Historic Covenant Specifics to Work Toward Agreeable Terms that will be Included in the Historic Protective Covenant Document for the Closing. See a sample Historic Protective Covenant Document at: <https://www.presnc.org/files/2013/10/Sample-Protective-Covenants.pdf>
8. A Commitment to Work with Downtown Development staff during the Due Diligence Period to Work Toward an Agreeable, Responsible and Realistic Timeline for the Construction Project to be Finalized in the Rehabilitation Agreement Document to be Included in the Closing. See a sample Rehabilitation Agreement Document at: <https://www.presnc.org/files/2013/10/Sample-Rehabilitation-Agreement.pdf>.
9. Offers that Present a Commitment to Solicit the Services of a Certified Engineer to Conduct a Structural Analysis of the Property During the Due Diligence Period will be Preferred.
10. If you are prepared to know what business will occupy the building upon completion, please share details of the business, including an estimate to the number of jobs it will create and an estimated hours of operation schedule.
11. Two of the properties, 200/202 E. Walnut Street and 106 S. John Street are essentially one property as the stairwell to the second floor of 200/202 E. Walnut begins its ascent in the 100 S. John Street property. However, 204 and 206 E. Walnut Street can be sold separately. As previously mentioned, cuts within the interior walls have been made to interconnect the spaces but thee can be closed and operate as individual and separate buildings. Provide specifics as to which property(ies) you are interested in acquiring and rehabilitating.



201 S. Center Street, a 2015-16 project that created two apartments on the second floor and a commercial space on the first that is home to Well Traveled Beer, a craft beer bottle shop as of June 2016.

Property Investment & Development Opportunity.

Proposals will be reviewed and considered as submitted.

The City will allow access to the building for persons considering an offer. Please call or email to schedule a tour. Please call or email Elizabeth Rutland at (919) 735-4959/ erutland@goldsboronc.gov or Julie Metz at same number/ jmetz@goldsboronc.gov.

We will not consider a proposal or a sale to any persons that propose to purchase the property without visiting the building first.

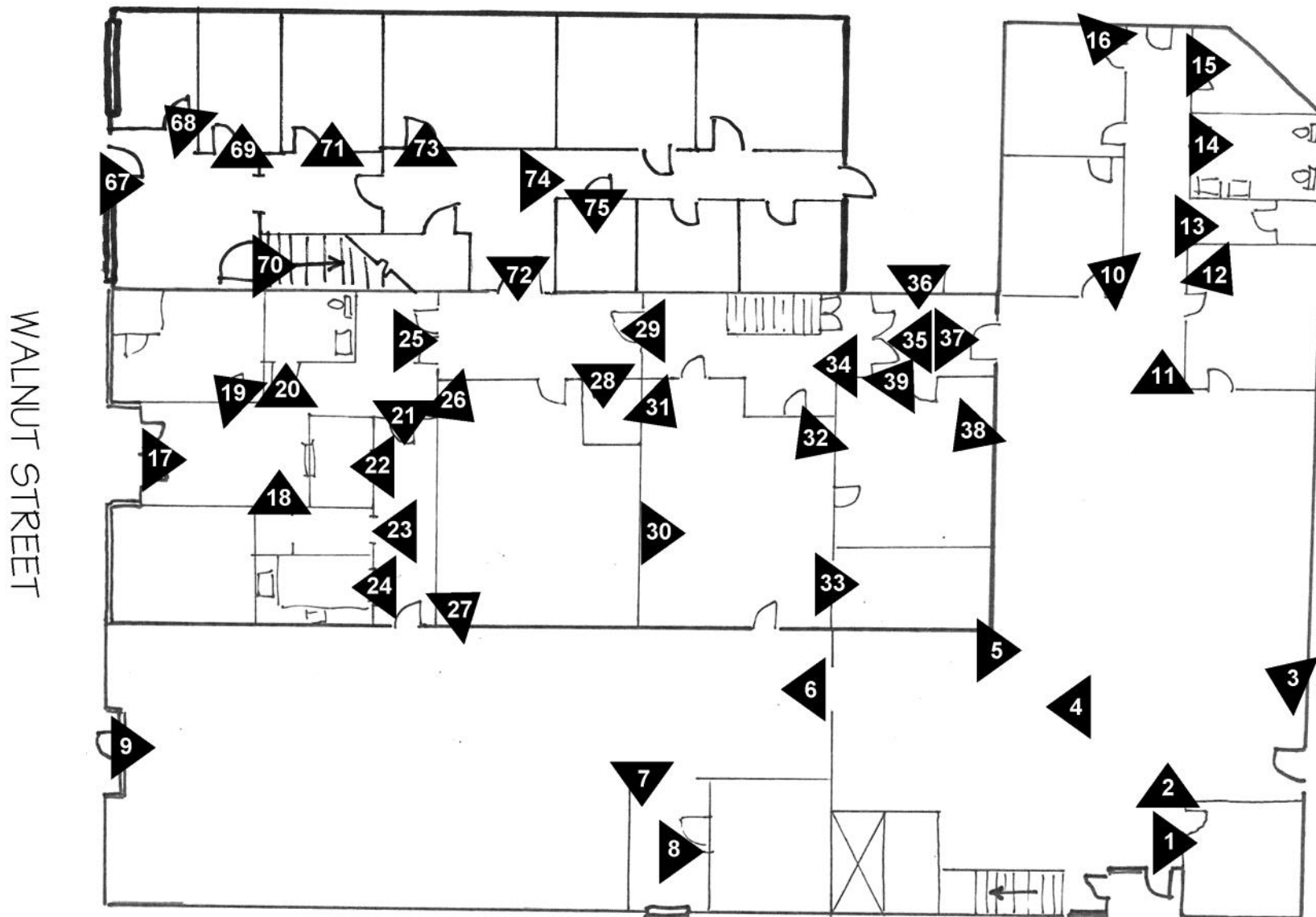
The City will review proposals for consideration and make recommendations to the City Council pending their findings. If no proposals meet their interests, the property will remain available for proposals until an offer is accepted.

Preferences:

The City wishes for the sale of these properties to benefit downtown. Based on this interest, the following shall be considered preferences for the sale of the properties:

- The purchaser has the resources to conduct the rehabilitation in a timely fashion.
- The properties become productive uses utilizing as much square footage of the building(s) space as possible.
- Some art production or art attraction space and/or residential development is of interest.
- Having these properties benefit the City and Municipal Service District tax base to allow the City to further the support we offer for downtown through these revenues.
- The rehabilitation of the properties does not negatively impact the historic integrity of the buildings, as much as possible.

Appendix A



WALNUT STREET

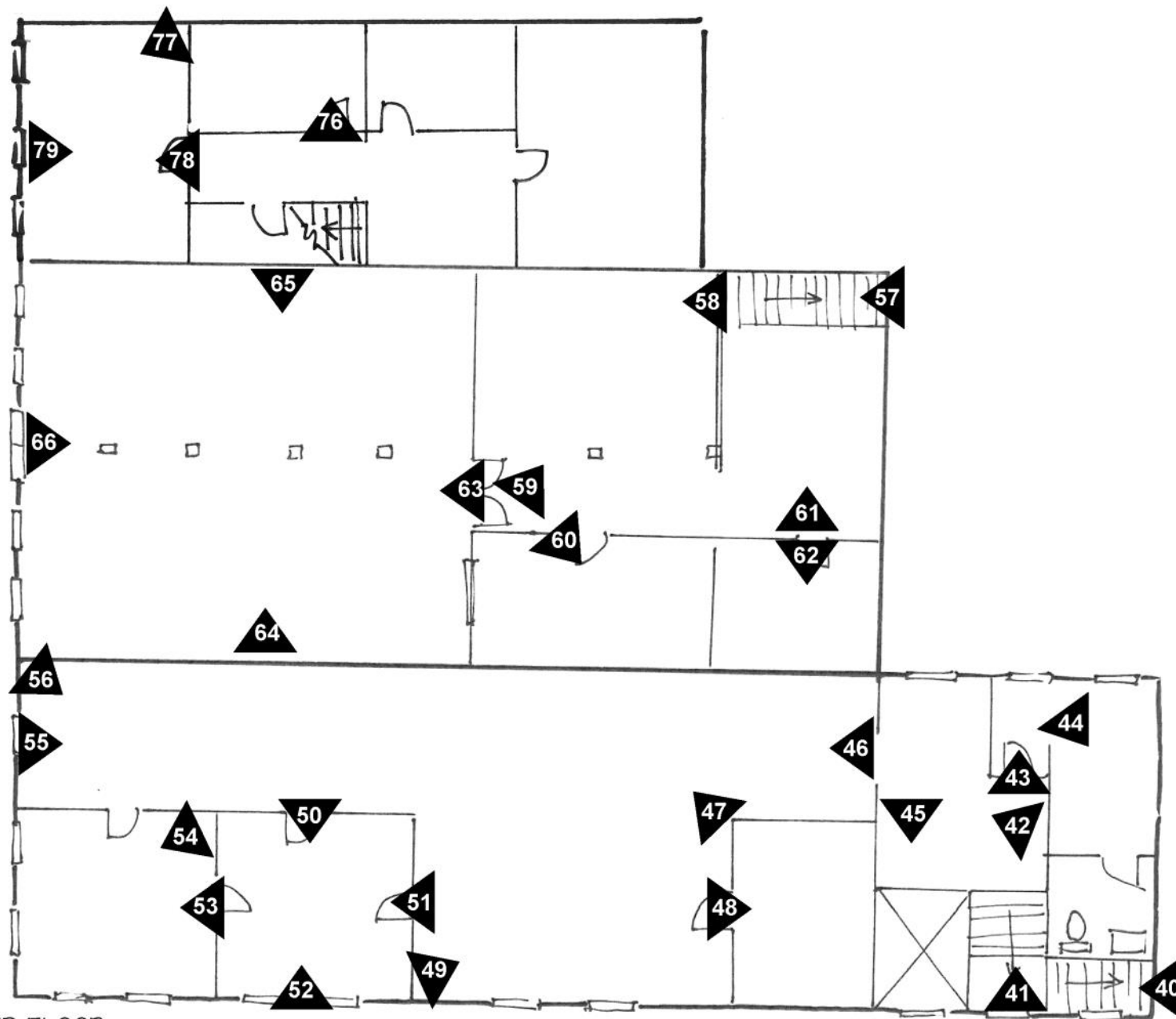
FIRST FLOOR

JOHN STREET

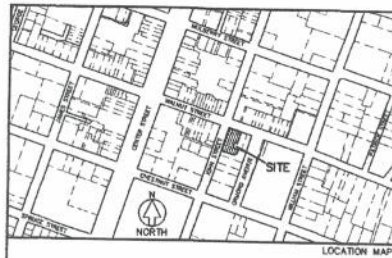
WALNUT STREET

SECOND FLOOR

JOHN STREET



Appendix B



PRESENTED FOR REGISTRATION
DATE 8-17-16
TIME 10:39:15 AM
JUDY HARRISON
REGISTER OF DEEDS
WAYNE COUNTY, N.C.
BY Mentona Ward
DEPUTY, ASSISTANT

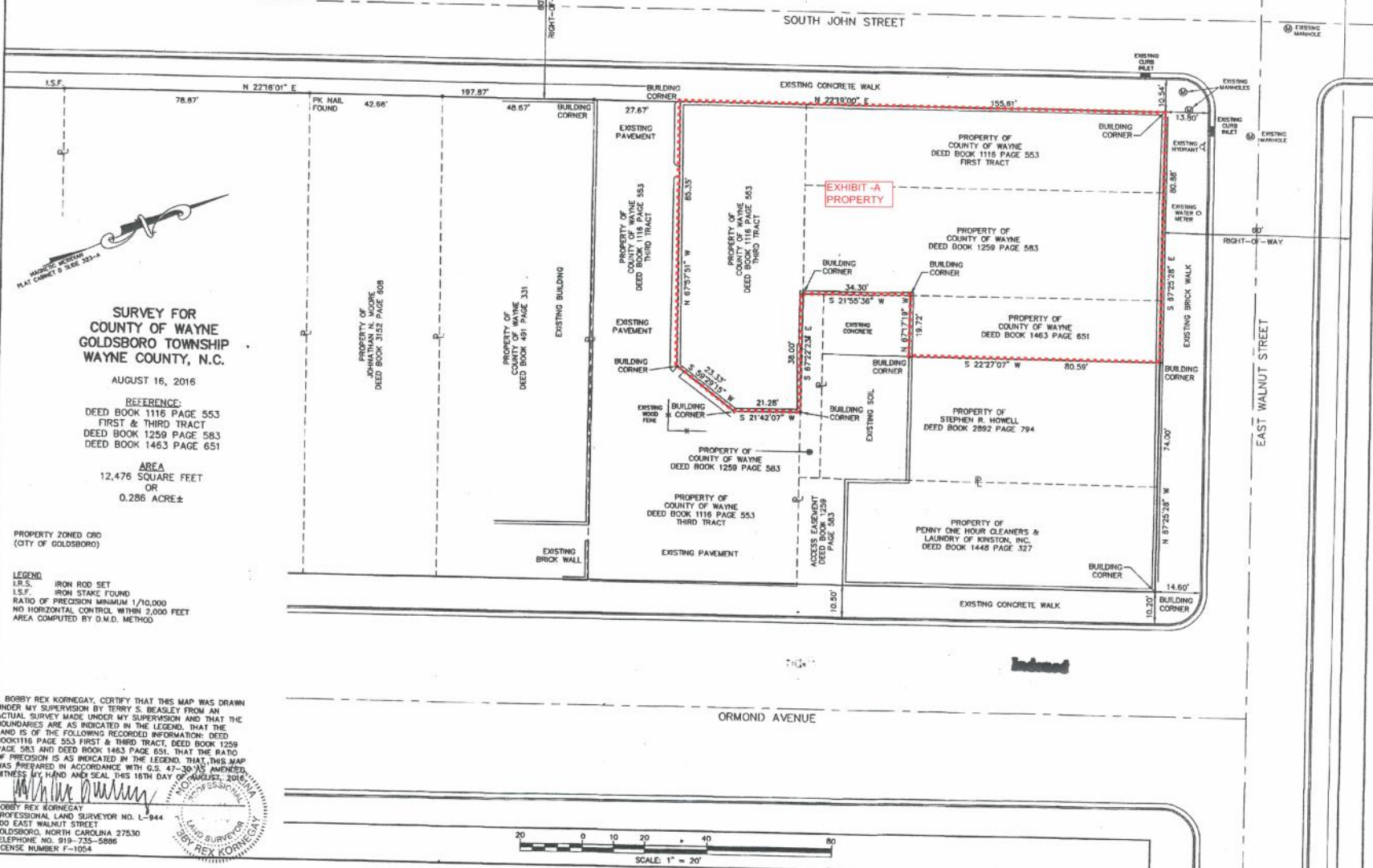
THE STATE OF NORTH CAROLINA
COUNTY OF WAYNE

I, Bob Kornegay, REVIEW OFFICER OF WAYNE COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER

I, BOBBY REX KORNEGAY, CERTIFY THAT THIS PLAT IS OF A SURVEY SUCH AS THE RECOMBINATION OF EXISTING PARCELS, COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUB-DIVISION.

0-49 D





Print Map as PDF

Active Layer:

Property Boundary

Latitude: 35.382334 Longitude: -77.994471



Layerlist

Search Tools

Map Tools

Identify Results

Parcel Report

Tax Site

ROD Site

PIN Number: 2599954529

Owner Name: CITY OF GOLDSBORO

Owner/Address 1: PO BOX A

Owner/Address 2:

City: GOLDSBORO

State: NC

Zip Code: 27533

Neighborhood: 01701

Property Address: 100 S JOHN ST

Deed Book-Page: 3275-262

Acreage: 0.000

Sale Year: 17

Sale Price: \$0.00

Land Value: \$23,870.00

Building Value: \$151,270.00

OBXF Value: \$0.00

Deferred Value: \$0.00

Total Value: \$175,140.00

Click on any result to zoom to feature

Property Boundary Results: 1 Selected Features ☒ Display Highlight

Shape	TOWNSHIP	PIN	LEGALDESC	OWNERNAME	OWNERADDR1	OWNERADDR2	OWNR
186183	12	2599954529	S JOHN ST	CITY OF GOLDSB	PO BOX A		GOLD

2/17/2016 5:06:17 PM

WAYNE COUNTY

COUNTY OF WAYNE

S JOHN ST
76278950

CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100), DOWNTOWN SPECIAL SERVICECARD NO. 1 of 1
DISTRICT (100)

Reval Year: 2011 Tax Year: 2016
COR S JOHN & WALNUT ST DB 1188-789

Appraised by 60 on 01701 CENTRAL BUSINESS DISTRICT

Return/Appeal Notes: **2599954529**
UNIQ ID 48244
ID NO: 12000001004001

1.000 LT SRC=
TW-12 C-01 EX-2AT- LAST ACTION 20131127

CONSTRUCTION DETAIL		MARKET VALUE		DEPRECIATION		CORRELATION OF VALUE	
Foundation - 4	4.00			FOBS	Functional Obsolescence	0.05000	
Spread Footing	5.00			EOBS	Economic Obsolescence	0.05000	
Sub Floor System - 2	25.00				Standard	0.70000	
Slab on Grade	7.00	USE MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB
Exterior Walls - 21	25.00	86	04	6,034	109	125.35	756362
Face Brick	7.00					1965	1900
Roofing Structure - 10	5.00					% GOOD	20.0
Steel Frame or Truss	5.00						
Built Up Tar Gravel	24.00						
Interior Wall Construction - 3	0.00						
Plastered	4.00						
Interior Floor Cover - 05	0.00						
Asphalt Tile	4.00						
Interior Floor Cover - 14	8.00						
Carpet	1.00						
Heating Fuel - 03	8.00						
Gas	12.00						
Heating Type - 10	6.00						
Heat Pump	4.00						
Air Conditioning Type - 03	1.00						
Central	1.00						
Structural Frame - 04	1.00						
Masonry	1.00						
Ceiling & Insulation - 07	1.00						
Not Suspended - Ceiling & Wall	1.00						
Insulated	1.00						
Commercial Heat & Air - 2	1.00						
Packaged Units	1.00						
Floor Number - 01	0.00						
Floor	0.00						
Half-Bathrooms	0.00						
BAS - 0 FUS - 0 LL - 0	0.00						
Plumbing Fixtures	3.000						
Office	1.00						
TOTAL POINT VALUE	109.000						
BUILDING ADJUSTMENTS							
Size	Size	Size	1.0000	2			
Quality	5	Average	1.0000	2			
Shape/Design	1	Market	1.0000	2			
Adjustment							
TOTAL ADJUSTMENT FACTOR	1.000						
TOTAL QUALITY INDEX	109						
SUBAREA							
TYPE	GS AREA	% RPL CS					
BAS	3,024.00	379058					
FUS	3,010.00	377304					
FIREPLACE	1 - None	0					
SUBAREA TOTALS	6,034	756,362					
BUILDING DIMENSIONS BAS=W275112E27N1125FUS=30105.							
LAND INFORMATION							
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	LAND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES
0100	0100	CBD	27	115	0.9100	2	1.0000
TOTAL MARKET LAND DATA							
TOTAL PRESENT USE DATA							

TYPE: COUNTY BUILDING
STORIES: 1 - 1.0 Story

Office Construction

DEPR. BUILDING VALUE - CARD 151,270
DEPR. OB/XF VALUE - CARD 0
MARKET LAND VALUE - CARD 4,910
TOTAL MARKET VALUE - CARD 156,180

TOTAL APPRAISED VALUE - CARD 156,180
TOTAL APPRAISED VALUE - PARCEL 156,180

TOTAL PRESENT USE VALUE - PARCEL 0
TOTAL VALUE DEFERRED - PARCEL 0
TOTAL TAXABLE VALUE - PARCEL 156,180

PRIOR

BUILDING VALUE 151,930
OBXF VALUE 0
LAND VALUE 4,910
PRESENT USE VALUE 0
DEFERRED VALUE 0
TOTAL VALUE 156,840

PERMIT

CODE DATE NOTE NUMBER AMOUNT

ROUT: WTRSHD:

SALES DATA

OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE
BOOK PAGE MOYR TYPE Q/UV/I SALES PRICE
01116 0553 1 1985 U 1 25000

BUILDING AREA 6,034

NOTES

SALE INCLUDES 1 OTHER LOT
E&R 1983
REMOD 1958

UNIT PRICE ORIG % COND BLDG# L/B SIZE FACT AYB EYB ANN DEP RATE OVR % COND OB/XF DEPR. VALUE

COUNTY OF WAYNE 202 E WALNUT ST 76278950 CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100), DOWNTOWN SPECIAL SERVICECARD NO. 1 of 1 DISTRICT (100) Reval Year: 2011 Tax Year: 2016 202-204 E WALNUT ST Appraised by 60 on 01701 CENTRAL BUSINESS DISTRICT															Return/Appeal Notes: 2599954548 UNIQ ID 48245 ID NO: 12000001004002 1 1.000 LT SRC= TW-12 C-01 EX-2AT- LAST ACTION 20100523																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4">CONSTRUCTION DETAIL</th> <th colspan="4">MARKET VALUE</th> <th colspan="4">DEPRECIATION</th> <th colspan="4">CORRELATION OF VALUE</th> </tr> <tr> <td>Foundation - 4 Spread Footing</td> <td>6.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>EOBS</td> <td>Economic Obsolescence</td> <td>0.05000</td> <td colspan="4" rowspan="2"></td> </tr> <tr> <td>Sub Floor System - 2 Slab on Grade</td> <td>6.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Standard</td> <td>0.70000</td> </tr> <tr> <td>Exterior Walls - 21 Face Brick</td> <td>25.00</td> <td>USE</td> <td>MOD</td> <td>Eff. Area</td> <td>QUAL</td> <td>BASE RATE</td> <td>RCN</td> <td>EYB</td> <td>AYB</td> <td></td> <td colspan="4">CREDENCE TO MARKET</td> </tr> <tr> <td>Roofing Structure - 07 Wood Truss</td> <td>5.00</td> <td>10</td> <td>07</td> <td>4,025</td> <td>109</td> <td>76.30</td> <td>307108</td> <td>1965</td> <td>1912</td> <td>% GOOD</td> <td>25.00</td> <td colspan="3">DEPR. BUILDING VALUE - CARD</td> <td>76,780</td> </tr> <tr> <td>Roofing Cover - 04 Built Up Tar Gravel</td> <td>7.00</td> <td colspan="9">TYPE: COMMERCIAL</td> <td>Commercial</td> <td colspan="3">DEPR. OB/XF VALUE - CARD</td> <td>0</td> </tr> <tr> <td>Interior Wall Construction - 4 Plywood Panel</td> <td>12.00</td> <td colspan="9">STORIES: 3 - 2.0 Stories</td> <td></td> <td colspan="3">MARKET LAND VALUE - CARD</td> <td>6,370</td> </tr> <tr> <td>Interior Floor Cover - 10 Terrazzo Monolithic</td> <td>10.00</td> <td colspan="9"></td> <td></td> <td colspan="3">TOTAL MARKET VALUE - CARD</td> <td>83,150</td> </tr> <tr> <td>Heating Fuel - 03 Gas</td> <td>1.00</td> <td colspan="9"></td> <td></td> <td colspan="3">TOTAL APPRAISED VALUE - CARD</td> <td>83,150</td> </tr> <tr> <td>Heating Type - 04 Forced Air-Ducted</td> <td>10.00</td> <td colspan="9"></td> <td></td> <td colspan="3">TOTAL APPRAISED VALUE - PARCEL</td> <td>83,150</td> </tr> <tr> <td>Air Conditioning Type - 03 Central</td> <td>12.00</td> <td colspan="9"></td> <td></td> <td colspan="3">TOTAL PRESENT USE VALUE - PARCEL</td> <td>0</td> </tr> <tr> <td>Structural Frame - 04 Masonry</td> <td>12.00</td> <td colspan="9"></td> <td></td> <td colspan="3">TOTAL VALUE DEFERRED - PARCEL</td> <td>0</td> </tr> <tr> <td>Ceiling & Insulation - 04 Suspended - No Insulation</td> <td>1.00</td> <td colspan="9"></td> <td></td> <td colspan="3">TOTAL TAXABLE VALUE - PARCEL</td> <td>83,150</td> </tr> <tr> <td>Commercial Heat & Air - 2 Packaged Units</td> <td>1.00</td> <td colspan="9"></td> <td></td> <td colspan="3">PRIOR</td> <td></td> </tr> <tr> <td>Half-Bathrooms</td> <td></td> <td colspan="9"></td> <td></td> <td colspan="3">BUILDING VALUE</td> <td>53,310</td> </tr> <tr> <td>BAS - 0 FUS - 0 LL - 0</td> <td></td> <td colspan="9"></td> <td></td> <td colspan="3">OBXF VALUE</td> <td>0</td> </tr> <tr> <td>Plumbing Fixtures</td> <td>2.00</td> <td colspan="9"></td> <td></td> <td colspan="3">LAND VALUE</td> <td>6,370</td> </tr> <tr> <td>Office</td> <td>1.000</td> <td colspan="9"></td> <td></td> <td colspan="3">PRESENT USE VALUE</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td colspan="9"></td> <td></td> <td colspan="3">DEFERRED VALUE</td> <td>0</td> </tr> <tr> <td></td> <td></td> <td colspan="9"></td> <td></td> <td colspan="3">TOTAL VALUE</td> <td>59,680</td> </tr> <tr> <td colspan="15"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="5">TOTAL POINT VALUE</th> <th>109.000</th> </tr> <tr> <th colspan="5">BUILDING ADJUSTMENTS</th> <th></th> </tr> <tr> <td>Size</td> <td>Size</td> <td>Size</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Quality</td> <td>5</td> <td>Average</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Non-Std</td> <td>0</td> <td>Non-Std</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Wall Height</td> <td></td> <td>Wall Height</td> <td colspan="2"></td> <td></td> </tr> <tr> <td colspan="5">TOTAL ADJUSTMENT FACTOR</td> <td>1.000</td> </tr> <tr> <td colspan="5">TOTAL QUALITY INDEX</td> <td>109</td> </tr> </table> </td> </tr> <tr> <td colspan="15"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="5">SUBAREA</th> <th>CODE</th> <th>QUALITY</th> <th>DESCRIPTION</th> <th>LTH</th> <th>WTH</th> <th>UNITS</th> <th>UNIT PRICE</th> <th>ORIG % COND</th> <th>BLDG#</th> <th>L/B</th> <th>SIZE FACT</th> <th>AYB</th> <th>EYB</th> <th>ANN DEP RATE</th> <th>% OVR</th> <th>COND</th> <th>OB/XF DEPR. VALUE</th> </tr> <tr> <td>TYPE</td> <td>GS AREA</td> <td>% RPL</td> <td>CS</td> <td></td> <td colspan="17"></td> </tr> <tr> <td>BAS</td> <td>4,025</td> <td>100</td> <td>307108</td> <td></td> <td colspan="17">TOTAL OB/XF VALUE</td> </tr> <tr> <td>FIREPLACE</td> <td>1 - None</td> <td></td> <td>0</td> <td></td> <td colspan="17"></td> </tr> <tr> <td>SUBAREA TOTALS</td> <td>4,025</td> <td></td> <td>307,108</td> <td></td> <td colspan="17"></td> </tr> </table> </td> </tr> <tr> <td colspan="22"> BUILDING DIMENSIONS BAS=W35S115E35N115\$. UUS 2958 SF NV </td> </tr> <tr> <td colspan="22"> LAND INFORMATION </td> </tr> <tr> <td>HIGHEST AND BEST USE</td> <td>USE CODE</td> <td>LOCAL ZONING</td> <td>FRONT TAGE</td> <td>DEPTH</td> <td>DEPTH / SIZE</td> <td>LND MOD</td> <td>COND FACT</td> <td colspan="4">OTHER ADJUSTMENTS AND NOTES</td> <td>ROAD TYPE</td> <td>LAND UNIT PRICE</td> <td>TOTAL LAND UNITS</td> <td>UNT TYP</td> <td>TOTAL ADJUST</td> <td>ADJUSTED UNIT PRICE</td> <td>LAND VALUE</td> <td colspan="2">LAND NOTES</td> </tr> <tr> <td>6800</td> <td>6800</td> <td>CBDH</td> <td>35</td> <td>115</td> <td>0.9100</td> <td>2</td> <td>1.0000</td> <td colspan="4"></td> <td></td> <td>200.00</td> <td>35.000</td> <td>FF</td> <td>0.910</td> <td>182.00</td> <td>6370</td> <td colspan="2"></td> </tr> <tr> <td colspan="22">TOTAL MARKET LAND DATA</td> </tr> <tr> <td colspan="22">TOTAL PRESENT USE DATA</td> </tr> <tr> <td colspan="22"></td> </tr> </table>															CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE				Foundation - 4 Spread Footing	6.00							EOBS	Economic Obsolescence	0.05000					Sub Floor System - 2 Slab on Grade	6.00							Standard	0.70000	Exterior Walls - 21 Face Brick	25.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		CREDENCE TO MARKET				Roofing Structure - 07 Wood Truss	5.00	10	07	4,025	109	76.30	307108	1965	1912	% GOOD	25.00	DEPR. BUILDING VALUE - CARD			76,780	Roofing Cover - 04 Built Up Tar Gravel	7.00	TYPE: COMMERCIAL									Commercial	DEPR. OB/XF VALUE - CARD			0	Interior Wall Construction - 4 Plywood Panel	12.00	STORIES: 3 - 2.0 Stories										MARKET LAND VALUE - CARD			6,370	Interior Floor Cover - 10 Terrazzo Monolithic	10.00											TOTAL MARKET VALUE - CARD			83,150	Heating Fuel - 03 Gas	1.00											TOTAL APPRAISED VALUE - CARD			83,150	Heating Type - 04 Forced Air-Ducted	10.00											TOTAL APPRAISED VALUE - PARCEL			83,150	Air Conditioning Type - 03 Central	12.00											TOTAL PRESENT USE VALUE - PARCEL			0	Structural Frame - 04 Masonry	12.00											TOTAL VALUE DEFERRED - PARCEL			0	Ceiling & Insulation - 04 Suspended - No Insulation	1.00											TOTAL TAXABLE VALUE - PARCEL			83,150	Commercial Heat & Air - 2 Packaged Units	1.00											PRIOR				Half-Bathrooms												BUILDING VALUE			53,310	BAS - 0 FUS - 0 LL - 0												OBXF VALUE			0	Plumbing Fixtures	2.00											LAND VALUE			6,370	Office	1.000											PRESENT USE VALUE			0													DEFERRED VALUE			0													TOTAL VALUE			59,680	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="5">TOTAL POINT VALUE</th> <th>109.000</th> </tr> <tr> <th colspan="5">BUILDING ADJUSTMENTS</th> <th></th> </tr> <tr> <td>Size</td> <td>Size</td> <td>Size</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Quality</td> <td>5</td> <td>Average</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Non-Std</td> <td>0</td> <td>Non-Std</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Wall Height</td> <td></td> <td>Wall Height</td> <td colspan="2"></td> <td></td> </tr> <tr> <td colspan="5">TOTAL ADJUSTMENT FACTOR</td> <td>1.000</td> </tr> <tr> <td colspan="5">TOTAL QUALITY INDEX</td> <td>109</td> </tr> </table>															TOTAL POINT VALUE					109.000	BUILDING ADJUSTMENTS						Size	Size	Size	1.0000			Quality	5	Average	1.0000			Non-Std	0	Non-Std	1.0000			Wall Height		Wall Height				TOTAL ADJUSTMENT FACTOR					1.000	TOTAL QUALITY INDEX					109	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="5">SUBAREA</th> <th>CODE</th> <th>QUALITY</th> <th>DESCRIPTION</th> <th>LTH</th> <th>WTH</th> <th>UNITS</th> <th>UNIT PRICE</th> <th>ORIG % COND</th> <th>BLDG#</th> <th>L/B</th> <th>SIZE FACT</th> <th>AYB</th> <th>EYB</th> <th>ANN DEP RATE</th> <th>% OVR</th> <th>COND</th> <th>OB/XF DEPR. VALUE</th> </tr> <tr> <td>TYPE</td> <td>GS AREA</td> <td>% RPL</td> <td>CS</td> <td></td> <td colspan="17"></td> </tr> <tr> <td>BAS</td> <td>4,025</td> <td>100</td> <td>307108</td> <td></td> <td colspan="17">TOTAL OB/XF VALUE</td> </tr> <tr> <td>FIREPLACE</td> <td>1 - None</td> <td></td> <td>0</td> <td></td> <td colspan="17"></td> </tr> <tr> <td>SUBAREA TOTALS</td> <td>4,025</td> <td></td> <td>307,108</td> <td></td> <td colspan="17"></td> </tr> </table>															SUBAREA					CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	TYPE	GS AREA	% RPL	CS																			BAS	4,025	100	307108		TOTAL OB/XF VALUE																	FIREPLACE	1 - None		0																			SUBAREA TOTALS	4,025		307,108																			BUILDING DIMENSIONS BAS=W35S115E35N115\$. UUS 2958 SF NV																						LAND INFORMATION																						HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES		6800	6800	CBDH	35	115	0.9100	2	1.0000						200.00	35.000	FF	0.910	182.00	6370			TOTAL MARKET LAND DATA																						TOTAL PRESENT USE DATA																																											
CONSTRUCTION DETAIL				MARKET VALUE				DEPRECIATION				CORRELATION OF VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Foundation - 4 Spread Footing	6.00							EOBS	Economic Obsolescence	0.05000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Sub Floor System - 2 Slab on Grade	6.00							Standard	0.70000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
Exterior Walls - 21 Face Brick	25.00	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB		CREDENCE TO MARKET																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
Roofing Structure - 07 Wood Truss	5.00	10	07	4,025	109	76.30	307108	1965	1912	% GOOD	25.00	DEPR. BUILDING VALUE - CARD			76,780																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Roofing Cover - 04 Built Up Tar Gravel	7.00	TYPE: COMMERCIAL									Commercial	DEPR. OB/XF VALUE - CARD			0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Interior Wall Construction - 4 Plywood Panel	12.00	STORIES: 3 - 2.0 Stories										MARKET LAND VALUE - CARD			6,370																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Interior Floor Cover - 10 Terrazzo Monolithic	10.00											TOTAL MARKET VALUE - CARD			83,150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Heating Fuel - 03 Gas	1.00											TOTAL APPRAISED VALUE - CARD			83,150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Heating Type - 04 Forced Air-Ducted	10.00											TOTAL APPRAISED VALUE - PARCEL			83,150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Air Conditioning Type - 03 Central	12.00											TOTAL PRESENT USE VALUE - PARCEL			0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Structural Frame - 04 Masonry	12.00											TOTAL VALUE DEFERRED - PARCEL			0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Ceiling & Insulation - 04 Suspended - No Insulation	1.00											TOTAL TAXABLE VALUE - PARCEL			83,150																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Commercial Heat & Air - 2 Packaged Units	1.00											PRIOR																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														
Half-Bathrooms												BUILDING VALUE			53,310																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
BAS - 0 FUS - 0 LL - 0												OBXF VALUE			0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Plumbing Fixtures	2.00											LAND VALUE			6,370																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Office	1.000											PRESENT USE VALUE			0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
												DEFERRED VALUE			0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
												TOTAL VALUE			59,680																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="5">TOTAL POINT VALUE</th> <th>109.000</th> </tr> <tr> <th colspan="5">BUILDING ADJUSTMENTS</th> <th></th> </tr> <tr> <td>Size</td> <td>Size</td> <td>Size</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Quality</td> <td>5</td> <td>Average</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Non-Std</td> <td>0</td> <td>Non-Std</td> <td colspan="2">1.0000</td> <td></td> </tr> <tr> <td>Wall Height</td> <td></td> <td>Wall Height</td> <td colspan="2"></td> <td></td> </tr> <tr> <td colspan="5">TOTAL ADJUSTMENT FACTOR</td> <td>1.000</td> </tr> <tr> <td colspan="5">TOTAL QUALITY INDEX</td> <td>109</td> </tr> </table>															TOTAL POINT VALUE					109.000	BUILDING ADJUSTMENTS						Size	Size	Size	1.0000			Quality	5	Average	1.0000			Non-Std	0	Non-Std	1.0000			Wall Height		Wall Height				TOTAL ADJUSTMENT FACTOR					1.000	TOTAL QUALITY INDEX					109																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
TOTAL POINT VALUE					109.000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
BUILDING ADJUSTMENTS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
Size	Size	Size	1.0000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Quality	5	Average	1.0000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Non-Std	0	Non-Std	1.0000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Wall Height		Wall Height																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
TOTAL ADJUSTMENT FACTOR					1.000																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
TOTAL QUALITY INDEX					109																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="5">SUBAREA</th> <th>CODE</th> <th>QUALITY</th> <th>DESCRIPTION</th> <th>LTH</th> <th>WTH</th> <th>UNITS</th> <th>UNIT PRICE</th> <th>ORIG % COND</th> <th>BLDG#</th> <th>L/B</th> <th>SIZE FACT</th> <th>AYB</th> <th>EYB</th> <th>ANN DEP RATE</th> <th>% OVR</th> <th>COND</th> <th>OB/XF DEPR. VALUE</th> </tr> <tr> <td>TYPE</td> <td>GS AREA</td> <td>% RPL</td> <td>CS</td> <td></td> <td colspan="17"></td> </tr> <tr> <td>BAS</td> <td>4,025</td> <td>100</td> <td>307108</td> <td></td> <td colspan="17">TOTAL OB/XF VALUE</td> </tr> <tr> <td>FIREPLACE</td> <td>1 - None</td> <td></td> <td>0</td> <td></td> <td colspan="17"></td> </tr> <tr> <td>SUBAREA TOTALS</td> <td>4,025</td> <td></td> <td>307,108</td> <td></td> <td colspan="17"></td> </tr> </table>															SUBAREA					CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE	TYPE	GS AREA	% RPL	CS																			BAS	4,025	100	307108		TOTAL OB/XF VALUE																	FIREPLACE	1 - None		0																			SUBAREA TOTALS	4,025		307,108																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
SUBAREA					CODE	QUALITY	DESCRIPTION	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	L/B	SIZE FACT	AYB	EYB	ANN DEP RATE	% OVR	COND	OB/XF DEPR. VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
TYPE	GS AREA	% RPL	CS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
BAS	4,025	100	307108		TOTAL OB/XF VALUE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
FIREPLACE	1 - None		0																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
SUBAREA TOTALS	4,025		307,108																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
BUILDING DIMENSIONS BAS=W35S115E35N115\$. UUS 2958 SF NV																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
LAND INFORMATION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONT TAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	LAND NOTES																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
6800	6800	CBDH	35	115	0.9100	2	1.0000						200.00	35.000	FF	0.910	182.00	6370																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
TOTAL MARKET LAND DATA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
TOTAL PRESENT USE DATA																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										

WAYNE COUNTY										2/17/2016 5:00:56 PM									
COUNTY OF WAYNE										Return/Appeal Notes: 2599954449									
106 S JOHN ST 76278950										UNIQ ID 48243 ID NO: 12000001004011									
CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM TAX (100), DOWNTOWN SPECIAL SERVICECARD NO. 1 of 1										DISTRICT (100)									
Reval Year: 2011 Tax Year: 2016										106-108 S JOHN ST DB 1188-789									
Appraised by 60 on 01701 CENTRAL BUSINESS DISTRICT										1.000 LT SRC= TW-12 C-01 EX-2AT- LAST ACTION 20100523									
CONSTRUCTION DETAIL										MARKET VALUE									
Foundation - 4										E OBS Economic 0.05000									
Spread Footing 4.00										Obsolescence 0.70000									
Sub Floor System - 2										Standard 0.70000									
Slab on Grade 5.00										CREDENCE TO MARKET									
Exterior Walls - 20										DEPR. BUILDING VALUE - CARD 121,540									
Common Brick 23.00										DEPR. OB/XF VALUE - CARD 0									
Roofing Structure - 10										MARKET LAND VALUE - CARD 13,740									
Steel Frame or Truss 7.00										TOTAL MARKET VALUE - CARD 135,280									
Roofing Cover - 04										TOTAL APPRAISED VALUE - CARD 135,280									
Built Up Tar Gravel 5.00										TOTAL APPRAISED VALUE - PARCEL 135,280									
Interior Wall Construction - 5										TOTAL PRESENT USE VALUE - PARCEL 0									
Drywall/Sheetrock 24.00										TOTAL VALUE DEFERRED - PARCEL 0									
Interior Floor Cover - 05										TOTAL TAXABLE VALUE - PARCEL 135,280									
Asphalt Tile 4.00										PRIOR									
Interior Floor Cover - 14										BUILDING VALUE 150,920									
Carpet 0.00										OBXF VALUE 0									
Heating Fuel - 02										LAND VALUE 13,740									
Oil, Wood, or Coal 0.00										PRESENT USE VALUE 0									
Heating Type - 04										DEFERRED VALUE 0									
Forced Air-Ducted 10.00										TOTAL VALUE 164,660									
Air Conditioning Type - 03										PERMIT									
Central 12.00										CODE DATE NOTE NUMBER AMOUNT									
Structural Frame - 04										ROUT: WTRSHD:									
Masonry 6.00										SALES DATA									
Average Rooms Per Floor - 10										OFF. RECORD DATE DEED TYPE Q/UV/I INDICATE									
Average Rooms Per Floor 0.00										BOOK/PAGE MOYR TYPE Q/UV/I SALES PRICE									
Ceiling & Insulation - 08										011160553 1 1985 WD U I 25000									
Not Suspended - No Insulation 0.00										BUILDING AREA 4,020									
Commercial Heat & Air - 2										NOTES									
Packaged Units 1.00										STAMPS INCLUDE 2 LOTS									
Half-Bathrooms										OLD BB&T BANK									
BAS - 0 FUS - 0 LL - 0																			
Plumbing Fixtures 5.00																			
Office																			
TOTAL POINT VALUE 105.000																			
BUILDING ADJUSTMENTS																			
Size Size Size 1.0000																			
Quality 5 Average 1.0000																			
Shape/Design 1 Market 1.0000																			
TOTAL ADJUSTMENT FACTOR 1.000																			
TOTAL QUALITY INDEX 105																			
SUBAREA																			
TYPE GS AREA % RPL CS										CODE QUALITY DESCRIPTION LTH WTH UNITS UNIT PRICE ORIG % COND BLDG# L/B SIZE FACT AYBEYB ANN DEP RATE OVR COND OB/XF DEPR. VALUE									
BAS 4,020 100 485415										TOTAL OB/XF VALUE 0									
CAN 640 10 725																			
FIREPLACE 1 - None 0																			
SUBAREA																			
TOTALS 4,084 486,140																			
BUILDING DIMENSIONS CAN=W8BAS=N10W24N14W20S99E44N75S S8E8N8S.																			
LAND INFORMATION																			
HIGHEST AND BEST USE										OTHER ADJUSTMENTS AND NOTES RF AC LC TO OT ROAD TYPE LAND UNIT PRICE TOTAL LAND UNITS UNIT TYP TOTAL ADJST ADJUSTED UNIT PRICE LAND VALUE LAND NOTES									
8600 8600 CBDH 68 155 1.0100 2 1.0000										200.00 68.000 FF 1.010 202.00 13736									
TOTAL MARKET LAND DATA										13,740									
TOTAL PRESENT USE DATA																			

WAYNE COUNTY

E WALNUT ST
79266500CITY - GOLDSBORO (100), COUNTYWIDE ADVALOREM
TAX (100), DOWNTOWN SPECIAL SERVICE DISTRICT
(100)Reval Year: 2011 Tax Year: 2017
Appraised By 60 on 01/01/2011 CENTRAL BUSINESS DISTRICT

E WALNUT ST

PLAT: / UNIQ ID 48246
ID NO: 12000001004003

Parcel ID: 2599954578

SPLIT FROM ID

CARD NO. 1 of 1
1,000 LT
TW-12 CJ-01 FR-00SRC=
AT- LAST ACTION 20100523

CONSTRUCTION DETAIL		MARKET VALUE										DEPRECIATION		CORRELATION OF VALUE	
		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	% GOOD	NORM			CREDENCE TO	MARKET
Foundation	3	17	04	1,968	109	92.65	182335	1960	1900			0.70000		DEPR. BUILDING VALUE - CARD	54,700
Continuous Footing	3.00													DEPR. OB/XF VALUE - CARD	0
Sub Floor System	5													MARKET LAND VALUE - CARD	3,560
Wop w/ Sub Floor	7.00													TOTAL MARKET VALUE - CARD	58,260
Exterior Walls	21													TOTAL APPRAISED VALUE - CARD	58,260
Face Brick	25.00													TOTAL APPRAISED VALUE - PARCEL	58,260
Roofing Structure	07													TOTAL PRESENT USE VALUE - LAND	0
Wood Truss	3.00													TOTAL VALUE DEFERRED - PARCEL	0
Roofing Cover	04													TOTAL TAXABLE VALUE - PARCEL \$	58,260
Built Up Tar Gravel	5.00													PRIOR APPRAISAL	
Interior Wall Construction	3													BUILDING VALUE	35,400
Plastered	24.00													OBXF VALUE	0
Interior Floor Cover	08													LAND VALUE	3,560
Sheet Vinyl	0.00													PRESENT USE VALUE	0
Interior Floor Cover	14													DEFERRED VALUE	0
Carpet	5.00													TOTAL VALUE	38,960
Heating Fuel	04													ROUT: WTRSHD:	
Electric	1.00													SALES DATA	
Heating Type	04													OFF. RECORD	
Forced Air-Ducted	10.00													DATE	
Air Conditioning Type	03													DEED	
Central	12.00													INDICATE	
Structural Frame	04													BOOK	
Masonry	6.00													PAGE	
Ceiling & Insulation	08													MO	
Not Suspended - No Insulation	0.00													YR	
Commercial Heat & Air	2													TYPE	
Packaged Units	1.00													Q/U	
Floor Number	02													V/I	
Floor	0.00													SALES PRICE	
Half-Bathrooms														01463	0651
BAS - 0 FUS - 0 LL - 0														1	1995
Plumbing Fixtures														WD	U
4.00														1	1
Office														20,000	
														20,000	
TOTAL POINT VALUE	109,000														
BUILDING ADJUSTMENTS															
Quality	5														
Shape/Design	1														
Size	Size														
TOTAL ADJUSTMENT FACTOR	1.000														
TOTAL QUALITY INDEX	109														

TYPE	GS AREA	PCT	RPL CS	CODE	QUALITY	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	---	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE
BAS	1,600	100	148,240			TOTAL OB/XF VALUE														
UUS	920	040	34,095																	

SUBAREA TOTALS 2,520 182,335

BLDG DIMENSIONS BAS=W20S80E20N80\$UUS=920\$.

LAND INFORMATION

HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
1000	1000	CBDH	20	108	0.8900	2	1.0000			200.00	20.000	FF	0.890	178.00	3560		
TOTAL MARKET LAND DATA															3560		
TOTAL PRESENT USE DATA																	

2599954578

2/23/2017 4:21:06 PM.