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NewBernHA.org

## BOARD OF COMMISSIONERS MEETING

Monday, June 17, 2024, at

The Administrative Office

**1307 Tatum Drive, New Bern NC 28560**

## AGENDA

### **4:30pm Board of Commissioners Meeting**

[In Person or via Zoom Link](#)

**Anyone wishing to make public comments must pre-register with the Interim Executive Director by NOON on Monday, June 17, 2024, which is the day of the meeting, by calling 252-633-0800.**

**All comments will be limited to 4 minutes.**

1. Call to Order – Chairman Ronald Scott
2. Roll Call
3. Public Comments
4. Approval of Minutes
5. Finance Report
6. Executive Director’s Report
  - NSPIRE Score
  - CNI Recommendation
  - Redevelopment Commission – 3 Homes
  - FR Danyus
7. New Bern Towers Report
8. Trent Court Report
9. ROSS Program Report
10. Resolutions
11. Closed Session
12. Adjournment

## Join Board of Commissioners Zoom Meeting at 4:30pm

<https://us06web.zoom.us/j/89690787348>

Meeting ID: 896 9078 7348

Passcode: 846932

One tap mobile

+13017158592,89690787348#,,,,\*846932# US (Washington DC)

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Dial by your location

- +1 301 715 8592 US (Washington DC)
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**HOUSING AUTHORITY OF THE CITY OF NEW BERN  
MINUTES OF THE REGULAR MEETING  
OF THE BOARD OF COMMISSIONERS  
HELD ON MONDAY, MAY 20, 2024**

The Board of Commissioners ("Board") of the Housing Authority of the City of New Bern ("Authority") met at 4:30 p.m. on Monday, May 20, 2024, at the Authority's administrative office at 1307 Tatum Drive, New Bern, NC, which are the place, hour, and date set forth in the notice announcing the meeting. A recording of this meeting is incorporated into these minutes and is available to the public.

Chair Scott called the meeting to order at 4:30 p.m.

Roll call was as follows:

Present:

Sabrina Bengel  
Sulin Blackmon (via Zoom)  
James R. Copland, IV  
Dana Outlaw  
Denise H. Powell  
Ronald L. Scott

Absent:

Jennell T. Reddick

Following roll call, Chair Scott determined that a quorum was present.

Authority staff members as well as Clifford P. Parson, attorney, and Stephanie Crosby, paralegal, from Ward and Smith, P.A., were present. Members of the public also were present including Wendy Card.

Public Comment Period

Wendy Card had a question about the April 22, 2024 minutes and it was stated that the question would be answered when the minutes were reviewed because there were some changes to be made.

Approval of Minutes of April 22, 2024 Meeting

There was discussion of the April 22, 2024 minutes. The minutes in the Board packets were not the latest version of the minutes so there were a few minor corrections to be made including the presence of Sulin Blackmon and Chair Scott via Zoom after roll call was done. Ms. Crosby said that the corrected minutes had been sent to Dee Meadows prior to the meeting to be included in the Board packets. Commissioner Bengel made a motion to approve the minutes of the April 22, 2024 meeting of the Board of Commissioners with the corrections. Commissioner Powell seconded the motion. The motion was approved unanimously.

### Finance Report – Julianne Lee

Ms. Lee presented the finance report. Commissioner Bengel made a motion to approve the finance report. Commissioner Powell seconded the motion. The motion was approved unanimously.

### Executive Director's Report – Reginal Barner

1. Audit Timeline – Mr. Barner reviewed the timeline provided by the auditors that was included in the Board packet.
2. Deferred Developer Fee from Carolina Avenue Apartments – The Authority received a deferred developer fee for Carolina Avenue Apartments.
3. ShotSpotter Implementation – Mr. Barner met with Chief Gallagher. At this time, Chief Gallagher is looking at what the cost allocation would be. Greenville has adopted this system and also is using sponsorships from businesses to cover the cost. Chief Gallagher will be back in touch with Mr. Barner as he works through the process.
4. Charles Taylor Building – FEMA has allocated approximately \$2,000,000 for the renovation of the Charles Taylor building. The Authority is waiting on the final sign off. The congressional team will be notified once it is finalized so they can make a public announcement.
5. F.R. Danyus School Site – The architect has done a walk-through. The building is sound except for its roof. There are lots of environmental issues that needs to be addressed.

### New Bern Towers (NBT) Report – Latahsha Simmons

The New Bern Towers report was included in the Board information packet and no oral report was given.

### Trent Court Report – Pam Minor

The Trent Court report was included in the Board information packet and no oral report was given.

### Resident Opportunities and Self-Sufficiency (ROSS) Program Report – Sympathy Huggins

The ROSS Program report was included in the Board information packet and no oral report was given.

Mr. Barner said that Trent Court family day was held a couple of weeks ago and it was a success.

An insurance agent came to speak to residents about renters insurance.

Resolutions

A resolution was presented to allow the Finance Manager to make an electronic funds transfer to move funds from the security deposit bank account to the main bank account so that funds can be distributed to the tenant who is moving out. There is an updated move-out process with the change included in the Board packet. Commissioner Bengel made a motion to adopt the following resolution which should be numbered as 05.24.01:

HOUSING AUTHORITY OF THE CITY OF NEW BERN  
RESOLUTION NO. 05.24.01

Authorize Change to Standard Operating Procedures Move Out Process to Include  
Use of Electronic Funds Transfers for Security Deposit Withdrawals  
May 20, 2024

WHEREAS, the Finance Department will begin using electronic funds transfers (EFT) for security deposit withdrawals; and

WHEREAS, the Finance Department will complete EFT after approval from the Executive Director; and

WHEREAS, the Property Manager will complete Security Deposit Withdrawal Form during the move-out process; and

NOW, THEREFORE, BE IT RESOLVED, that Julianne Lee, the Finance Manager of the Authority, hereby authorizes the Finance Department to incorporate the attached policy change for the move-out process.

Commissioner Outlaw seconded the motion. The motion was approved unanimously.

Closed Session

Commissioner Bengel made a motion to move into closed session to discuss the purchase of real estate, a personnel matter, and to consult with legal counsel pursuant to N.C. Gen. Stat. § 143-318.11(a)(5), (6), and (3). Commissioner Outlaw seconded the motion. The motion was approved unanimously.

The Board returned to Open Session.

No action was taken in closed session.

There being no further business, the meeting was adjourned at 5:41 p.m.



# **FINANCE REPORT**

**Income Statement through  
5/31/2024**

**New Bern Housing Authority  
Consolidated Income Statement  
YTD ending 5/31/24**

	<b>ROSS</b>				<b>Total</b>
	<b>Trent Court</b>	<b>Grant</b>	<b>BVHC</b>	<b>NBT</b>	
Dwelling Rental	\$ 157,617	\$ -	-	\$ 186,073	343,690
Excess Utilities	6,069	-	-	-	6,069
Revenues HUD PHA Grants	98,203	31,117	-	-	129,320
Interest on GF Investments	1,070	-	-	544	1,614
Other Income	11,694	-	-	2,979	14,673
Other Income - FEMA	90,000	-	-	-	90,000
Late Charges	3,555	-	-	840	4,395
Other Income Pepsi Cola	-	-	-	648	648
Other Income laundry	-	-	-	1,600	1,600
Hap Payment	-	-	-	297,983	297,983
Development Revenue	-	-	43,069	-	-
<b>Total Operating Revenue</b>	<b>368,207</b>	<b>31,117</b>	<b>43,069</b>	<b>490,667</b>	<b>933,061</b>
Administrative Salaries	101,253	19,447	-	90,051	210,751
Legal Expenses	22,236	-	-	3,956	26,192
Staff Training	7,847	525	-	2,778	11,149
Meals Expense	965	-	-	619	1,584
Lodging Expense	2,528	-	-	1,427	-
Travel Expense	2,800	863	-	623	4,285
Publications	7,363	-	-	2,051	9,414
Accounting Fees	15,657	-	-	13,337	28,994
Telephone	7,190	458	-	16,555	24,202
Payroll Taxes and emp. benefits	35,607	5,020	-	27,436	68,063
Rent Expense	12,000	-	-	-	12,000
Office Expense	4,425	31	-	1,650	6,106
Sundry Admin Expense	5,802	5,250	-	4,081	15,132
Membership and Dues	-	250	-	-	250
<b>Administrative Expenses</b>	<b>225,673</b>	<b>31,843</b>	<b>-</b>	<b>164,563</b>	<b>422,079</b>
Resident Council	664	-	-	-	664
<b>Resident Expenses</b>	<b>664</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>664</b>
Water	45,022	-	-	50,373	95,395
Electricity	32,857	-	-	42,665	75,523
Gas-building	37,212	-	-	3,283	40,495
<b>Utility Expenses</b>	<b>115,091</b>	<b>-</b>	<b>-</b>	<b>96,322</b>	<b>211,413</b>
Labor Salaries	38,411	-	-	31,187	69,598
Consulting Services	-	-	-	4,400	4,400
Materials	16,678	-	-	16,741	33,419
Computer Expense	3,822	-	-	2,070	5,893
Repairs and Maintenance	651	-	-	14,504	15,156
Repair and Maintenance Electrical	888	-	-	767	1,656
Repair and Maintenance Plumbing	3,418	-	-	9,433	12,851
Repair and Maintenance Unit Turnover	6,989	-	-	11,766	18,755
Repair and Maintenance Elevators	-	-	-	7,425	7,425
Garbage and Trash removal	21,451	-	-	2,619	24,070
Extermination-Maintenance Expense	3,749	-	-	9,028	12,777
Payroll Taxes and emp. benefits - Maint.	11,845	-	-	15,345	27,191
Repairs and Maintenance Truck	327	-	-	100	427
Heating and Air	3,704	-	-	332	4,036

Gas-Truck	1,908	-	-	1,995	3,903
Security System	365	-	-	8,224	8,589
Landscaping	1,389	-	-	1,212	2,601
<b>Maintenance Expenses</b>	<b>115,597</b>	-	-	<b>137,149</b>	<b>252,746</b>
Insurance	29,600	-	-	25,215	54,816
W/C Insurance Expense	3,068	114	-	2,613	5,795
Storage management	157	-	-	-	157
Eviction Expense	2,178	-	-	126	2,304
App. Screening	5,851	-	-	5,022	10,873
Uniforms	1,451	-	-	2,271	3,721
<b>General Expenses</b>	<b>42,305</b>	<b>114</b>	-	<b>35,246</b>	<b>77,665</b>
<b>Total Expenses</b>	<b>499,330</b>	<b>31,957</b>	-	<b>433,281</b>	<b>964,568</b>
CFP NC19P005501-18	4,911	-	-	-	4,911
CFP NC19P005501-19	132,105	-	-	-	132,105
CFP NC19P005501-20	432,220	-	-	-	432,220
CFP NC19P005501-22	484,069	-	-	-	484,069
CFP NC19P005501-23	420,000	-	-	-	420,000
<b>Total Other Revenue</b>	<b>1,473,305</b>	-	-	-	<b>1,473,305</b>
<b>Profit / (Loss)</b>	<b>\$ 1,342,183</b>	<b>\$ (840)</b>	<b>\$ 43,069</b>	<b>\$ 57,386</b>	<b>\$ 1,441,798</b>



# **EXECUTIVE DIRECTOR'S REPORT**

- 1. NSPIRE Score – Report attached.**
- 2. CNI Recommendation**
- 3. Redevelopment Commission – Appraisals attached for houses located at 1002, 1004, and 1006 Walt Bellamy Drive.**
- 4. FR Danyus Property**



**Inspection No:** INSP-13551  
**Inspection Type:** General NSPIRE Inspection

**Property:** (800013082) - 1125 WALT BELLAMY DR, NEW BERN, NC, 28562, US  
**Inspection Date:** 4/22/2024  
**Inspector:** ,

**Escort Name:** Latahsha Simmons  
**Property Type:**  
**Inspection Start Date/Time:** 4/22/2024 9:00 AM

**Escort Email:** lsimmons@newbernhaha.org  
**Scattered Site:**  
**Inspection End Date/Time:** 4/22/2024 5:00 PM

**Present During Inspection:** Yes

**Preliminary Scores**

**Preliminary Inspection Score:** 86  
**Preliminary Calculated Score:** 86  
**Preliminary Units Threshold:** 14  
**Preliminary Property Threshold:** 14  
**Preliminary Projected Inspection Score:** 85  
**Preliminary Non-Scored Symbols:** ^

**Final Scores**

**Final Inspection Score:** 86  
**Final Calculated Score:** 86  
**Final Units Threshold:** 14  
**Final Property Threshold:** 14  
**Final Projected Inspection Score:** 85  
**Final Non-Scored Symbols:** ^

**Building/Unit Inspection Data**

Type	Inspection		
	Property Total	Sample Size	Total Units Inspected
Buildings	1	1	1
Units	106	25	25

**Occupancy Information**

Occupancy Rate(%)
98

**Deficiency Summary**

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside	0	2	1	0
Outside	0	0	0	0
Units	3	0	25	17

**Scoring Summary**

Inspectable Area	Life-Threatening	Severe	Moderate	Low
Inside				
Outside				
Units				
Total				
			Overall	

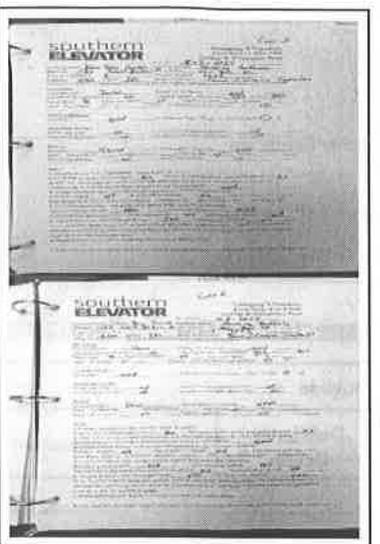
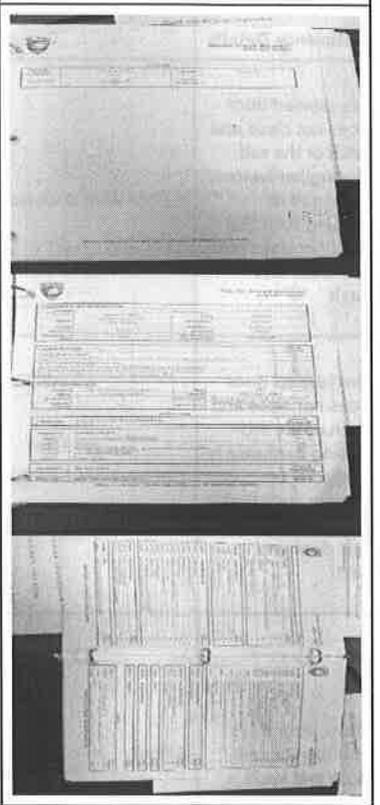
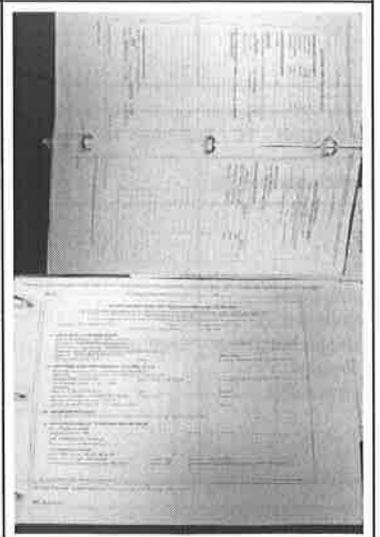
# Inspection Summary Report - INSP-13551

## Buildings/Units:

Building/Unit Name	Address	Comments
New Bern Towers	1125 WALT BELLAMY DR, NEW BERN, NC, 28560, US	-
8P		-
8F		-
8E		-
8B		-
7M		-
7D		-
6N		-
6H		-
6F		-
6B		-
5L		-
5E		-
5D		-
4N		-
4K		-
4H		-
4D		-
3M		-
3L		-
3K		-
2N		-
2K		-
2J		-
1G		-
1C		-

## Inspection Summary Report - INSP-13551

Certificates	Status	Comment	Certificate Picture
Lead-Based Paint Disclosure Form	NA - This certificate is not applicable for this property.		
Lead-Based Paint Inspection Report	NA - This certificate is not applicable for this property.		

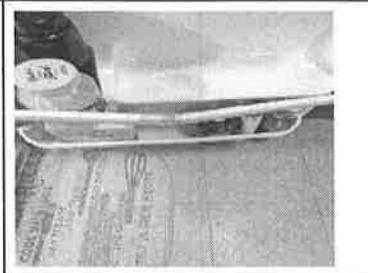
<p>Elevator Certificate</p>	<p>Yes - This certificate is provided.</p>		
<p>Sprinkler System Certificate</p>	<p>Yes - This certificate is provided.</p>		
<p>Fire Alarm Inspection Report</p>	<p>Yes - This certificate is provided.</p>		

Boiler Certificate	Yes - This certificate is provided.		
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**Inspectable Areas Deficiencies:**

Outside						
Deficiency Details	Location	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity

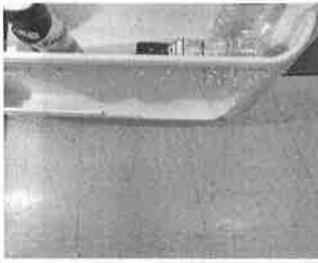
Building - New Bern Towers					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.	3 floor door does not secure by elevator		0	Repeat	Severe
Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.	Does not secure 4th floor hallway		0	Not Repeat	Severe
Chute door does not open or self-close and latch.	6 floor		0.2	Not Repeat	Moderate

Units (Unit - 1C / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Refrigerator component is damaged such that it impacts functionality.	Shelf broken		0.2	Not Repeat	Moderate

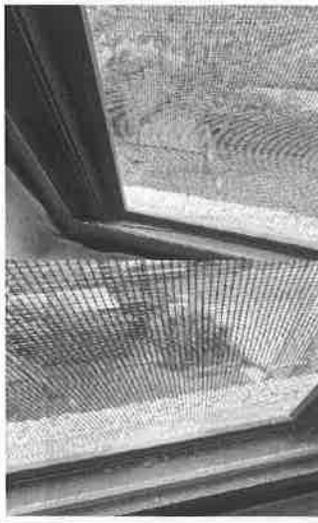
Units (Unit - 1G / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity

Window will not open or stay open.	Will not open		0.2	Not Repeat	Moderate
Window component is damaged or missing and the window is not functionally adequate.	Screen missing		0.2	Not Repeat	Moderate

**Units (Unit - 2J / Building - New Bern Towers)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Refrigerator component is damaged such that it impacts functionality.	Shelf broken		0.2	Not Repeat	Moderate

**Units (Unit - 2K / Building - New Bern Towers)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window component is damaged or missing and the window is not functionally adequate.	Hole		0.2	Not Repeat	Moderate

**Units (Unit - 3K / Building - New Bern Towers)**

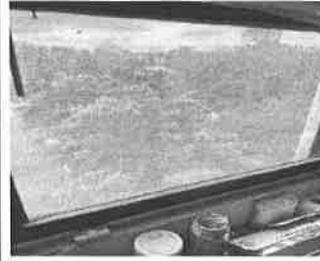
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
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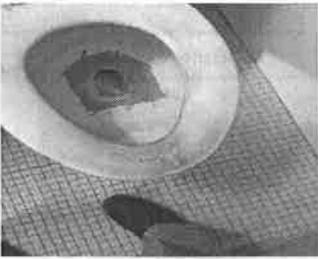
Refrigerator component is damaged such that it impacts functionality.	Seal damaged		0.2	Not Repeat	Moderate
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Off track		0.1	Not Repeat	Low

**Units (Unit - 3L / Building - New Bern Towers)**

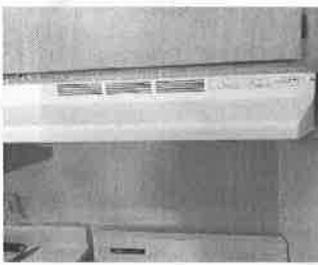
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Will not close		0.1	Not Repeat	Low
Evidence of cockroaches.	Roach		0.2	Not Repeat	Moderate

**Units (Unit - 3M / Building - New Bern Towers)**

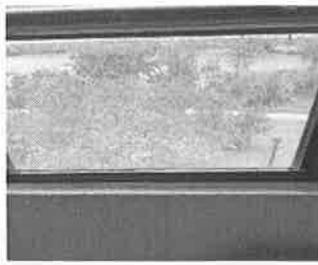
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window will not open or stay open.	Will not stay open		0	Repeat	Moderate
Window will not open or stay open.	Will not stay open		0.2	Not Repeat	Moderate

Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.	Seat damaged		0.1	Not Repeat	Low
Electrical service panel is not reasonably accessible.	Lock on panel		0.2	Not Repeat	Moderate

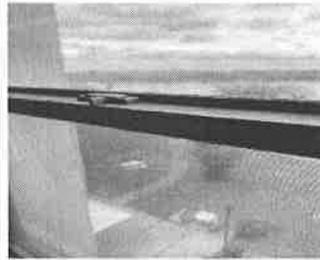
**Units (Unit - 4D / Building - New Bern Towers)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Exhaust system component is damaged or missing.	Not working		0.2	Not Repeat	Moderate
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Door missing		0.1	Not Repeat	Low

**Units (Unit - 4H / Building - New Bern Towers)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window component is damaged or missing and the window is not functionally adequate.	Screen missing		0.2	Not Repeat	Moderate
Window will not open or stay open.	Will not stay open		0.2	Not Repeat	Moderate

Units (Unit - 4K / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Door missing		0.1	Not Repeat	Low
Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.	Shower head broken		0.2	Not Repeat	Moderate
A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.	Left burners not working		0.2	Not Repeat	Moderate

Units (Unit - 5D / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window cannot be secured.	Latch broken		0.2	Not Repeat	Moderate

Units (Unit - 5E / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity

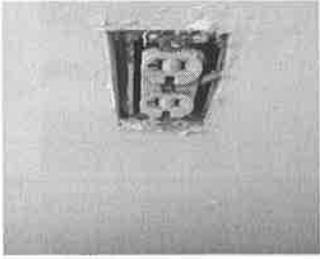
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Door missing		0	Repeat	Low
Window component is damaged or missing and the window is not functionally adequate.	Damaged screen		0.2	Not Repeat	Moderate
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Knob loose		0.1	Not Repeat	Low
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Door missing		0.1	Not Repeat	Low

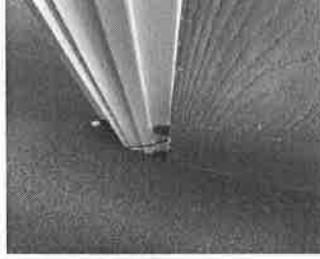
**Units (Unit - 5L / Building - New Bern Towers)**

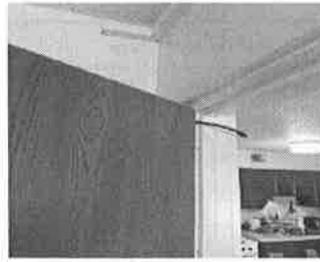
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window component is damaged or missing and the window is not functionally adequate.	Screen missing		0.2	Not Repeat	Moderate

**Units (Unit - 6B / Building - New Bern Towers)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Door missing		0.1	Not Repeat	Low

Units (Unit - 6H / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Exposed electrical conductor.	Plate missing		2.4	Not Repeat	Life-Threatening

Units (Unit - 6N / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
Window component is damaged or missing and the window is not functionally adequate.	Screen missing		0.2	Not Repeat	Moderate
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Will not close		0.1	Not Repeat	Low

Units (Unit - 7M / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Will not close		0.1	Not Repeat	Low
A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Door missing		0.1	Not Repeat	Low

Units (Unit - 8B / Building - New Bern Towers)					
Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity

A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Pantry		0.1	Not Repeat	Low
Refrigerator component is damaged such that it impacts functionality.	Refrigerator and freezer seal		0.2	Not Repeat	Moderate
Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.	Seat broken		0.2	Not Repeat	Moderate
Exposed electrical conductor.	Exposed wire		2.4	Not Repeat	Life-Threatening

<b>Units (Unit - 8F / Building - New Bern Towers)</b>					
<b>Deficiency Details</b>	<b>Comments</b>	<b>Deficiency Picture</b>	<b>Deduction Pts.</b>	<b>Repeat Indicator</b>	<b>Severity</b>
Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.	Handle broken not flushing		0.1	Not Repeat	Low

Outlet or switch is damaged.	Something broken in ground		2.4	Not Repeat	Life-Threatening
Evidence of cockroaches.	Dead roaches		0.2	Not Repeat	Moderate
Sink component is damaged or missing and the sink is functionally adequate.	Knob broken		0.1	Not Repeat	Low
Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.	Oven door handle broken		0.2	Not Repeat	Moderate

**Units (Unit - 8P / Building - New Bern Towers)**

Deficiency Details	Comments	Deficiency Picture	Deduction Pts.	Repeat Indicator	Severity
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Door missing		0	Repeat	Low
A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Door missing		0.1	Not Repeat	Low

<p>Exhaust system has restricted airflow.</p>	<p>Covered</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>
<p>Refrigerator component is damaged such that it impacts functionality.</p>	<p>Seal damage</p>		<p>0.2</p>	<p>Not Repeat</p>	<p>Moderate</p>

- 1. Asterisk (\*) - Smoke Detector
- 2. Plus (+) - Carbon Monoxide
- 3. Caret (^) - Not Scored for 12 Months





### Inspection NEW BERN TOWERS

+ Follow    Submit Appeal

Inspection Name: INSP-13551

Property ID: [800013082 \(https://hud.my.site.com/NSPIRE/a213d0000000BY0t\)](https://hud.my.site.com/NSPIRE/a213d0000000BY0t)

Inspection Type: NSPIRE Inspection

Inspection Date: 4/22/2024

---

Inspection Name: INSP-13551

Property ID: [800013082 \(https://hud.my.site.com/NSPIRE/a213d0000000BY0t\)](https://hud.my.site.com/NSPIRE/a213d0000000BY0t)

Property Name: NEW BERN TOWERS

Inspection Type: NSPIRE Inspection

Ready for HUD Review: Yes

Inspection Release Date: 4/25/2024

Inspection Date: 4/22/2024

Local Scheduled Time: 9:00:00 AM

Inspection Status: Completed

Inspection Stage: Review Complete

Inspection Vendor: [Project Solutions, Inc. PSI \(/NSPIRE/s/detail/0013d00000BjKD3AAJ\)](#)

#### ▼ Preliminary Scoring Information

Preliminary Calculated Score: 86

Preliminary Inspection Score: 86

Preliminary Property Threshold: 14

Preliminary Units Threshold: 14

Preliminary Projected Inspection Score: 85

Preliminary Inspection Score Pass/Fail:

Preliminary Non-Scored Symbols: ^

Preliminary Property Letter Grade: B

Preliminary Units Threshold Pass/Fail:

#### ▼ Final Scoring Information

Final Calculated Score: 86

Final Inspection Score: 86

Final Property Threshold: 14

Final Units Threshold: 14

Final Projected Inspection Score: 85

Final Inspection Score Pass/Fail:

Final Non-Scored Symbols: ^

Final Property Letter Grade: B

Final Units Threshold Pass/Fail:

#### ▼ Inspection Additional Details

Deadline to Schedule Inspection: 1/3/2024

Inspection Scheduled with POC?

Inspection Start Date/Time: 4/22/2024 9:00 AM

Inspection End Date/Time: 4/22/2024 5:00 PM

Ideal Future Date (IFD)

Cancellation Day of Inspection

Cancellation Reason

Cancellation Prior to Inspection

Inspection Due Date

1/31/2024

Inspection Unsuccessful Reason

N/A



Inspect No Earlier Than

Occupancy Percentage

88.0%

Home (/NSPIRE/s/) Inspections (/NSPIRE/s/inspection/ExAM\_Inspection\_Inspection\_c/00B3d000000tAQcEAM) Deficiencies (/NSPIRE/s/deficiency, Inspect No Later Than

Counts at Sampling

Total Number of Buildings

1

Number of Sample Buildings

1

Total Num of Sample Buildings Inspected

1

Min Num of Buildings Required to Inspect

1

Total Number of Units

106

Number of Sample Units

25

Total Number of Sample Units Inspected

25

Min Number of Units Required to Inspect

25

Number of Sample Alternate Units

25

Deficiency Counts

Inside Life Threatening Defect Count

0

Inside Moderate Defect Count

1

Outside Life Threatening Defect Count

0

Outside Moderate Defect Count

0

Unit Life Threatening Defect Count

3

Unit Moderate Defect Count

25

Unmitigated Life-Threatening H&S Count

0

Total Life Threatening Defect Count

3

Inside Low Defect Count

0

Outside Low Defect Count

0

Unit Low Defect Count

17

Inside Severe Defect Count

2

Outside Severe Defect Count

0

Unit Severe Defect Count

0

Unmitigated Severe H&S Count

0

Total Severe Defect Count

2

Total Standard Count

Unmitigated Standard Count

0

Total Open H&S Deficiencies

0

Appeal Information

Inspection Appeal Stage

Not Appealed

Appeal Date

Finalize Appeal Review

Last Date to Appeal

6/9/2024

Ready for Review Date

4/23/2024

Days since Appeal

0

Review Complete Date

4/25/2024

Appeal Review Flag

Appeal Eligibility Indicator



System Information

Created By

Ashish Goel (/NSPIRE/s/profile/0053d000003QKG3AAQ) , 12/28/2023 12:15 PM

Last Modified By

Default DO NOT DEACTIVATE Workflow User (/NSPIRE/s/profile/0053d000003g39aAAA) , 6/10/2024 3:00 AM

Inspection Vendor Type  
Contract

Program  
Multifamily



Record Type

[Home \(/NSPIRE/s/\)](#) [Inspections \(/NSPIRE/s/inspection/ExAM\\_Inspection\\_Inspection\\_c/00B3d000000tAQcEAM\)](#) [NSPIRE Read Only](#) [Deficiencies \(/NSPIRE/s/deficiency,](#)

### NSPIRE Inspection Report

Generate Inspection Report

### Health and Safety Report

Generate Report

### ExAM Deficiencies (6+) (/NSPIRE/s/inspection/related/a2s3d000000DaprAAC/ExAM\_Inspection\_ExAM\_Deficiencies\_r)

Deficiency Name	Appeal?	Deficiency Location Name	Room/Location
<a href="#">QR-4591014 (/NSPIRE/s/deficiency/...</a>		<a href="#">77 (/a2l3d000000l65X)</a>	Bedroom 2
<a href="#">QR-4591442 (/NSPIRE/s/deficiency/...</a>		<a href="#">35 (/a2l3d000000l64r)</a>	Bedroom 1
<a href="#">QR-4590735 (/NSPIRE/s/deficiency/...</a>		<a href="#">New Bern Towers (/a2l3d000000Bv2K)</a>	Halls/Corridors/Stairs
<a href="#">QR-4590739 (/NSPIRE/s/deficiency/...</a>		<a href="#">New Bern Towers (/a2l3d000000Bv2K)</a>	Other Community Space
<a href="#">QR-4590743 (/NSPIRE/s/deficiency/...</a>		<a href="#">New Bern Towers (/a2l3d000000Bv2K)</a>	Halls/Corridors/Stairs
<a href="#">QR-4590775 (/NSPIRE/s/deficiency/...</a>		<a href="#">106 (/a2l3d000000l660)</a>	Kitchen

[View All](#)

[\(/NSPIRE/s/inspection/related/a2s3d000000DaprAAC/ExAM\\_Inspection\\_ExAM\\_Deficiencies\\_r\)](#)

[Notes & Attachm... \(0\) \(/NSPIRE/s/inspection/related/a2s3d000000DaprAAC/CombinedAttachments\)](#)

Upload Files

(?navigationLocation=RELATED\_LIST)

Upload Files





Deficiencies

All

48 items • Sorted by Deficiency Name • Filtered by All deficiencies • Updated a few seconds ago

Search this list...

		Deficien...	Property...	Property Na...	Building Add...	Deficiency L...	Loc...	Room/Locati...	Status		
1		<a href="#">QR-45907...</a>	<a href="#">8000130...</a>	NEW BERN T...	New Bern To...	<a href="#">New Bern To...</a>	Inside	Halls/Corrid...	Acknowledg...		<a href="#">IN</a>
2		<a href="#">QR-45907...</a>	<a href="#">8000130...</a>	NEW BERN T...	New Bern To...	<a href="#">New Bern To...</a>	Inside	Other Comm...	Acknowledg...		<a href="#">IN</a>
3		<a href="#">QR-45907...</a>	<a href="#">8000130...</a>	NEW BERN T...	New Bern To...	<a href="#">New Bern To...</a>	Inside	Halls/Corrid...	Acknowledg...		<a href="#">IN</a>
4		<a href="#">QR-45907...</a>	<a href="#">8000130...</a>	NEW BERN T...	8P -	<a href="#">106 (/a2l3d0...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
5		<a href="#">QR-45907...</a>	<a href="#">8000130...</a>	NEW BERN T...	8P -	<a href="#">106 (/a2l3d0...</a>	Unit	Bathroom 1	Acknowledg...		<a href="#">IN</a>
6		<a href="#">QR-45907...</a>	<a href="#">8000130...</a>	NEW BERN T...	8P -	<a href="#">106 (/a2l3d0...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
7		<a href="#">QR-45907...</a>	<a href="#">8000130...</a>	NEW BERN T...	8P -	<a href="#">106 (/a2l3d0...</a>	Unit	Hallway/Stairs	Acknowledg...		<a href="#">IN</a>
8		<a href="#">QR-45908...</a>	<a href="#">8000130...</a>	NEW BERN T...	8F -	<a href="#">98 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
9		<a href="#">QR-45908...</a>	<a href="#">8000130...</a>	NEW BERN T...	8F -	<a href="#">98 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
10		<a href="#">QR-45908...</a>	<a href="#">8000130...</a>	NEW BERN T...	8F -	<a href="#">98 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
11		<a href="#">QR-45908...</a>	<a href="#">8000130...</a>	NEW BERN T...	8F -	<a href="#">98 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
12		<a href="#">QR-45908...</a>	<a href="#">8000130...</a>	NEW BERN T...	8F -	<a href="#">98 (/a2l3d00...</a>	Unit	Bathroom 1	Acknowledg...		<a href="#">IN</a>
13		<a href="#">QR-45908...</a>	<a href="#">8000130...</a>	NEW BERN T...	8B -	<a href="#">94 (/a2l3d00...</a>	Unit	Hallway/Stairs	Acknowledg...		<a href="#">IN</a>
14		<a href="#">QR-45909...</a>	<a href="#">8000130...</a>	NEW BERN T...	8B -	<a href="#">94 (/a2l3d00...</a>	Unit	Bathroom 1	Acknowledg...		<a href="#">IN</a>
15		<a href="#">QR-45909...</a>	<a href="#">8000130...</a>	NEW BERN T...	8B -	<a href="#">94 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
16		<a href="#">QR-45909...</a>	<a href="#">8000130...</a>	NEW BERN T...	8B -	<a href="#">94 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
17		<a href="#">QR-45909...</a>	<a href="#">8000130...</a>	NEW BERN T...	7M -	<a href="#">90 (/a2l3d00...</a>	Unit	Hallway/Stairs	Acknowledg...		<a href="#">IN</a>
18		<a href="#">QR-45909...</a>	<a href="#">8000130...</a>	NEW BERN T...	7M -	<a href="#">90 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
19		<a href="#">QR-459101...</a>	<a href="#">8000130...</a>	NEW BERN T...	6N -	<a href="#">77 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
20		<a href="#">QR-459101...</a>	<a href="#">8000130...</a>	NEW BERN T...	6N -	<a href="#">77 (/a2l3d00...</a>	Unit	Bedroom 2	Acknowledg...		<a href="#">IN</a>
21		<a href="#">QR-45910...</a>	<a href="#">8000130...</a>	NEW BERN T...	6H -	<a href="#">72 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
22		<a href="#">QR-459111...</a>	<a href="#">8000130...</a>	NEW BERN T...	6B -	<a href="#">66 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
23		<a href="#">QR-459114...</a>	<a href="#">8000130...</a>	NEW BERN T...	5L -	<a href="#">63 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
24		<a href="#">QR-459117...</a>	<a href="#">8000130...</a>	NEW BERN T...	5E -	<a href="#">57 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
25		<a href="#">QR-459118...</a>	<a href="#">8000130...</a>	NEW BERN T...	5E -	<a href="#">57 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
26		<a href="#">QR-459118...</a>	<a href="#">8000130...</a>	NEW BERN T...	5E -	<a href="#">57 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
27		<a href="#">QR-459119...</a>	<a href="#">8000130...</a>	NEW BERN T...	5E -	<a href="#">57 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...		<a href="#">IN</a>
28		<a href="#">QR-459122...</a>	<a href="#">8000130...</a>	NEW BERN T...	5D -	<a href="#">56 (/a2l3d00...</a>	Unit	Living Room	Acknowledg...		<a href="#">IN</a>
29		<a href="#">QR-45912...</a>	<a href="#">8000130...</a>	NEW BERN T...	4K -	<a href="#">48 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...		<a href="#">IN</a>
30		<a href="#">QR-45912...</a>	<a href="#">8000130...</a>	NEW BERN T...	4K -	<a href="#">48 (/a2l3d00...</a>	Unit	Bathroom 1	Acknowledg...		<a href="#">IN</a>

31	<input type="checkbox"/>	<a href="#">QR-45912...</a>	<a href="#">8000130...</a>	NEW BERN T...	4K -	<a href="#">48 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...	 
32	<input type="checkbox"/>	<a href="#">QR-459132...</a>	<a href="#">8000130...</a>	NEW BERN T...	4H -	<a href="#">46 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...	<a href="#">IN</a>
33	<input type="checkbox"/>	<a href="#">QR-459133...</a>	<a href="#">8000130...</a>	NEW BERN T...	4H -	<a href="#">46 (/a2l3d00...</a>	Unit	Living Room	Acknowledg...	<a href="#">IN</a>
34	<input type="checkbox"/>	<a href="#">QR-45913...</a>	<a href="#">8000130...</a>	NEW BERN T...	4D -	<a href="#">42 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...	<a href="#">IN</a>
35	<input type="checkbox"/>	<a href="#">QR-45913...</a>	<a href="#">8000130...</a>	NEW BERN T...	4D -	<a href="#">42 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...	<a href="#">IN</a>
36	<input type="checkbox"/>	<a href="#">QR-45913...</a>	<a href="#">8000130...</a>	NEW BERN T...	3M -	<a href="#">36 (/a2l3d00...</a>	Unit	Hallway/Stairs	Acknowledg...	<a href="#">IN</a>
37	<input type="checkbox"/>	<a href="#">QR-45914...</a>	<a href="#">8000130...</a>	NEW BERN T...	3M -	<a href="#">36 (/a2l3d00...</a>	Unit	Bathroom 1	Acknowledg...	<a href="#">IN</a>
38	<input type="checkbox"/>	<a href="#">QR-45914...</a>	<a href="#">8000130...</a>	NEW BERN T...	3M -	<a href="#">36 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...	<a href="#">IN</a>
39	<input type="checkbox"/>	<a href="#">QR-45914...</a>	<a href="#">8000130...</a>	NEW BERN T...	3M -	<a href="#">36 (/a2l3d00...</a>	Unit	Living Room	Acknowledg...	<a href="#">IN</a>
40	<input type="checkbox"/>	<a href="#">QR-45914...</a>	<a href="#">8000130...</a>	NEW BERN T...	3L -	<a href="#">35 (/a2l3d00...</a>	Unit	Bedroom 1	Acknowledg...	<a href="#">IN</a>
41	<input type="checkbox"/>	<a href="#">QR-45914...</a>	<a href="#">8000130...</a>	NEW BERN T...	3L -	<a href="#">35 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...	<a href="#">IN</a>
42	<input type="checkbox"/>	<a href="#">QR-459147...</a>	<a href="#">8000130...</a>	NEW BERN T...	3K -	<a href="#">34 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...	<a href="#">IN</a>
43	<input type="checkbox"/>	<a href="#">QR-45914...</a>	<a href="#">8000130...</a>	NEW BERN T...	3K -	<a href="#">34 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...	<a href="#">IN</a>
44	<input type="checkbox"/>	<a href="#">QR-459154...</a>	<a href="#">8000130...</a>	NEW BERN T...	2K -	<a href="#">20 (/a2l3d00...</a>	Unit	Living Room	Acknowledg...	<a href="#">IN</a>
45	<input type="checkbox"/>	<a href="#">QR-45915...</a>	<a href="#">8000130...</a>	NEW BERN T...	2J -	<a href="#">19 (/a2l3d00...</a>	Unit	Kitchen	Acknowledg...	<a href="#">IN</a>
46	<input type="checkbox"/>	<a href="#">QR-459161...</a>	<a href="#">8000130...</a>	NEW BERN T...	1G -	<a href="#">7 (/a2l3d000...</a>	Unit	Living Room	Acknowledg...	<a href="#">IN</a>
47	<input type="checkbox"/>	<a href="#">QR-459161...</a>	<a href="#">8000130...</a>	NEW BERN T...	1G -	<a href="#">7 (/a2l3d000...</a>	Unit	Living Room	Acknowledg...	<a href="#">IN</a>
48	<input type="checkbox"/>	<a href="#">QR-45916...</a>	<a href="#">8000130...</a>	NEW BERN T...	1C -	<a href="#">3 (/a2l3d000...</a>	Unit	Kitchen	Acknowledg...	<a href="#">IN</a>

[Home](#) ([/NSPIRE/s/](#)) [Inspections](#) ([/NSPIRE/s/inspection/Exam\\_Inspection\\_Inspection\\_5/00B3d00000tAQcEAM](#)) [Deficiencies](#) ([/NSPIRE/s/deficiency](#))

# INVOICE

**FROM:**

Jane M. Dail  
 Inner Banks Appraisals, LLC  
 4501 Carteret Dr.,  
 Trent Woods, NC 28562

Telephone Number: 252-631-0047

Fax Number:

**TO:**

New Bern Redevelopment Commission  
 303 First St.  
 New Bern, NC 28560

E-Mail:

Telephone Number:

Fax Number:

Alternate Number:

**INVOICE NUMBER**

528

**DATES**

Invoice Date: 02/05/2024

Due Date: 03/04/2024

**REFERENCE**

Internal Order #: 0000528

Lender Case #:

Client File #:

FHA/VA Case #:

Main File # on form: 528

Other File # on form:

Federal Tax ID:

Employer ID:

**DESCRIPTION**

Lender:

Client: New Bern Redevelopment Commission

Purchaser/Borrower:

Property Address: 1002 Walt Bellamy Dr

City: New Bern

County: Craven

State: NC

Zip: 28562

Legal Description: Lot A Redevelopment Commission of the City of New Bern 203 &, DB 3679 PG 1464

**FEES**

**AMOUNT**

500.00

**SUBTOTAL**

500.00

**PAYMENTS**

**AMOUNT**

Check #:                      Date:                      Description:  
 Check #:                      Date:                      Description:  
 Check #:                      Date:                      Description:

SUBTOTAL

TOTAL DUE

\$

500.00

# APPRAISAL OF REAL PROPERTY



## LOCATED AT

1002 Walt Bellamy Dr  
New Bern, NC 28562

Lot A Redevelopment Commission of the City of New Bern 203 &, DB 3679 PG 1464

## FOR

New Bern Redevelopment Commission

## OPINION OF VALUE

161,000

## AS OF

01/29/2024

## BY

Jane Dail  
Inner Banks Appraisals, LLC  
4501 Carteret Dr  
Trent Woods, NC, NC 28562  
252-631-0047  
innerbanksappraisals@gmail.com

# RESIDENTIAL APPRAISAL REPORT

File No.: 528

SUBJECT	Property Address: 1002 Walt Bellamy Dr	City: New Bern	State: NC	Zip Code: 28562	
	County: Craven	Legal Description: Lot A Redevelopment Commission of the City of New Bern 203 &, DB 3679 PG 1464			
	Assessor's Parcel #: 8-009 -00A				
	Tax Year:	R.E. Taxes: \$	Special Assessments: \$	Borrower (if applicable):	
Current Owner of Record: New Bern Redevelopment Commission	Occupant:	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input checked="" type="checkbox"/> Vacant	<input type="checkbox"/> Manufactured Housing
Project Type:	<input type="checkbox"/> PUD	<input type="checkbox"/> Condominium	<input type="checkbox"/> Cooperative	<input type="checkbox"/> Other (describe)	HOA: \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month
Market Area Name: New Bern	Map Reference: J-52-F	Census Tract: 9609.00			

ASSIGNMENT	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
	Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
Intended Use: Establish market value for government entity	
Intended User(s) (by name or type): New Bern Redevelopment Commission	
Client: New Bern Redevelopment Commission	Address: 303 First St., New Bern, NC 28560
Appraiser: Jane Dail	Address: 4501 Carteret Dr, Trent Woods, NC, NC 28562

MARKET AREA DESCRIPTION	Location: <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Predominant Occupancy</b>	<b>One-Unit Housing</b>	<b>Present Land Use</b>	<b>Change in Land Use</b>
	Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%				
	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Tenant 65	30	Low 0	2-4 Unit 5 %
	Property values: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	360	High 100	Multi-Unit 10 %
	Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	50	Pred 50	Comm'l 10 %
	Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.				Vacant land 5 %

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject is in the New Bern city limits, which is the county seat of Craven County. New Bern is bounded roughly by the Neuse River to the east, the Trent River and Trent Woods to the south, Rocky Run to the west and Gracie Farms Road to the north. For more information about New Bern, please see the attached addendum. Analysis of New Bern properties on NCR MLS indicates a stable market within the subject neighborhood as covered by the NCR MLS.

Dimensions: See attached tax map	Site Area: .14 acres
Zoning Classification: R-6	Description: Single-, two-, multi-family residential
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
Are CC&Rs applicable? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input type="checkbox"/> No
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	Ground Rent (if applicable) \$ /
Actual Use as of Effective Date: Single family residential, under construction	Use as appraised in this report: Single family residential, under construction
Summary of Highest & Best Use: Single family residential	

SITE DESCRIPTION	<b>Utilities</b>	Public	Other	Provider/Description	<b>Off-site Improvements</b>	Type	Public	Private	<b>Topography</b>	Flat
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	.14 acres
	Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular
	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Neutral/Residential
	Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
	Other site elements:	<input type="checkbox"/> Inside Lot	<input checked="" type="checkbox"/> Corner Lot	<input type="checkbox"/> Cul de Sac	<input type="checkbox"/> Underground Utilities	<input type="checkbox"/> Other (describe)				
	FEMA Spec'l Flood Hazard Area	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	FEMA Flood Zone	X	FEMA Map #	37049C5489K	FEMA Map Date	6/19/2020	
	Site Comments:	Extraordinary assumption includes site size, as it was taken from the Craven County Tax Office and could change with a survey of the site.								

DESCRIPTION OF THE IMPROVEMENTS	<b>General Description</b>	<b>Exterior Description</b>	<b>Foundation</b>	<b>Basement</b>	<input checked="" type="checkbox"/> None	<b>Heating</b>	FWA
	# of Units: 1 <input type="checkbox"/> Acc. Unit	Foundation: Slab	Slab: Yes	Area Sq. Ft.: 0	Type: Heat pump		
	# of Stories: 1	Exterior Walls: Vinyl	Crawl Space: None	% Finished: _____	Fuel: Electric		
	Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> _____	Roof Surface: Dim shingles	Basement: None	Ceiling: _____			
	Design (Style): Ranch	Gutters & Dwnspts: None	Sump Pump: <input type="checkbox"/>	Walls: _____	<b>Cooling</b>	Central	
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Und.Cons.	Window Type: SH/Vinyl/TW	Dampness: <input type="checkbox"/>	Floor: _____	Central: Yes		
	Actual Age (Yrs.): 0	Storm/Screens: None	Settlement: None	Outside Entry: _____	Other: _____		
	Effective Age (Yrs.): 0		Infestation: None				
	<b>Interior Description</b>	<b>Appliances</b>	<b>Attic</b> <input type="checkbox"/> None	<b>Amenities</b>	<b>Car Storage</b>	<input type="checkbox"/> None	
	Floors: Luxury vinyl sheet	Refrigerator: <input type="checkbox"/>	Stairs: <input type="checkbox"/>	Fireplace(s) #: None	Garage: # of cars ( 1 Tot.)		
Walls: Drywall	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input type="checkbox"/>	Patio: Covered patio	Attach.: 0			
Trim/Finish: Wood	Disposal: <input type="checkbox"/>	Scuttle: <input checked="" type="checkbox"/>	Deck: None	Detach.: 0			
Bath Floor: Luxury vinyl sheet	Dishwasher: <input type="checkbox"/>	Doorway: <input type="checkbox"/>	Porch: Front	Blt.-In: 0			
Bath Wainscot: None	Fan/Hood: <input checked="" type="checkbox"/>	Floor: <input type="checkbox"/>	Fence: None	Carport: 0			
Doors: Solid core/Hollow core	Microwave: <input type="checkbox"/>	Heated: <input type="checkbox"/>	Pool: None	Driveway: 1			
	Washer/Dryer: <input type="checkbox"/>	Finished: <input type="checkbox"/>		Surface: Concrete			

Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 817 Square Feet of Gross Living Area Above Grade
Additional features: None noted
Describe the condition of the property (including physical, functional and external obsolescence): Subject is under construction. See attached specifications provided by builder.

# RESIDENTIAL APPRAISAL REPORT

File No.: 528

<b>TRANSFER HISTORY</b>	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Tax records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Tax records indicated the subject lot was transferred from Sonnae Taylor Scott to Redevelopment Commission of the City of New Bern on 07/09/2021.
	Date: 07/09/2021	
	Price: \$10	
	Source(s): Tax records	
	2nd Prior Subject Sale/Transfer	
	Date:	
	Price:	
	Source(s):	

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1002 Wait Bellamy Dr New Bern, NC 28562	1327 Hazel Ave New Bern, NC 28560			1800 Colonial Way New Bern, NC 28560			812 Clark Ave New Bern, NC 28560		
Proximity to Subject		1.49 miles NW			0.96 miles NW			0.88 miles NW		
Sale Price	\$	\$ 175,000			\$ 180,000			\$ 172,000		
Sale Price/GLA	\$ /sq.ft.	\$ 162.94 /sq.ft.			\$ 184.62 /sq.ft.			\$ 165.38 /sq.ft.		
Data Source(s)	Inspection	NCR #100410013 DOM 7			NCR #100377058 DOM 158			NCR #100392933 DOM 49		
Verification Source(s)	Craven Co. Tax Rec	Craven Co. Tax Records-Realtor			Craven Co. Tax Records-Realtor			Craven Co. Tax Records-Realtor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Arms Length 1500		Arms Length 4000		Arms Length 1000	0			
Date of Sale/Time		11/30/2023		10/23/2023		10/18/2023				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Neutral/Residential	Neutral/Residential		Neutral/Residential		Neutral/Residential				
Site	.14 acres	.27	0	.27	-8,000	.27 acres	-8,000			
View	Neutral/Residential	Neutral/Residential		Neutral/Residential		Neutral/Residential				
Design (Style)	Ranch	Ranch		Ranch		Ranch				
Quality of Construction	Average	Average		Average		Average				
Age	0	71		0		78	0			
Condition	Excellent	Good	+10,740	New Construction		Good	+10,400			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths		
Room Count	4 2 1.0	5 2 2	-8,000	6 3 1	0	6 3 1	0			
Gross Living Area	817 sq.ft.	1,074 sq.ft.	-10,280	975 sq.ft.	-6,320	1,040 sq.ft.	-8,920			
Basement & Finished Rooms Below Grade	0	0		0		0				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC				
Energy Efficient Items	TW	None		None		TW				
Garage/Carport	None	1 carport	-1,000	None		2 carport	-2,000			
Porch/Patio/Deck	Porch/Patio	Stoop/Deck	+500	Porch	-1,000	Stoop/Porch	+500			
Other	None	None		None		Fence	-1,000			
Other	None	2 Storage	-2,000	None		None				
Other	None	None		None		Fireplace	-1,500			
Other	None	None		None		None				
Other	None	None		None		None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,040	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -15,320	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,520			
Adjusted Sale Price of Comparables		Net 5.7 %		Net 8.5 %		Net 6.1 %				
		Gross 18.6 %	\$ 164,960	Gross 8.5 %	\$ 164,680	Gross 18.8 %	\$ 161,480			

**Summary of Sales Comparison Approach** The search for reasonably similar properties began in New Bern city limits for similar-sized new construction homes. Due to a lack of available comps, the search was expanded to older homes. The above sales appear to be the most recent sales in the market area and are considered to be the best available for subject analysis. The comps were chosen to be as similar as possible to the subject and to bracket its characteristics. The adjustments reflect market reaction to the differences between the subject and comparables. Adjustments were made based on the appraiser's knowledge of the area, paired analysis from previous appraisals and sales, and discussions with local real estate brokers and agents and fellow appraisers. Adjustments made for site, condition, bath, square footage, carport, stoop/deck/porch/patio, fence, storage and fireplace. Site adjustments were based on recent lot sales and analysis of NCR MLS. No adjustment made for thermal windows as NCR MLS often misreports this information. Most weight given to comps 1-2, comp 1 due to its recent sale date and comp 2 due to its similar condition to the subject. Less weight was given to comp 4 as it is in a flood plain and likely has had flood damage to its interior during Hurricane Florence.

**Indicated Value by Sales Comparison Approach \$ 161,000**







## Subject Photo Page

Borrower/Client							
Property Address	1002 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender							



### Subject Front

1002 Walt Bellamy Dr



### Subject Rear



### Subject Street

## Photograph Addendum

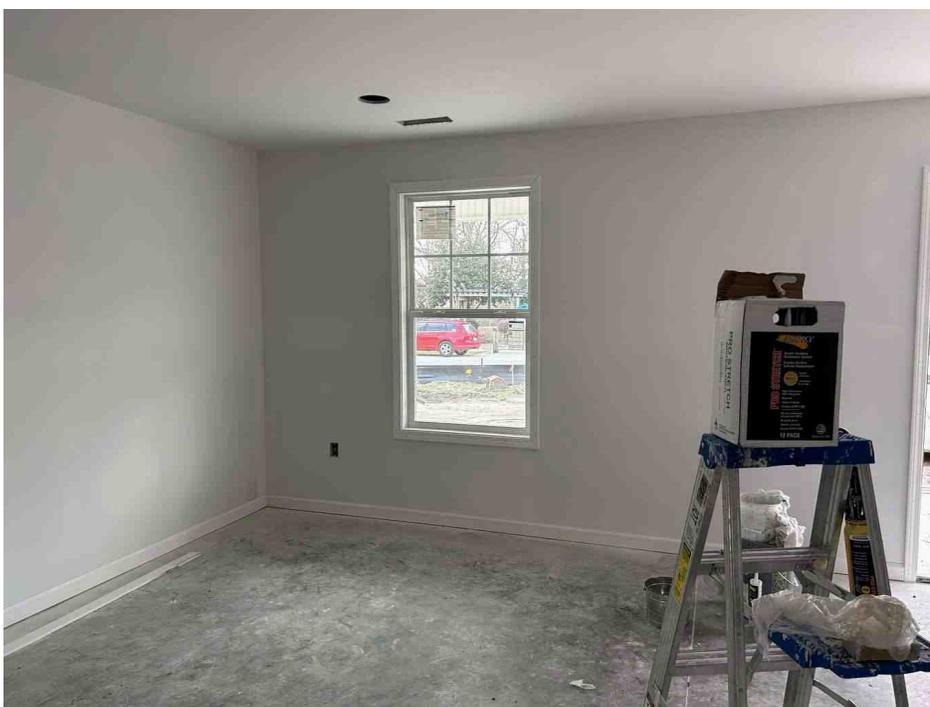
Borrower/Client							
Property Address	1002 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender							



Exterior side 1



Exterior side 2



Living

# Photograph Addendum

Borrower/Client							
Property Address	1002 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender							



Kitchen



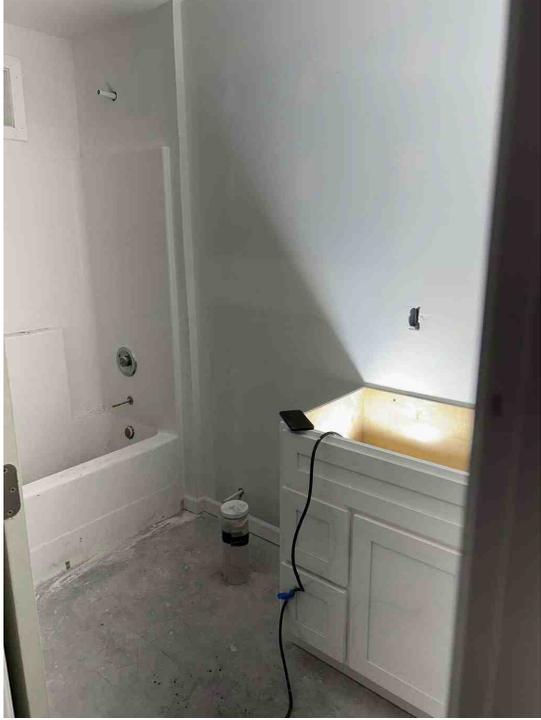
Bed 1



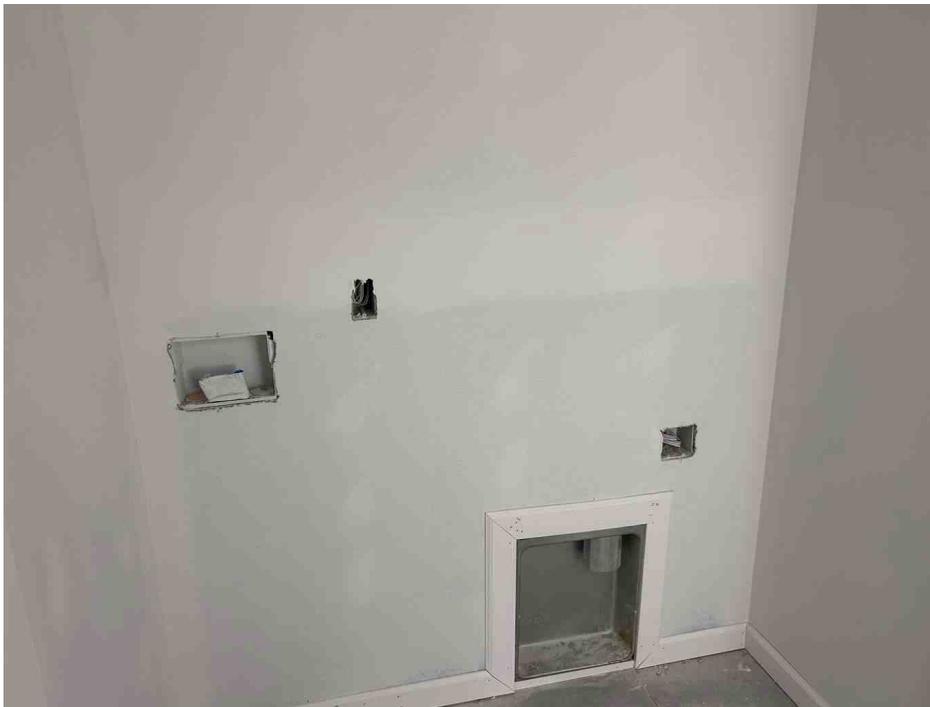
Bed 2

## Photograph Addendum

Borrower/Client							
Property Address	1002 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender							



Bath



Laundry

## Comparable Photo Page

Borrower/Client					
Property Address	1002 Walt Bellamy Dr				
City	New Bern	County	Craven	State	NC Zip Code 28562
Lender					



### Comparable 1

1327 Hazel Ave



### Comparable 2

1800 Colonial Way



### Comparable 3

812 Clark Ave

## Comparable Photo Page

Borrower/Client							
Property Address	1002 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender							



### Comparable 4

1818 Durham St



### Comparable 5

2103 Chestnut Ave

### Comparable 6

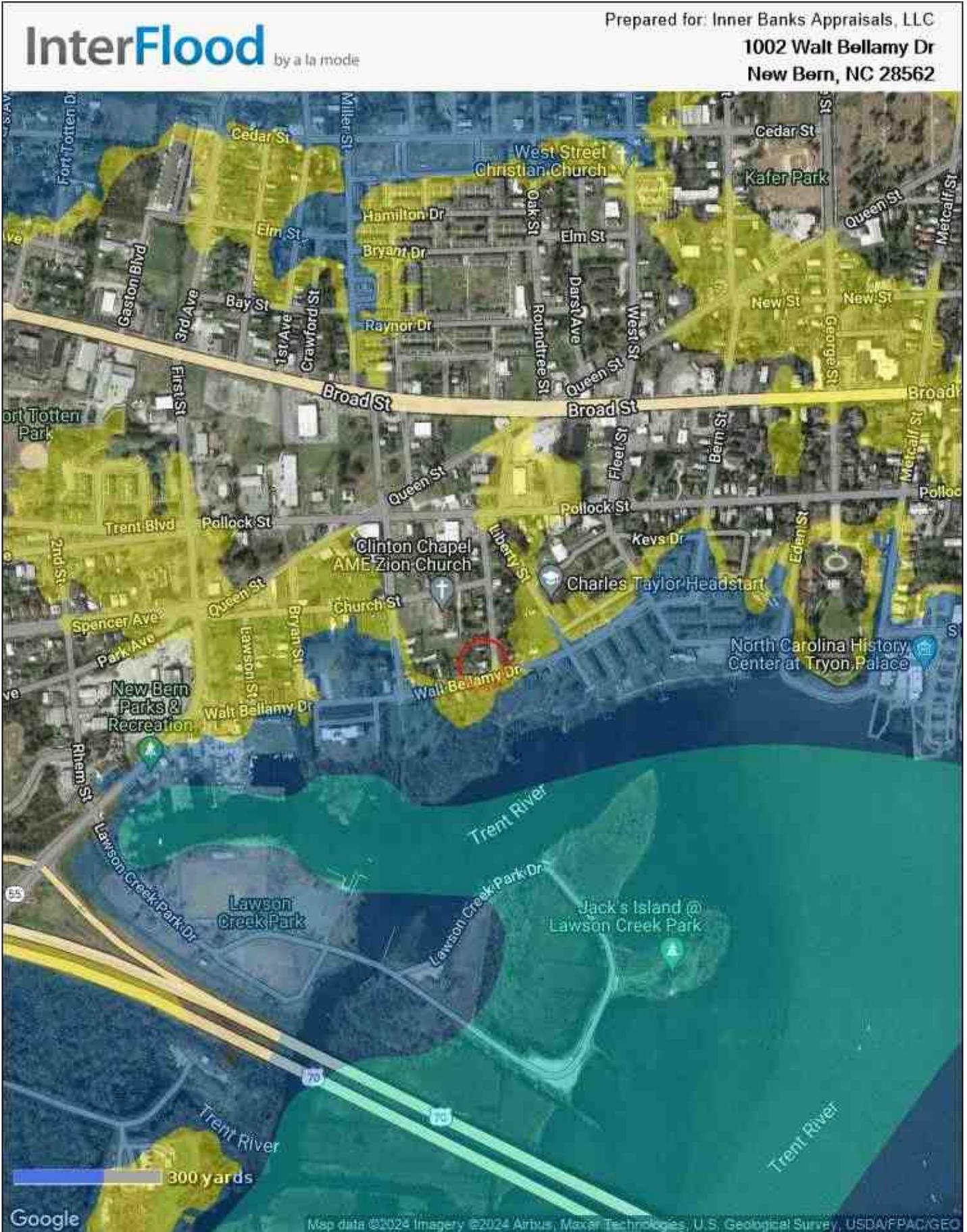
## Location Map

Borrower/Client				
Property Address 1002 Walt Bellamy Dr				
City	New Bern	County	Craven	State NC Zip Code 28562
Lender				



# Flood Map

Borrower/Client				
Property Address 1002 Walt Bellamy Dr				
City	New Bern	County	Craven	State NC Zip Code 28562
Lender				



<p><b>MAP DATA</b></p> <p>FEMA Special Flood Hazard Area: <b>No</b></p> <p>Map Number: 37049C5489K</p> <p>Zone: <b>X</b></p> <p>Map Date: <b>June 19, 2020</b></p> <p>FIPS: 37049</p>	<p><b>MAP LEGEND</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> Areas inundated by 500-year flooding</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> Areas inundated by 100-year flooding</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> Velocity Hazard</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px dashed red; margin-right: 5px;"></span> Protected Areas</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid black; border-style: dashed; margin-right: 5px;"></span> Floodway</li> <li><span style="display: inline-block; width: 20px; height: 10px; border: 1px solid red; border-radius: 50%; margin-right: 5px;"></span> Subject Area</li> </ul>	<p>Powered by CoreLogic®</p>
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## Supplemental Addendum

File No. 528

Borrower/Client							
Property Address	1002 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender							

Tax information not available for subject as it is a recently split parcel.

### New Bern

New Bern, North Carolina is located on the North Carolina coast, mid way between Virginia and South Carolina. Situated on the Neuse River, the widest river in North America, it is conveniently located only minutes from Carteret County beaches and an easy two hour drive from Raleigh, the state's capital, The town is rich in history with more than 150 landmark homes and buildings. There are several marinas, excellent hospital and health care facilities, private and public schools, shops and restaurants, plus museums, art galleries, theaters and festivals. Although small - the metropolitan area numbers about 45,000 - New Bern has a sophisticated manufacturing base (Bosch, Moen, and Hatteras Yachts are major employers), along with a wealth of recreational opportunities, such as boating and golf. Nine golf courses, both private and public are within a fifteen minute drive of downtown. Founded in 1710, New Bern was the colonial capital of North Carolina and home to Tryon Palace and Gardens, and was the birthplace of Pepsi-Cola. This city is also the county seat, of Craven County, one of the longest and fastest growing counties in the state. The actual cosmopolitan make up of New Bern is shared by three additional municipalities, River Bend, Trent Woods and Bridgeton, whose borders abut one another. Havelock is home to Cherry Point, the world's largest U.S. Marine Corps Air Station and the area's largest employer, lies just 12 miles east of the city. Vanceboro anchors the western portion of the county, which is more rural with farming being the chief source of revenue and jobs. New Bern also attracts large numbers of retirees looking for a mild climate where to enjoy the varied outdoor recreational opportunities that are available almost year round. Military, both active and retired, make New Bern their home because of its proximity to MCAS Cherry Point.

- **FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.**

### • **Market Conditions Addendum to the Appraisal Report : Market Conditions Data Sources** **NCR MLS...1004MC DISCLAIMER**

The NCR MLS that covers Craven, Jones, Carteret, and Pamlico counties does not accurately reflect days on market or total number of active listing as it allows deletion and reinstatement of listings. Because of this practice, listings with long term days on market can be deleted and reinstated at the same time which in effect starts the days on market clock all over again. Cumulative days on market may not be accurate in some cases.

Exposure time is defined by USPAP as the estimated length of time that the subject interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Estimated exposure time for the subject is believed to be less than 3 months.

Estimated exposure time may or may not be the same or close to the days on market of the subject or the comparables used in this report.

This report is based on the extraordinary assumption that the quality of the unobserved interior of the comps used in this report are equal to that of the exterior. If this information is found to be not true, this appraiser reserves the right to alter opinions and conclusions found in this report.

Subject's measurements are based on ANSI Z765-2021 measurement standards and derived from onsite measurements, which is required as of April 1, 2022. Onsite measurements are more accurate than public records, which are typically exterior only calculations.

### USPAP COMPLIANCE

There are a minimum of 12 basic requirements that must be met in every appraisal in order to comply with USPAP. The standard forms – such as URAR, 2055, etc. – were not designed to comply with USPAP. Therefore these reports must be expanded to include the following requirements:

1. Identify the client and any intended users.
2. State the intended use of the appraisal. Example: This report is intended for use only by (identify the client and any other intended users by name or type) to make a decision regarding financing on the subject property or to assist in determining the asking price for the subject property, etc. Use of this report by others is not intended by the appraiser.
3. Sufficiently describe the real estate involved in the appraisal, including characteristics relevant to the assignment. Example: This is done by providing a legal description, address, survey, map, photographs, etc. and include economic attributes relevant to purpose and intended use of the appraisal.
4. State the real property interest appraised. Note: If interest appraised is other than existing interest, a hypothetical condition would be warranted. Example: appraising a fee simple interest in a property, when it is actually leased fee interest.
5. State the purpose of the appraisal, including the type and definition of value and its source. Note: If it is a market value assignment, state whether it is in cash or equivalent and note any non-market influences in financing, conditions or incentives.
6. State the effective date of the appraisal and the date of the report. Explanation: The effective date of the appraisal establishes the time period that was used to establish value and the date of the report indicates whether the report is retrospective, current or prospective. Both dates must be reported. Only the 2055 form requests *date of the report*, other forms should be supplemented to show both dates.
7. Disclose to the client and intended users of the report the scope of the work used to develop the appraisal. Explanation: This informs the client to what extent the appraiser went to in order to develop the appraisal to assure the client that they are not being misled. It is in this section that the appraiser must disclose any significant appraisal assistance in developing the report.

# Supplemental Addendum

File No. 528

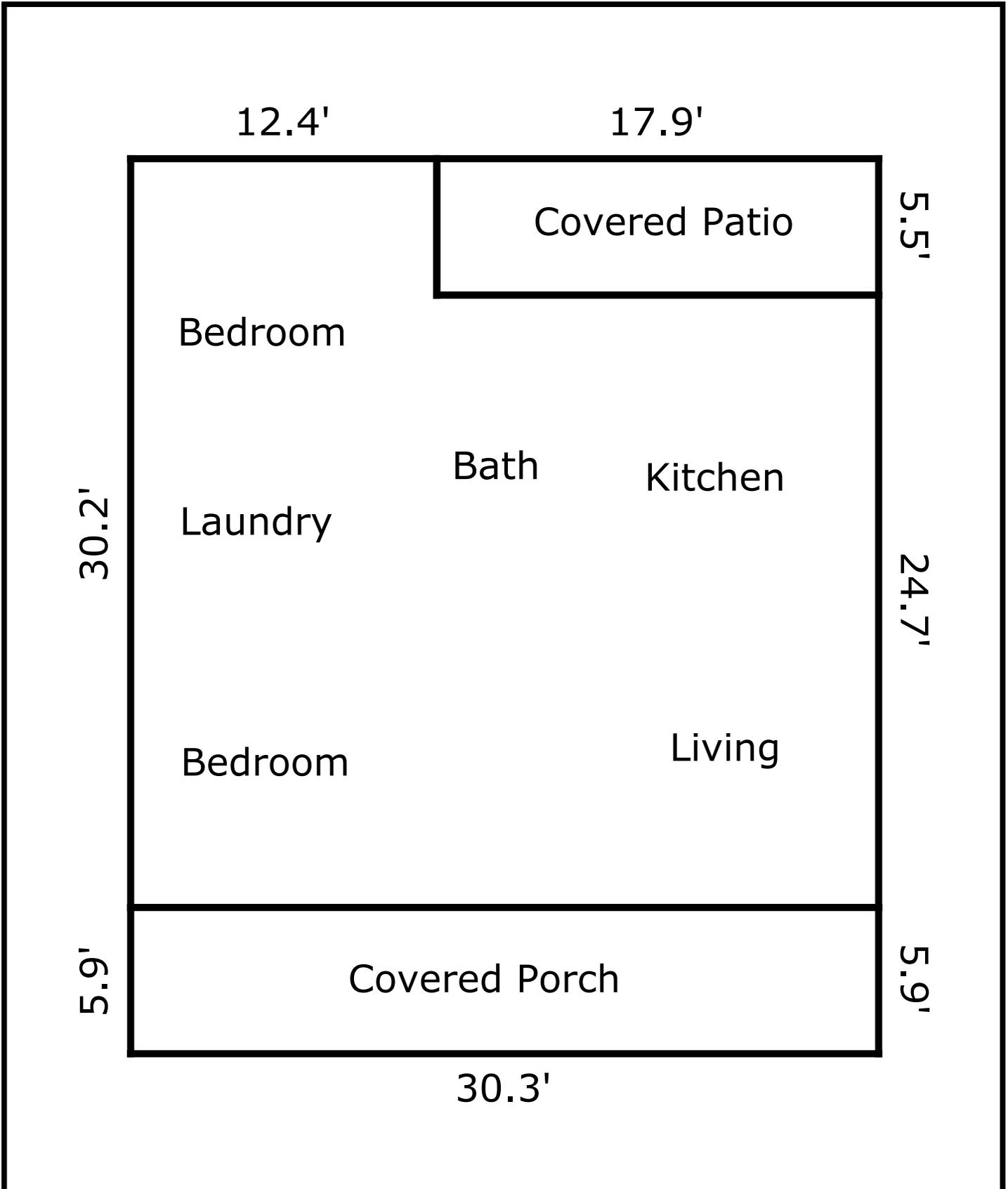
Borrower/Client							
Property Address	1002 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender							

8. State all assumptions, hypothetical conditions and limiting conditions that affected the analysis, opinions and conclusions. Explanation: Typical or ordinary assumptions and limiting conditions may be grouped together in an identified section of the report. Extraordinary assumptions or hypothetical conditions must be disclosed in conjunction with statements of each opinion or conclusion that was affected.
9. Summarize the information analyzed, the appraisal procedures followed, and the reasoning that support the analysis, opinions and conclusions. Comment: The explanation must be sufficient so that your client and other intended users can adequately understand your report. SR1-5 requires that any current contract, options, listings, prior sales, quality of the data must be disclosed in market value assignments.
10. State the use of the subject property as of the date of value and the use of the real estate reflected in the appraisal. When working on a market value appraisal, summarize the support and rationale for the appraiser's opinion of the highest and best use of the subject property. Comment: This support summary is mandatory. This summary must be of sufficient depth and detail to support the appraiser's opinion of highest and best use.
11. State and explain any permitted departures from specific requirements of Standard 1 and the reason for excluding any of the usual valuation approaches. Comment: when the Departure Rule is invoked, the appraisal report automatically becomes a limited appraisal. The report must contain a section that explains the extent of the appraisal process performed and the departures taken.
12. Include a signed certification in accordance with Standards Rule 2-3. Comment: the current 1004B of 6/93 certification does not comply with USPAP requirements since 3/31/99. The appraiser must supplement that certification with the one in USPAP. Certifications supplied by software manufacturers that purport to the 3/31/99 compliant may not comply to Fannie Mae requirements.

Water and utilities were not on at the time of inspection as the subject is under construction.

## Building Sketch

Borrower/Client				
Property Address 1002 Walt Bellamy Dr				
City	New Bern	County	Craven	State NC Zip Code 28562
Lender				



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	816.61 Sq ft	30.3 × 24.7 = 748.41 5.5 × 12.4 = 68.2
<b>Total Living Area (Rounded):</b>	<b>817 Sq ft</b>	
Non-living Area		
Concrete Patio	98.45 Sq ft	5.5 × 17.9 = 98.45
Open Porch	178.77 Sq ft	30.3 × 5.9 = 178.77

# Assumptions, Limiting Conditions & Scope of Work

File No.: 528

Property Address: 1002 Walt Bellamy Dr

City: New Bern

State: NC

Zip Code: 28562

Client: New Bern Redevelopment Commission

Address: 303 First St., New Bern, NC 28560

Appraiser: Jane Dail

Address: 4501 Carteret Dr, Trent Woods, NC, NC 28562

## 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.):**

# Certifications

File No.: 528

Property Address: 1002 Walt Bellamy Dr City: New Bern State: NC Zip Code: 28562  
 Client: New Bern Redevelopment Commission Address: 303 First St., New Bern, NC 28560  
 Appraiser: Jane Dail Address: 4501 Carteret Dr, Trent Woods, NC, NC 28562

## 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 analyses, opinions, and conclusions are limited only by

the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- 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.

## DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified 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 acting in what they consider their own best interests;
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 arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: hough.zeb@newbernnc.gov Client Name: New Bern Redevelopment Commission  
 E-Mail: hough.zeb@newbernnc.gov Address: 303 First St., New Bern, NC 28560

## APPRAISER

*Jane M. Dail*  
 Appraiser Name: Jane Dail

Company: Inner Banks Appraisals, LLC

Phone: 252-631-0047 Fax: \_\_\_\_\_

E-Mail: innerbanksappraisals@gmail.com

Date Report Signed: 02/05/2024

License or Certification #: A8814 State: NC

Designation: Certified Residential Appraiser

Expiration Date of License or Certification: 06/30/2024

Inspection of Subject:  Interior & Exterior  Exterior Only  None

Date of Inspection: 01/29/2024



## SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: \_\_\_\_\_

Company: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Date Report Signed: \_\_\_\_\_

License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_

Designation: \_\_\_\_\_

Expiration Date of License or Certification: \_\_\_\_\_

Inspection of Subject:  Interior & Exterior  Exterior Only  None

Date of Inspection: \_\_\_\_\_

SIGNATURES



**LICENSE**



**Residential Construction at 1002 Walt Bellamy Drive**

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**1002 Walt Bellamy Drive**

**Location:** 1002 Walt Bellamy Drive, New Bern, NC  
Craven County Parcel ID#: 8-009-00A

**Owner:** City of New Bern  
Foster Hughes, City Manager

**SCOPE OF WORK:**

Any bid submitted for this project shall be a lump sum price, that includes all materials, equipment, and labor as necessary to construct a residential structure as depicted on the project plans and to the general specifications outlined below. All work not specifically outlined in the specifications but is required for completion of the structure per the North Carolina State Building Code (NCSBC), shall be considered a subsidiary obligation of the contract and all costs for such items shall be included in the lump sum price for the project.

**SPECIFICATIONS:**

- **General Conditions:**
  - Water and Sewer Connections to the site shall be provided by the Owner.
  - Contractor shall be responsible for obtaining all necessary building permits.
  - Contractor shall be responsible for all temporary facilities (water, electric, toilet, etc.) necessary during construction.
  - Contractor shall maintain workers compensation, builders risk, and general liability insurance as required by Owner.
- **Demolition & Sitework**
  - Removal and disposal of existing trees, fencing, and concrete as indicated on the project plans.
  - Removal of topsoil and organic material from within the building envelope and driveway area.
  - Installation of select fill material under building envelope as necessary to obtain FFE shown on the project plans.
  - Regrade site as shown of the project plans, to provide positive drainage away from the proposed structure.
- **Foundation**
  - Form and pour monolithic slab as shown on the project plans.
  - Provide all reinforcing steel and in-slab anchors as shown on the project plans.
  - All concrete in the foundation shall have a minimum design strength of 3,000 psi at 28 days and a design slump not to exceed 4".
  - Provide termite pre-treatment of building slab.
- **Building**
  - All framing shown on the project plans shall utilize 2"x4" studs and engineered wood trusses. At a minimum, all lumber shall be No.2 SYP or better.
  - Insulate exterior walls with R-15 faced insulation.
  - Insulate interior walls with R-13 faced insulation.

### Residential Construction at 1002 Walt Bellamy Drive

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- Insulate ceiling with R-30 faced insulation.
- Exterior sheathing on walls and roof shall be 7/16" OSB.
- A vapor barrier with a minimum Perm rating of 12, shall be installed on all exterior walls.
- An ice & water barrier shall be installed to completely cover the roof. Barrier shall be polypropylene or rubberized asphalt, self-adhesive, and designed to be used with asphalt shingles.
- Roofing shall be 30-year architectural shingles. Color selected by Owner, from manufacturers standard color palette.
- Windows shall be white vinyl, grid between glass, standard low-E/Argon.
- Exterior doors shall be 6-panel or nine lite, solid core, provided with standard entryway lockset in nickel finish.
- Exterior storm doors shall be full glass, with white aluminum frame.
- Interior doors shall be 6-panel, hollow core, provided with standard passageway lockset in nickel finish.
- Cabinets shall be white, contractor grade, "shaker" style.
- Counter tops shall be pre-formed laminate with integrated backsplash. Color selected by Owner, from manufacturers standard color palette.
- Exterior siding shall be standard Dutch, double-5 vinyl, with minimum thickness of 0.04 inches. Color selected by Owner, from manufacturers standard color palette.
- All fascia board and exterior trim shall be wrapped with white, PVC-coated aluminum trim coil.
- **Finishes**
  - Hang and finish 1/2" drywall on all interior walls and ceilings, level 4 finish.
  - Trim doors and windows with wood casing (paint grade).
  - Baseboard in all rooms shall be paint grade wood, with a minimum height of 3.25".
  - Apply one coat of primer to all drywall and wood trim.
  - Apply two coats of acrylic paint to all drywall and trim. Eggshell finish on the walls flat finish on the ceilings, and semi-gloss finish on the trim. Colors selected by Owner, from manufacturers standard color palette.
  - Floor covering in all rooms shall be luxury vinyl sheet with pressure sensitive adhesive. Vinyl sheet shall be wood plank style with a minimum wear layer thickness of 9.0 Mils. Color selected by Owner, from manufacturers standard color palette.
- **Plumbing**
  - Provide and install 40-gallon electric hot water heater.
  - Provide and install 30"x60" fiberglass shower/tub combo unit.
  - Provide and install standard height water closet with elongated bowl.
  - Provide and install ceramic, drop-in lavatory sink with single leaver faucet.
  - Provide and install stainless steel, double bowl, drop-in kitchen sink with single leaver faucet.
  - Provide and install 24" wide, ENERGY STAR dishwasher.
  - Provide hot and cold water in-wall connections, along with drain for washing machine.
  - Provide and install (2) frost proof, exterior hose bibs.
- **Mechanical**
  - Provide and install split heat pump system with a minimum heating and cooling capacity of 24,000 BTU and a Minimum SEER rating of 14.0
  - Supply and return duct work shall be installed in the attic. All duct work shall be sized and insulated as required by the NCSBC.

Residential Construction at 1002 Walt Bellamy Drive

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- **Electrical**
  - Provide and install 200-amp service meter base and panel.
  - Lights, receptacles, switches, and fans shall be installed as indicated on the project plans.
  - All ceiling lights shall be 6" can-less recessed LED downlights with a temperature rating of 3,000K.
  - Provide and install 30" single oven, 4-burner electric range.
  - Provide and install 30" range hood, with a minimum exhaust capacity of 200-CFM.
- **Misc. Concrete Work**
  - Concrete driveway, and walkway shall be installed as shown on the project plans and to a thickness of 4".
  - All concrete utilized in flat work shall have a minimum design strength of 3,000 psi at 28 days and a design slump not to exceed 4".
- **Landscaping**
  - Install sod from curb to back wall of house entire width of lot on prepared soil by power rake or equivalent.
  - Back of house to rear lot line should be seeded in prepared soil.
  - The front of the house shall have a 4' wide planting bed in the general location shown on the plans. Planting bed shall be prepared, weed barrier installed, and evergreen shrubs (3-gallon minimum) planted every 4-feet. Bed should be mulched.
  - One hardwood tree of at least 2" caliper is to be planted in general location shown on the plans.

# INVOICE

**FROM:**

Jane M. Dail  
 Inner Banks Appraisals, LLC  
 4501 Carteret Dr.,  
 Trent Woods, NC 28562

Telephone Number: 252-631-0047 Fax Number:

**TO:**

New Bern Redevelopment Commission  
 303 First St.  
 New Bern, NC 28560

E-Mail:  
 Telephone Number: Fax Number:  
 Alternate Number:

**INVOICE NUMBER**

**DATES**

Invoice Date: 02/05/2024  
 Due Date: 03/04/2024

**REFERENCE**

Internal Order #: 0000529  
 Lender Case #:  
 Client File #:  
 FHA/VA Case #:  
 Main File # on form: 529  
 Other File # on form:  
 Federal Tax ID:  
 Employer ID:

**DESCRIPTION**

**Lender:** New Bern Redevelopment Commission **Client:** New Bern Redevelopment Commission  
**Purchaser/Borrower:**  
**Property Address:** 1004 Walt Bellamy Dr  
**City:** New Bern  
**County:** Craven **State:** NC **Zip:** 28562  
**Legal Description:** Lot B Redevelopment Commission of the City of New Bern 203 &, DB 3679 PG 1464

**FEES**

**AMOUNT**

500.00

**SUBTOTAL**

500.00

**PAYMENTS**

**AMOUNT**

**Check #:** **Date:** **Description:**  
**Check #:** **Date:** **Description:**  
**Check #:** **Date:** **Description:**

**SUBTOTAL**

0

**TOTAL DUE**

\$

500.00

## APPRAISAL OF REAL PROPERTY



### LOCATED AT

1004 Walt Bellamy Dr  
New Bern, NC 28562  
Lot B Redevelopment Commission of the City of New Bern 203 &, DB 3679 PG 1464

### FOR

New Bern Redevelopment Commission  
303 First St.  
New Bern, NC 28560

### OPINION OF VALUE

163,000

### AS OF

01/29/2024

### BY

Jane Dail  
Inner Banks Appraisals, LLC  
4501 Carteret Dr  
Trent Woods, NC, NC 28562  
252-631-0047  
innerbanksappraisals@gmail.com

# RESIDENTIAL APPRAISAL REPORT

File No.: 529

<b>Property Address:</b> 1004 Walt Bellamy Dr	<b>City:</b> New Bern	<b>State:</b> NC	<b>Zip Code:</b> 28562
<b>County:</b> Craven		<b>Legal Description:</b> Lot B Redevelopment Commission of the City of New Bern 203 &, DB 3679 PG 1464	
<b>Assessor's Parcel #:</b> 8-009 -00B			
<b>Tax Year:</b>	<b>R.E. Taxes:</b> \$	<b>Special Assessments:</b> \$	<b>Borrower (if applicable):</b>
<b>Current Owner of Record:</b> New Bern Redevelopment Commission		<b>Occupant:</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
<b>Project Type:</b> <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		<b>HOA:</b> \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month	
<b>Market Area Name:</b> New Bern		<b>Map Reference:</b> J-52-F <b>Census Tract:</b> 9609.00	

<b>The purpose of this appraisal is to develop an opinion of:</b> <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
<b>This report reflects the following value (if not Current, see comments):</b> <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
<b>Approaches developed for this appraisal:</b> <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
<b>Property Rights Appraised:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
<b>Intended Use:</b> Establish market value for government entity
<b>Intended User(s) (by name or type):</b> New Bern Redevelopment Commission
<b>Client:</b> New Bern Redevelopment Commission <b>Address:</b> 303 First St., New Bern, NC 28560
<b>Appraiser:</b> Jane Dail <b>Address:</b> 4501 Carteret Dr, Trent Woods, NC, NC 28562

<b>Location:</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Predominant Occupancy</b>	<b>One-Unit Housing</b>	<b>Present Land Use</b>	<b>Change in Land Use</b>
<b>Built up:</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 30	<b>PRICE</b> \$ (000)	<b>One-Unit</b> 70 %	<input checked="" type="checkbox"/> Not Likely
<b>Growth rate:</b> <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 65	<b>AGE</b> (yrs)	<b>2-4 Unit</b> 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
<b>Property values:</b> <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	30 Low 0	<b>Multi-Unit</b> 10 %	* To: _____
<b>Demand/supply:</b> <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	360 High 100	<b>Comm'l</b> 10 %	
<b>Marketing time:</b> <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		50 Pred 50	<b>Vacant land</b> 5 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject is in the New Bern city limits, which is the county seat of Craven County. New Bern is bounded roughly by the Neuse River to the east, the Trent River and Trent Woods to the south, Rocky Run to the west and Gracie Farms Road to the north. For more information about New Bern, please see the attached addendum. Analysis of New Bern properties on NCR MLS indicates a stable market within the subject neighborhood as covered by the NCR MLS.

<b>Dimensions:</b> See attached tax map	<b>Site Area:</b> .1 acres
<b>Zoning Classification:</b> R-6	<b>Description:</b> Single-, two-, multi-family residential
<b>Zoning Compliance:</b> <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
<b>Are CC&amp;Rs applicable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	<b>Have the documents been reviewed?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Highest &amp; Best Use as improved:</b> <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
<b>Actual Use as of Effective Date:</b> Single family residential, under construction	
<b>Use as appraised in this report:</b> Single family residential, under construction	
<b>Summary of Highest &amp; Best Use:</b> Single family residential	

<b>Utilities</b>	<b>Public</b>	<b>Other</b>	<b>Provider/Description</b>	<b>Off-site Improvements</b>	<b>Type</b>	<b>Public</b>	<b>Private</b>	<b>Topography</b>	<b>Flat</b>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	.1 acres
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Neutral/Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		
<b>Other site elements:</b> <input checked="" type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cul de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)									
<b>FEMA Spec'l Flood Hazard Area</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>FEMA Flood Zone</b> X <b>FEMA Map #</b> 37049C5489K <b>FEMA Map Date</b> 6/19/2020									
<b>Site Comments:</b> Extraordinary assumption includes site size, as it was taken from the Craven County Tax Office and could change with a survey of the site.									

<b>General Description</b>	<b>Exterior Description</b>	<b>Foundation</b>	<b>Basement</b> <input checked="" type="checkbox"/> None	<b>Heating</b> FWA
<b># of Units</b> 1 <input type="checkbox"/> Acc. Unit	<b>Foundation</b> Slab	<b>Slab</b> Yes	<b>Area Sq. Ft.</b> 0	<b>Type</b> Heat pump
<b># of Stories</b> 1	<b>Exterior Walls</b> Vinyl	<b>Crawl Space</b> None	<b>% Finished</b>	<b>Fuel</b> Electric
<b>Type</b> <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	<b>Roof Surface</b> Dim shingles	<b>Basement</b> None	<b>Ceiling</b>	
<b>Design (Style)</b> Ranch	<b>Gutters &amp; Dwnspts.</b> None	<b>Sump Pump</b> <input type="checkbox"/>	<b>Walls</b>	<b>Cooling</b> Central
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Und.Cons.	<b>Window Type</b> SH/Vinyl/TW	<b>Dampness</b> <input type="checkbox"/>	<b>Floor</b>	<b>Central</b> Yes
<b>Actual Age (Yrs.)</b> 0	<b>Storm/Screens</b> None	<b>Settlement</b> None	<b>Outside Entry</b>	<b>Other</b>
<b>Effective Age (Yrs.)</b> 0		<b>Infestation</b> None		
<b>Interior Description</b>	<b>Appliances</b>	<b>Attic</b> <input type="checkbox"/> None	<b>Amenities</b>	<b>Car Storage</b> <input type="checkbox"/> None
<b>Floors</b> Luxury vinyl sheet	<b>Refrigerator</b> <input type="checkbox"/>	<b>Stairs</b> <input type="checkbox"/>	<b>Fireplace(s) #</b> 0	<b>Woodstove(s) #</b> 0
<b>Walls</b> Drywall/Average	<b>Range/Oven</b> <input checked="" type="checkbox"/>	<b>Drop Stair</b> <input type="checkbox"/>	<b>Uncovered patio</b>	<b>Garage # of cars ( 1 Tot.)</b>
<b>Trim/Finish</b> Wood/Average	<b>Disposal</b> <input type="checkbox"/>	<b>Scuttle</b> <input checked="" type="checkbox"/>	<b>Deck</b> None	<b>Attach.</b> 0
<b>Bath Floor</b> Luxury vinyl sheet	<b>Dishwasher</b> <input type="checkbox"/>	<b>Doorway</b> <input type="checkbox"/>	<b>Porch</b> Front	<b>Detach.</b> 0
<b>Bath Wainscot</b> None	<b>Fan/Hood</b> <input checked="" type="checkbox"/>	<b>Floor</b> <input type="checkbox"/>	<b>Fence</b> None	<b>Blt.-In</b> 0
<b>Doors</b> Solid core/Hollow core	<b>Microwave</b> <input type="checkbox"/>	<b>Heated</b> <input type="checkbox"/>	<b>Pool</b> None	<b>Carport</b> 0
	<b>Washer/Dryer</b> <input type="checkbox"/>	<b>Finished</b> <input type="checkbox"/>		<b>Driveway</b> 1
				<b>Surface</b> Concrete/Average
<b>Finished area above grade contains:</b> 4 Rooms 2 Bedrooms 1.0 Bath(s) 855 Square Feet of Gross Living Area Above Grade				
<b>Additional features:</b> None noted				
<b>Describe the condition of the property (including physical, functional and external obsolescence):</b> Subject is under construction. See attached specifications provided by builder.				



# RESIDENTIAL APPRAISAL REPORT

File No.: 529

<b>TRANSFER HISTORY</b>	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Tax records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Subject was transferred from Sonnae Taylor
	Date: 07/09/2021	Scott to New Bern Redevelopment Commission on 07/09/2021
	Price: \$10	
	Source(s): Tax Records	
	2nd Prior Subject Sale/Transfer	
Date:		
Price:		
Source(s):		

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1004 Wait Bellamy Dr New Bern, NC 28562	1327 Hazel Ave New Bern, NC 28560			1800 Colonial Way New Bern, NC 28560			812 Clark Ave New Bern, NC 28560		
Proximity to Subject		1.48 miles NW			0.95 miles NW			0.87 miles NW		
Sale Price	\$	\$ 175,000			\$ 180,000			\$ 172,000		
Sale Price/GLA	\$ /sq.ft.	\$ 162.94 /sq.ft.			\$ 184.62 /sq.ft.			\$ 165.38 /sq.ft.		
Data Source(s)	Inspection	NCR #100410013 DOM 7			NCR #100377058 DOM 158			NCR #100392933 DOM 49		
Verification Source(s)	Craven Co. Tax Rec	Craven Co. Tax Records-Realtor			Craven Co. Tax Records-Realtor			Craven Co. Tax Records-Realtor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		Arms Length 1500		Arms Length 4000		Arms Length 1000				
Date of Sale/Time		11/30/2023	0	10/23/2023	0	10/18/2023	0			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Neutral/Residential	Neutral/Residential		Neutral/Residential		Neutral/Residential				
Site	.1 acres	.27	0	.27	-8,000	.27 acres	-8,000			
View	Neutral/Residential	Neutral/Residential		Neutral/Residential		Neutral/Residential				
Design (Style)	Ranch	Ranch		Ranch		Ranch				
Quality of Construction	Average	Average		Average		Average				
Age	0	71		0		78				
Condition	New Construction	Good	+10,740	New Construction		Good	+10,400			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	4 2 1.0	5 2 2	-8,000	6 3 1		6 3 1				
Gross Living Area	855 sq.ft.	1,074 sq.ft.	-8,760	975 sq.ft.	-4,800	1,040 sq.ft.	-7,400			
Basement & Finished Rooms Below Grade	0	0		0		0				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC				
Energy Efficient Items	Thermal Windows	None		None		TW				
Garage/Carport	0	1 carport	-1,000	None		2 carport	-2,000			
Porch/Patio/Deck	Porch/Patio	Stoop/Deck	+500	Porch	-1,000	Stoop/Porch	-1,000			
Other	None	None		None		Fence				
Other	None	2 Storage		None		None				
Other	None	None		None		Fireplace	+1,500			
Other	None	None		None		None				
Other	None	None		None		None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,520	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -13,800	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -6,500			
Adjusted Sale Price of Comparables		Net 3.7 % Gross 16.6 %	\$ 168,480	Net 7.7 % Gross 7.7 %	\$ 166,200	Net 3.8 % Gross 17.6 %	\$ 165,500			

**Summary of Sales Comparison Approach** The search for reasonably similar properties began in New Bern city limits for similar-sized new construction homes. Due to a lack of available comps, the search was expanded to older homes. The above sales appear to be the most recent sales in the market area and are considered to be the best available for subject analysis. The comps were chosen to be as similar as possible to the subject and to bracket its characteristics. The adjustments reflect market reaction to the differences between the subject and comparables. Adjustments were made based on the appraiser's knowledge of the area, paired analysis from previous appraisals and sales, and discussions with local real estate brokers and agents and fellow appraisers. Adjustments made for site, condition, bath, square footage, carport, stoop/deck/porch/patio, fence, storage and fireplace. Site adjustments were based on recent lot sales and analysis of NCR MLS. No adjustment made for thermal windows as NCR MLS often misreports this information. Most weight given to comps 1-2, comp 1 due to its recent sale date and comp 2 due to its similar condition to the subject. Less weight was given to comp 4 as it is in a flood plain and likely has had flood damage to its interior during Hurricane Florence.

Indicated Value by Sales Comparison Approach \$ 163,000





# ADDITIONAL COMPARABLE SALES

File No.: 529

FEATURE		SUBJECT		COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6			
Address		1004 Walt Bellamy Dr New Bern, NC 28562		1818 Durham St New Bern, NC 28560			2103 Chestnut Ave New Bern, NC 28562						
Proximity to Subject				1.26 miles NW			1.27 miles SW						
Sale Price		\$		\$ 167,500			\$ 128,500			\$			
Sale Price/GLA		\$/sq.ft.		\$ 160.59 /sq.ft.			\$ 198.92 /sq.ft.			\$/sq.ft.			
Data Source(s)		Inspection		NCR #100398933 DOM 8			NCR #100379545 DOM 1						
Verification Source(s)		Craven Co. Tax Rec		Craven Co. Tax Records-Realtor			Craven Co. Tax Records-Realtor						
VALUE ADJUSTMENTS		DESCRIPTION		DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	DESCRIPTION		+(-) \$ Adjust.	
Sales or Financing Concessions				Arms Length 7500		0	Arms Length 3125		0				
Date of Sale/Time				10/11/2023			06/16/2023						
Rights Appraised		Fee Simple		Fee Simple			Fee Simple						
Location		Neutral/Residential		Neutral/Residential			Neutral/Residential						
Site		.1 acres		.12 acres			0	.34 acres		0			
View		Neutral/Residential		Neutral/Residential			Neutral/Residential						
Design (Style)		Ranch		Ranch			Ranch						
Quality of Construction		Average		Average			Average						
Age		0		19			0	69		0			
Condition		New Construction		Very good			+5,215	Very Good		+3,230			
Above Grade		Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths	Total	Bdrms	Baths
Room Count		4	2	1.0	5	3	2	4	3	1			
Gross Living Area		855 sq.ft.		1,043 sq.ft.			-7,520	646 sq.ft.		+8,360	sq.ft.		
Basement & Finished Rooms Below Grade		0		0			0	0		0			
Functional Utility		Average		Average				Average					
Heating/Cooling		FWA/CAC		FWA/CAC				FWA/CAC					
Energy Efficient Items		Thermal Windows		TW				None					
Garage/Carport		0		None				None					
Porch/Patio/Deck		Porch/Patio		Porch/Deck			-1,000	Porch/Deck		-500			
Other		None		None				None					
Other		None		None				None					
Other		None		None				None					
Other		None		None				None					
Other		None		None				None					
Net Adjustment (Total)				<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ -11,305	<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 11,090	<input type="checkbox"/> + <input type="checkbox"/> -		\$	
Adjusted Sale Price of Comparables				Net 6.7 %		\$ 156,195	Net 8.6 %		\$ 139,590	Net %		\$	
				Gross 13.0 %		\$ 156,195	Gross 9.4 %		\$ 139,590	Gross %		\$	

SALES COMPARISON APPROACH

Summary of Sales Comparison Approach

# Assumptions, Limiting Conditions & Scope of Work

File No.: 529

Property Address: 1004 Walt Bellamy Dr City: New Bern State: NC Zip Code: 28562

Client: New Bern Redevelopment Commission Address: 303 First St., New Bern, NC 28560

Appraiser: Jane Dail Address: 4501 Carteret Dr, Trent Woods, NC, NC 28562

## 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.):**

# Certifications

File No.: 529

Property Address: 1004 Walt Bellamy Dr City: New Bern State: NC Zip Code: 28562  
 Client: New Bern Redevelopment Commission Address: 303 First St., New Bern, NC 28560  
 Appraiser: Jane Dail Address: 4501 Carteret Dr, Trent Woods, NC, NC 28562

## 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 analyses, opinions, and conclusions are limited only by

the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- 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.

## DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

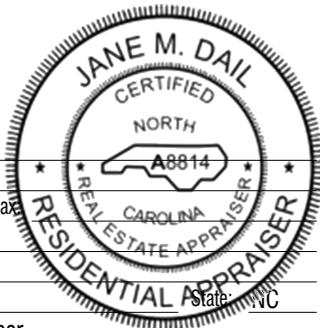
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: hough.zeb@newbernnc.gov Client Name: New Bern Redevelopment Commission  
 E-Mail: hough.zeb@newbernnc.gov Address: 303 First St., New Bern, NC 28560

### APPRAISER

Appraiser Name: Jane Dail  
 Company: Inner Banks Appraisals, LLC  
 Phone: 252-631-0047 Fax: \_\_\_\_\_  
 E-Mail: innerbanksappraisals@gmail.com  
 Date Report Signed: 02/05/2024  
 License or Certification #: A8814 State: NC  
 Designation: Certified Residential Appraiser  
 Expiration Date of License or Certification: 06/30/2024  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: 01/29/2024



### SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: \_\_\_\_\_

SIGNATURES

## Subject Photo Page

Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



### Subject Front

1004 Walt Bellamy Dr



### Subject Rear



### Subject Street

## Photograph Addendum

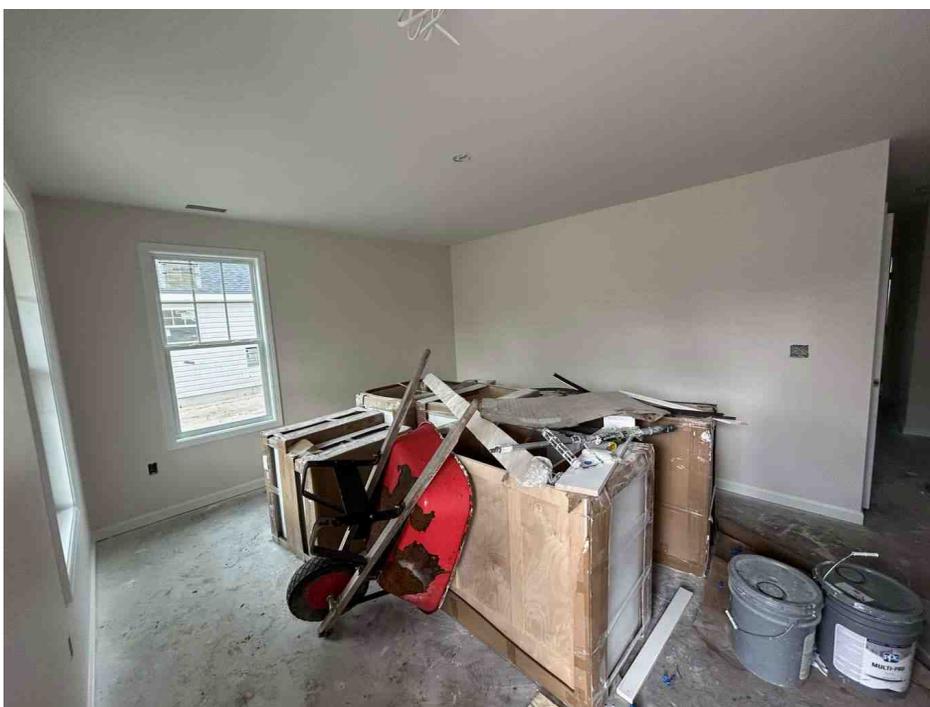
Borrower/Client					
Property Address	1004 Walt Bellamy Dr				
City	New Bern	County	Craven	State	NC Zip Code 28562
Lender	New Bern Redevelopment Commission				



Exterior side 1



Exterior side 2



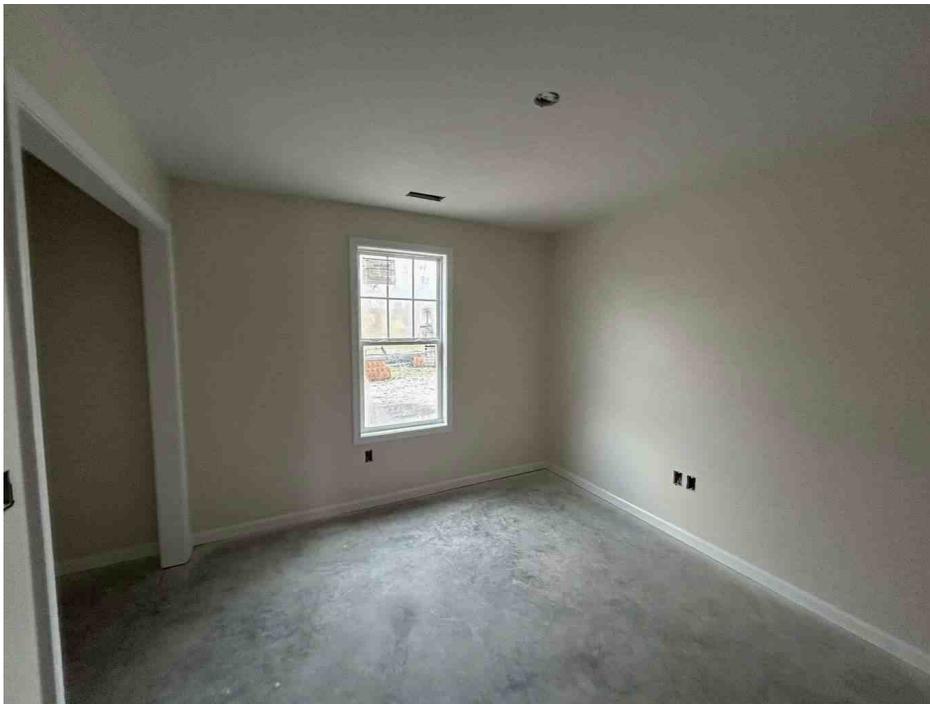
Living

## Photograph Addendum

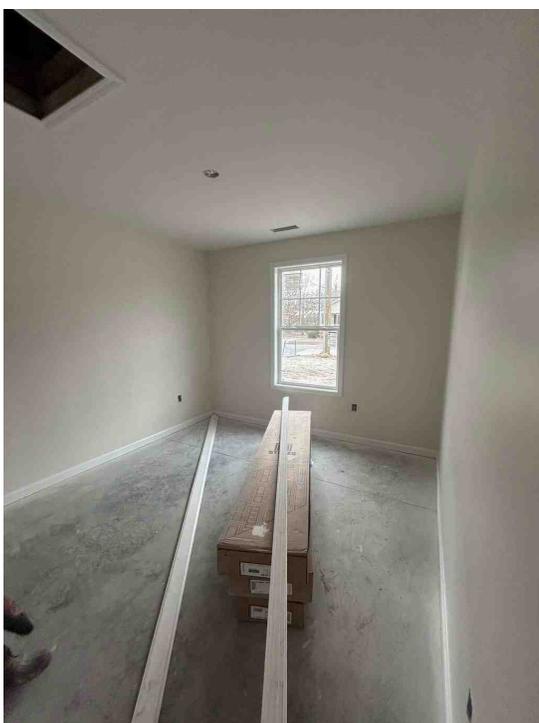
Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



Kitchen



Bed 1



Bed 2

## Photograph Addendum

Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						

Bath



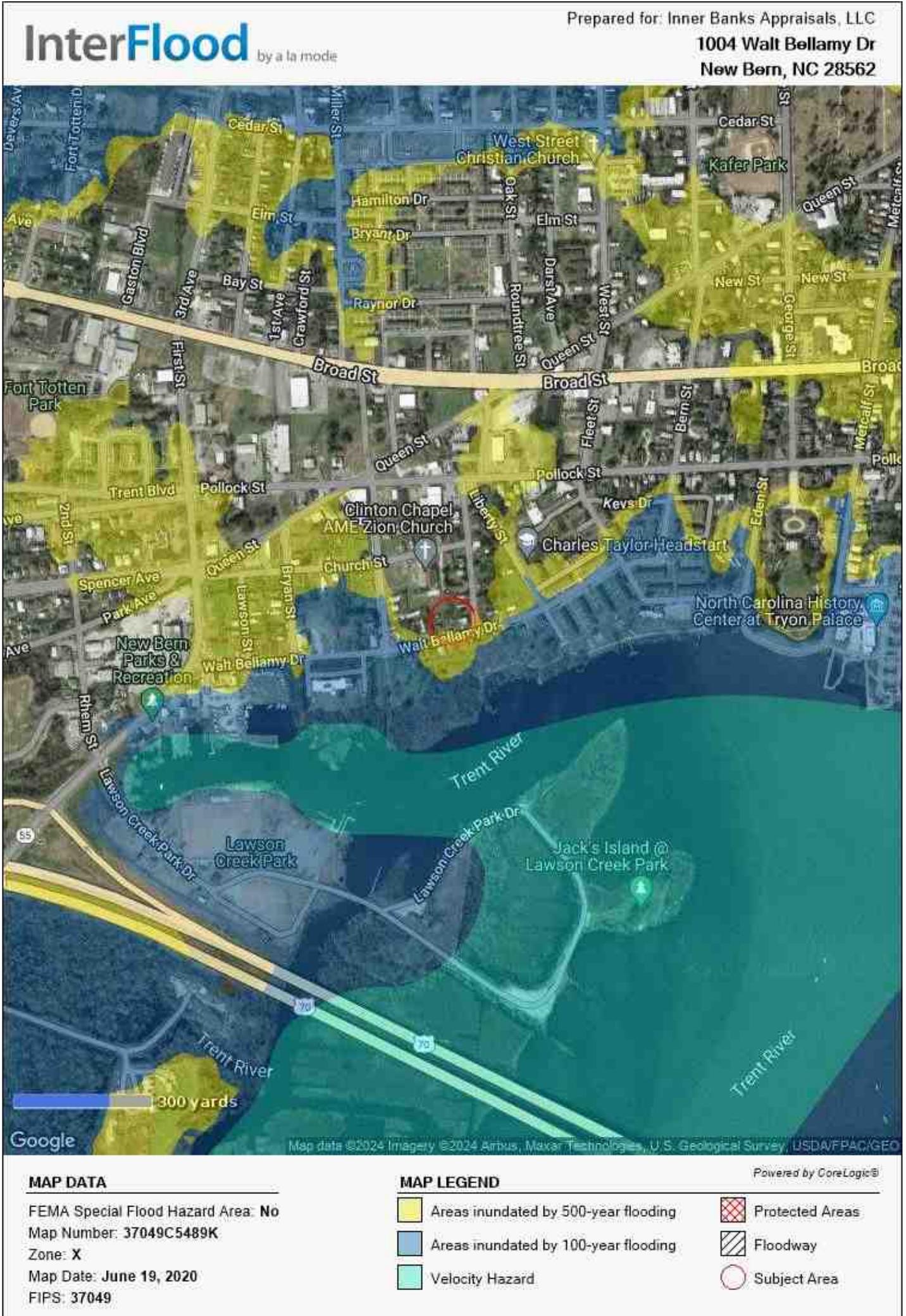
## Location Map

Borrower/Client				
Property Address	1004 Walt Bellamy Dr			
City	New Bern	County	Craven	State NC      Zip Code 28562
Lender	New Bern Redevelopment Commission			



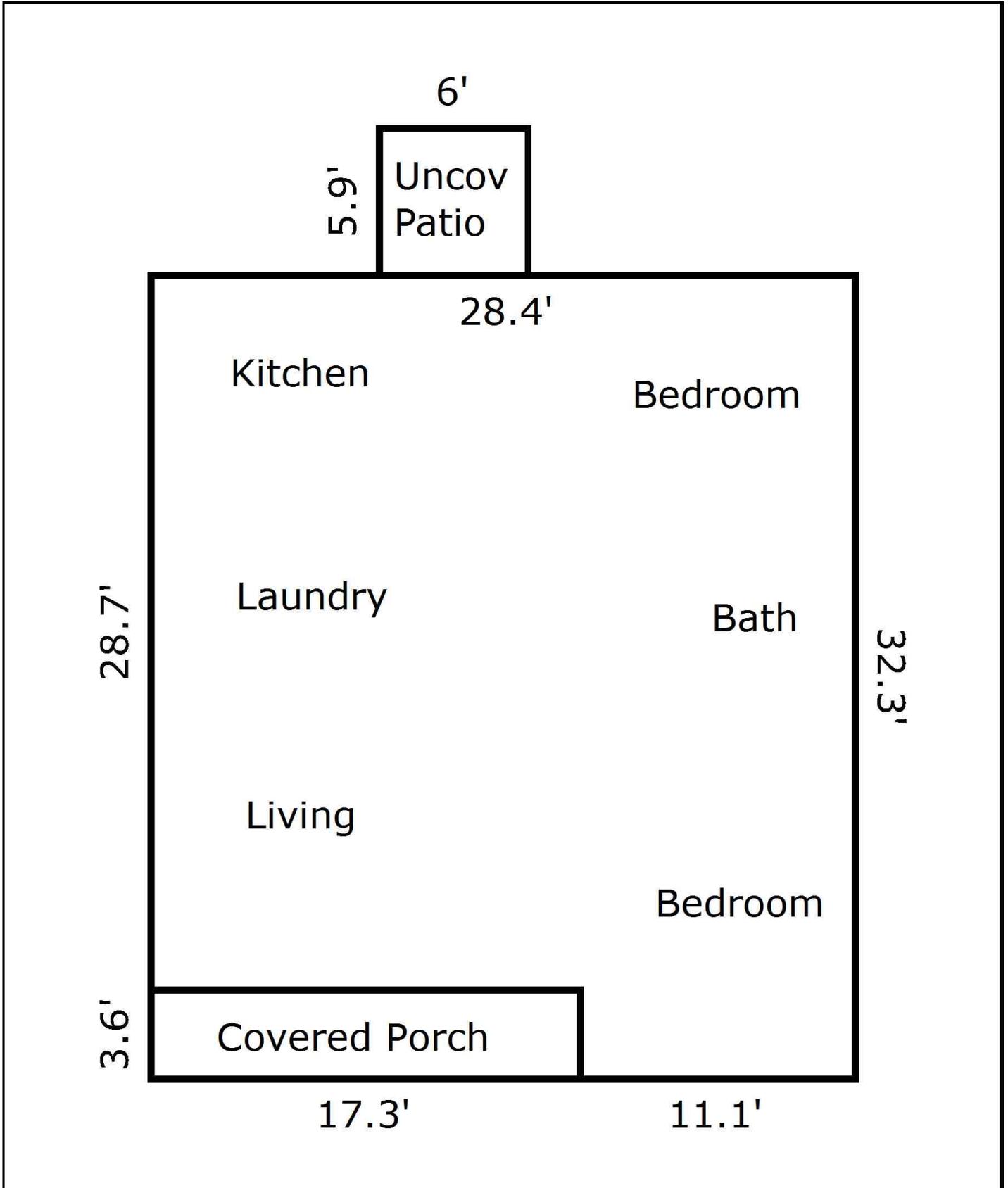
# Flood Map

Borrower/Client				
Property Address	1004 Walt Bellamy Dr			
City	New Bern	County	Craven	State NC Zip Code 28562
Lender	New Bern Redevelopment Commission			



## Building Sketch

Borrower/Client				
Property Address 1004 Walt Bellamy Dr				
City	New Bern	County	Craven	State NC Zip Code 28562
Lender	New Bern Redevelopment Commission			



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	855.04 Sq ft	28.4 × 28.7 = 815.08 3.6 × 11.1 = 39.96
<b>Total Living Area (Rounded):</b>	<b>855 Sq ft</b>	
Non-living Area		
Open Porch	62.28 Sq ft	3.6 × 17.3 = 62.28
Concrete Patio	35.4 Sq ft	6 × 5.9 = 35.4

## Supplemental Addendum

File No. 529

Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						

Tax information not available for subject as it is a recently split parcel.

### New Bern

New Bern, North Carolina is located on the North Carolina coast, mid way between Virginia and South Carolina. Situated on the Neuse River, the widest river in North America, it is conveniently located only minutes from Carteret County beaches and an easy two hour drive from Raleigh, the state's capital, The town is rich in history with more than 150 landmark homes and buildings. There are several marinas, excellent hospital and health care facilities, private and public schools, shops and restaurants, plus museums, art galleries, theaters and festivals. Although small - the metropolitan area numbers about 45,000 - New Bern has a sophisticated manufacturing base (Bosch, Moen, and Hatteras Yachts are major employers), along with a wealth of recreational opportunities, such as boating and golf. Nine golf courses, both private and public are within a fifteen minute drive of downtown. Founded in 1710, New Bern was the colonial capital of North Carolina and home to Tryon Palace and Gardens, and was the birthplace of Pepsi-Cola. This city is also the county seat, of Craven County, one of the longest and fastest growing counties in the state. The actual cosmopolitan make up of New Bern is shared by three additional municipalities, River Bend, Trent Woods and Bridgeton, whose borders abut one another. Havelock is home to Cherry Point, the world's largest U.S. Marine Corps Air Station and the area's largest employer, lies just 12 miles east of the city. Vanceboro anchors the western portion of the county, which is more rural with farming being the chief source of revenue and jobs. New Bern also attracts large numbers of retirees looking for a mild climate where to enjoy the varied outdoor recreational opportunities that are available almost year round. Military, both active and retired, make New Bern their home because of its proximity to MCAS Cherry Point.

- **FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.**

### • **Market Conditions Addendum to the Appraisal Report : Market Conditions Data Sources** **NCR MLS...1004MC DISCLAIMER**

The NCR MLS that covers Craven, Jones, Carteret, and Pamlico counties does not accurately reflect days on market or total number of active listing as it allows deletion and reinstatement of listings. Because of this practice, listings with long term days on market can be deleted and reinstated at the same time which in effect starts the days on market clock all over again. Cumulative days on market may not be accurate in some cases.

Exposure time is defined by USPAP as the estimated length of time that the subject interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Estimated exposure time for the subject is believed to be less than 3 months.

Estimated exposure time may or may not be the same or close to the days on market of the subject or the comparables used in this report.

This report is based on the extraordinary assumption that the quality of the unobserved interior of the comps used in this report are equal to that of the exterior. If this information is found to be not true, this appraiser reserves the right to alter opinions and conclusions found in this report.

Subject's measurements are based on ANSI Z765-2021 measurement standards and derived from onsite measurements, which is required as of April 1, 2022. Onsite measurements are more accurate than public records, which are typically exterior only calculations.

### USPAP COMPLIANCE

There are a minimum of 12 basic requirements that must be met in every appraisal in order to comply with USPAP. The standard forms – such as URAR, 2055, etc. – were not designed to comply with USPAP. Therefore these reports must be expanded to include the following requirements:

1. Identify the client and any intended users.
2. State the intended use of the appraisal. Example: This report is intended for use only by (identify the client and any other intended users by name or type) to make a decision regarding financing on the subject property or to assist in determining the asking price for the subject property, etc. Use of this report by others is not intended by the appraiser.
3. Sufficiently describe the real estate involved in the appraisal, including characteristics relevant to the assignment. Example: This is done by providing a legal description, address, survey, map, photographs, etc. and include economic attributes relevant to purpose and intended use of the appraisal.
4. State the real property interest appraised. Note: If interest appraised is other than existing interest, a hypothetical condition would be warranted. Example: appraising a fee simple interest in a property, when it is actually leased fee interest.
5. State the purpose of the appraisal, including the type and definition of value and its source. Note: If it is a market value assignment, state whether it is in cash or equivalent and note any non-market influences in financing, conditions or incentives.
6. State the effective date of the appraisal and the date of the report. Explanation: The effective date of the appraisal establishes the time period that was used to establish value and the date of the report indicates whether the report is retrospective, current or prospective. Both dates must be reported. Only the 2055 form requests *date of the report*, other forms should be supplemented to show both dates.
7. Disclose to the client and intended users of the report the scope of the work used to develop the appraisal. Explanation: This informs the client to what extent the appraiser went to in order to develop the appraisal to assure the client that they are not being misled. It is in this section that the appraiser must disclose any significant appraisal assistance in developing the report.

## Supplemental Addendum

File No. 529

Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						

8. State all assumptions, hypothetical conditions and limiting conditions that affected the analysis, opinions and conclusions. Explanation: Typical or ordinary assumptions and limiting conditions may be grouped together in an identified section of the report. Extraordinary assumptions or hypothetical conditions must be disclosed in conjunction with statements of each opinion or conclusion that was affected.
9. Summarize the information analyzed, the appraisal procedures followed, and the reasoning that support the analysis, opinions and conclusions. Comment: The explanation must be sufficient so that your client and other intended users can adequately understand your report. SR1-5 requires that any current contract, options, listings, prior sales, quality of the data must be disclosed in market value assignments.
10. State the use of the subject property as of the date of value and the use of the real estate reflected in the appraisal. When working on a market value appraisal, summarize the support and rationale for the appraiser's opinion of the highest and best use of the subject property. Comment: This support summary is mandatory. This summary must be of sufficient depth and detail to support the appraiser's opinion of highest and best use.
11. State and explain any permitted departures from specific requirements of Standard 1 and the reason for excluding any of the usual valuation approaches. Comment: when the Departure Rule is invoked, the appraisal report automatically becomes a limited appraisal. The report must contain a section that explains the extent of the appraisal process performed and the departures taken.
12. Include a signed certification in accordance with Standards Rule 2-3. Comment: the current 1004B of 6/93 certification does not comply with USPAP requirements since 3/31/99. The appraiser must supplement that certification with the one in USPAP. Certifications supplied by software manufacturers that purport to the 3/31/99 compliant may not comply to Fannie Mae requirements.

Water and utilities were not on at the time of inspection as it was under construction.

## Comparable Photo Page

Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



### Comparable 1

1327 Hazel Ave



### Comparable 2

1800 Colonial Way



### Comparable 3

812 Clark Ave

## Comparable Photo Page

Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



### Comparable 4

1818 Durham St



### Comparable 5

2103 Chestnut Ave

### Comparable 6

# Tax Assessor's Map

Borrower/Client							
Property Address	1004 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



**LICENSE**



**Residential Construction at 1004 Walt Bellamy Drive**

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**1004 Walt Bellamy Drive**

**Location:** 1004 Walt Bellamy Drive, New Bern, NC  
Craven County Parcel ID#: 8-009-00B

**Owner:** City of New Bern  
Foster Hughes, City Manager

**SCOPE OF WORK:**

Any bid submitted for this project shall be a lump sum price, that includes all materials, equipment, and labor as necessary to construct a residential structure as depicted on the project plans and to the general specifications outlined below. All work not specifically outlined in the specifications but is required for completion of the structure per the North Carolina State Building Code (NCSBC), shall be considered a subsidiary obligation of the contract and all costs for such items shall be included in the lump sum price for the project.

**SPECIFICATIONS:**

- **General Conditions:**
  - Water and Sewer Connections to the site shall be provided by the Owner.
  - Contractor shall be responsible for obtaining all necessary building permits.
  - Contractor shall be responsible for all temporary facilities (water, electric, toilet, etc.) necessary during construction.
  - Contractor shall maintain workers compensation, builders risk, and general liability insurance as required by Owner.
- **Demolition & Sitework**
  - Removal and disposal of existing trees, fencing, and concrete as indicated on the project plans.
  - Removal of topsoil and organic material from within the building envelope and driveway area.
  - Installation of select fill material under building envelope as necessary to obtain FFE shown on the project plans.
  - Regrade site as shown of the project plans, to provide positive drainage away from the proposed structure.
- **Foundation**
  - Form and pour monolithic slab as shown on the project plans.
  - Provide all reinforcing steel and in-slab anchors as shown on the project plans.
  - All concrete in the foundation shall have a minimum design strength of 3,000 psi at 28 days and a design slump not to exceed 4".
  - Provide termite pre-treatment of building slab.
- **Building**
  - All framing shown on the project plans shall utilize 2"x4" studs and engineered wood trusses. At a minimum, all lumber shall be No.2 SYP or better.
  - Insulate exterior walls with R-15 faced insulation.
  - Insulate interior walls with R-13 faced insulation.

### Residential Construction at 1004 Walt Bellamy Drive

---

- Insulate ceiling with R-30 faced insulation.
- Exterior sheathing on walls and roof shall be 7/16" OSB.
- A vapor barrier with a minimum Perm rating of 12, shall be installed on all exterior walls.
- An ice & water barrier shall be installed to completely cover the roof. Barrier shall be polypropylene or rubberized asphalt, self-adhesive, and designed to be used with asphalt shingles.
- Roofing shall be 30-year architectural shingles. Color selected by Owner, from manufacturers standard color palette.
- Windows shall be white vinyl, grid between glass, standard low-E/Argon.
- Exterior doors shall be 6-panel or nine lite, solid core, provided with standard entryway lockset in nickel finish.
- Exterior storm doors shall be full glass, with white aluminum frame.
- Interior doors shall be 6-panel, hollow core, provided with standard passageway lockset in nickel finish.
- Cabinets shall be white, contractor grade, "shaker" style.
- Counter tops shall be pre-formed laminate with integrated backsplash. Color selected by Owner, from manufacturers standard color palette.
- Exterior siding shall be standard Dutch, double-5 vinyl, with minimum thickness of 0.04 inches. Color selected by Owner, from manufacturers standard color palette.
- All fascia board and exterior trim shall be wrapped with white, PVC-coated aluminum trim coil.
- **Finishes**
  - Hang and finish 1/2" drywall on all interior walls and ceilings, level 4 finish.
  - Trim doors and windows with wood casing (paint grade).
  - Baseboard in all rooms shall be paint grade wood, with a minimum height of 3.25".
  - Apply one coat of primer to all drywall and wood trim.
  - Apply two coats of acrylic paint to all drywall and trim. Eggshell finish on the walls flat finish on the ceilings, and semi-gloss finish on the trim. Colors selected by Owner, from manufacturers standard color palette.
  - Floor covering in all rooms shall be luxury vinyl sheet with pressure sensitive adhesive. Vinyl sheet shall be wood plank style with a minimum wear layer thickness of 9.0 Mils. Color selected by Owner, from manufacturers standard color palette.
- **Plumbing**
  - Provide and install 40-gallon electric hot water heater.
  - Provide and install 30"x60" fiberglass shower/tub combo unit.
  - Provide and install standard height water closet with elongated bowl.
  - Provide and install ceramic, drop-in lavatory sink with single leaver faucet.
  - Provide and install stainless steel, double bowl, drop-in kitchen sink with single leaver faucet.
  - Provide and install 24" wide, ENERGY STAR dishwasher.
  - Provide hot and cold water in-wall connections, along with drain for washing machine.
  - Provide and install (2) frost proof, exterior hose bibs.
- **Mechanical**
  - Provide and install split heat pump system with a minimum heating and cooling capacity of 24,000 BTU and a Minimum SEER rating of 14.0
  - Supply and return duct work shall be installed in the attic. All duct work shall be sized and insulated as required by the NCSBC.

Residential Construction at 1004 Walt Bellamy Drive

---

- **Electrical**
  - Provide and install 200-amp service meter base and panel.
  - Lights, receptacles, switches, and fans shall be installed as indicated on the project plans.
  - All ceiling lights shall be 6" can-less recessed LED downlights with a temperature rating of 3,000K.
  - Provide and install 30" single oven, 4-burner electric range.
  - Provide and install 30" range hood, with a minimum exhaust capacity of 200-CFM.
- **Misc. Concrete Work**
  - Concrete driveway, and walkway shall be installed as shown on the project plans and to a thickness of 4".
  - All concrete utilized in flat work shall have a minimum design strength of 3,000 psi at 28 days and a design slump not to exceed 4".
- **Landscaping**
  - Install sod from curb to back wall of house entire width of lot on prepared soil by power rake or equivalent.
  - Back of house to rear lot line should be seeded in prepared soil.
  - The front of the house shall have a 4' wide planting bed in the general location shown on the plans. Planting bed shall be prepared, weed barrier installed, and evergreen shrubs (3-gallon minimum) planted every 4-feet. Bed should be mulched.
  - One hardwood tree of at least 2" caliper is to be planted in general location shown on the plans.



## **APPRAISAL OF REAL PROPERTY**



### **LOCATED AT**

1006 Walt Bellamy Dr  
New Bern, NC 28562  
Lot C Redevelopment Commission of the City of New Bern 203 &, DB 3676 PG 1464

### **FOR**

New Bern Redevelopment Commission  
303 First Ave.  
New Bern, NC 28560

### **OPINION OF VALUE**

161,000

### **AS OF**

01/29/2024

### **BY**

Jane Dail  
Inner Banks Appraisals, LLC  
4501 Carteret Dr  
Trent Woods, NC, NC 28562  
252-631-0047  
innerbanksappraisals@gmail.com

# RESIDENTIAL APPRAISAL REPORT

File No.: 530

<b>Property Address:</b> 1006 Walt Bellamy Dr	<b>City:</b> New Bern	<b>State:</b> NC	<b>Zip Code:</b> 28562
<b>County:</b> Craven	<b>Legal Description:</b> Lot C Redevelopment Commission of the City of New Bern 203 &, DB 3676 PG 1464		
<b>Tax Year:</b>		<b>R.E. Taxes:</b> \$	<b>Special Assessments:</b> \$
<b>Assessor's Parcel #:</b> 8-009 -00C			
<b>Borrower (if applicable):</b>			
<b>Current Owner of Record:</b> New Bern Redevelopment Commission		<b>Occupant:</b> <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
<b>Project Type:</b> <input type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)		<b>HOA:</b> \$ 0 <input type="checkbox"/> per year <input type="checkbox"/> per month	
<b>Market Area Name:</b> New Bern		<b>Map Reference:</b> 35100 <b>Census Tract:</b> 9609.00	

<b>The purpose of this appraisal is to develop an opinion of:</b> <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)
<b>This report reflects the following value (if not Current, see comments):</b> <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective
<b>Approaches developed for this appraisal:</b> <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)
<b>Property Rights Appraised:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)
<b>Intended Use:</b> Establish market value for government entity
<b>Intended User(s) (by name or type):</b> New Bern Redevelopment Commission
<b>Client:</b> New Bern Redevelopment Commission <b>Address:</b> 303 First Ave., New Bern, NC 28560
<b>Appraiser:</b> Jane Dail <b>Address:</b> 4501 Carteret Dr, Trent Woods, NC, NC 28562

<b>Location:</b> <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban <input type="checkbox"/> Rural	<b>Predominant Occupancy</b>	<b>One-Unit Housing</b>	<b>Present Land Use</b>	<b>Change in Land Use</b>
<b>Built up:</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Owner 30	<b>PRICE</b> \$ (000)	<b>One-Unit</b> 70 %	<input checked="" type="checkbox"/> Not Likely
<b>Growth rate:</b> <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Tenant 65	<b>AGE</b> (yrs)	<b>2-4 Unit</b> 5 %	<input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
<b>Property values:</b> <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (0-5%)	30 Low 0	<b>Multi-Unit</b> 10 %	* To: _____
<b>Demand/supply:</b> <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	<input type="checkbox"/> Vacant (>5%)	360 High 100	<b>Comm'l</b> 10 %	
<b>Marketing time:</b> <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		50 Pred 50	<b>Vacant land</b> 5 %	

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): Subject is in the New Bern city limits, which is the county seat of Craven County. New Bern is bounded roughly by the Neuse River to the east, the Trent River and Trent Woods to the south, Rocky Run to the west and Gracie Farms Road to the north. For more information about New Bern, please see the attached addendum. Analysis of New Bern properties on NCR MLS indicates a stable market within the subject neighborhood as covered by the NCR MLS.

<b>Dimensions:</b> See attached tax map	<b>Site Area:</b> .11 acres
<b>Zoning Classification:</b> R-6	<b>Description:</b> Single-, two-, multi-family residential
<b>Zoning Compliance:</b> <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning	
<b>Are CC&amp;Rs applicable?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown	<b>Have the documents been reviewed?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Ground Rent (if applicable)</b> \$ /	
<b>Highest &amp; Best Use as improved:</b> <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)	
<b>Actual Use as of Effective Date:</b> Single family residential, under construction	
<b>Use as appraised in this report:</b> Single family residential, under construction	
<b>Summary of Highest &amp; Best Use:</b> Single family residential	

<b>Utilities</b>	<b>Public</b>	<b>Other</b>	<b>Provider/Description</b>	<b>Off-site Improvements</b>	<b>Type</b>	<b>Public</b>	<b>Private</b>	<b>Topography</b>	<b>Flat</b>
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	.11 acres
Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Curb/Gutter	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Shape	Irregular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Sidewalk	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Neutral/Residential
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Municipal	Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

**Other site elements:**  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)

**FEMA Spec'l Flood Hazard Area**  Yes  No **FEMA Flood Zone** X **FEMA Map #** 37049C5489K **FEMA Map Date** 6/19/2020

**Site Comments:** Extraordinary assumption includes site size, as it was taken from the Craven County Tax Office and could change with a survey of the site.

<b>General Description</b>	<b>Exterior Description</b>	<b>Foundation</b>	<b>Basement</b>	<b>Heating</b>
<b># of Units:</b> 1 <input type="checkbox"/> Acc. Unit	<b>Foundation:</b> Slab	<b>Slab:</b> Yes	<input checked="" type="checkbox"/> None	<b>FWA:</b> FWA
<b># of Stories:</b> 1	<b>Exterior Walls:</b> Vinyl	<b>Crawl Space:</b> None	<b>Area Sq. Ft.:</b> 0	<b>Type:</b> Heat pump
<b>Type:</b> <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/>	<b>Roof Surface:</b> Dim shingles	<b>Basement:</b> None	<b>% Finished:</b>	<b>Fuel:</b> Electric
<b>Design (Style):</b> Ranch	<b>Gutters &amp; Dwnspts.:</b> None	<b>Sump Pump:</b> <input type="checkbox"/>	<b>Ceiling:</b>	<b>Cooling:</b> Central
<input type="checkbox"/> Existing <input type="checkbox"/> Proposed <input checked="" type="checkbox"/> Und.Cons.	<b>Window Type:</b> SH/Vinyl/TW	<b>Dampness:</b> <input type="checkbox"/>	<b>Walls:</b>	<b>Central:</b> Yes
<b>Actual Age (Yrs.):</b> 0	<b>Storm/Screens:</b> None	<b>Settlement:</b> None	<b>Floor:</b>	<b>Other:</b>
<b>Effective Age (Yrs.):</b> 0		<b>Infestation:</b> None	<b>Outside Entry:</b>	
<b>Interior Description</b>	<b>Appliances</b>	<b>Attic</b> <input type="checkbox"/> None	<b>Amenities</b>	<b>Car Storage</b> <input type="checkbox"/> None
<b>Floors:</b> Luxury vinyl sheet	<b>Refrigerator:</b> <input type="checkbox"/>	<b>Stairs:</b> <input type="checkbox"/>	<b>Fireplace(s) #:</b> 0	<b>Garage # of cars ( 1 Tot.):</b>
<b>Walls:</b> Drywall/Average	<b>Range/Oven:</b> <input checked="" type="checkbox"/>	<b>Drop Stair:</b> <input type="checkbox"/>	<b>Woodstove(s) #:</b> 0	<b>Attach.:</b> 0
<b>Trim/Finish:</b> Wood/Average	<b>Disposal:</b> <input type="checkbox"/>	<b>Scuttle:</b> <input checked="" type="checkbox"/>		<b>Detach.:</b> 0
<b>Bath Floor:</b> Luxury vinyl sheet	<b>Dishwasher:</b> <input type="checkbox"/>	<b>Doorway:</b> <input type="checkbox"/>		<b>Blt.-In:</b> 0
<b>Bath Wainscot:</b> None/Average	<b>Fan/Hood:</b> <input checked="" type="checkbox"/>	<b>Floor:</b> <input type="checkbox"/>		<b>Carport:</b> 0
<b>Doors:</b> Hollow core/Average	<b>Microwave:</b> <input type="checkbox"/>	<b>Heated:</b> <input type="checkbox"/>		<b>Driveway:</b> 1
	<b>Washer/Dryer:</b> <input type="checkbox"/>	<b>Finished:</b> <input type="checkbox"/>		<b>Surface:</b> Concrete/Average

**Finished area above grade contains:** 4 Rooms 2 Bedrooms 1.0 Bath(s) 817 Square Feet of Gross Living Area Above Grade

**Additional features:** None noted

**Describe the condition of the property (including physical, functional and external obsolescence):** Subject is under construction. See attached specifications provided by builder.



# RESIDENTIAL APPRAISAL REPORT

File No.: 530

<b>TRANSFER HISTORY</b>	My research <input checked="" type="checkbox"/> did <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.	
	Data Source(s): Tax records	
	1st Prior Subject Sale/Transfer	Analysis of sale/transfer history and/or any current agreement of sale/listing: Tax records indicated the subject lot was transferred from Sonnae Taylor Scott to Redevelopment Commission of the City of New Bern on 07/09/2021.
	Date: 07/09/2021	
	Price: \$10	
	Source(s): Tax records	
2nd Prior Subject Sale/Transfer		
Date:		
Price:		
Source(s):		

**SALES COMPARISON APPROACH TO VALUE (if developed)**  The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address	1006 Walt Bellamy Dr New Bern, NC 28562	1327 Hazel Ave New Bern, NC 28560			1800 Colonial Way New Bern, NC 28560			812 Clark Ave New Bern, NC 28560		
Proximity to Subject		1.49 miles NW			0.95 miles NW			0.88 miles NW		
Sale Price	\$	\$ 175,000			\$ 180,000			\$ 172,000		
Sale Price/GLA	\$ /sq.ft.	\$ 162.94 /sq.ft.			\$ 184.62 /sq.ft.			\$ 165.38 /sq.ft.		
Data Source(s)	Inspection	NCR #100410013 DOM 7			NCR #100377058 DOM 158			NCR #100392933 DOM 49		
Verification Source(s)	Craven Tax Records	Craven Co. Tax Records-Realtor			Craven Co. Tax Records-Realtor			Craven Co. Tax Records-Realtor		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	
Sales or Financing Concessions		1500		4000		1000				
Date of Sale/Time		11/30/2023		10/23/2023		10/18/2023				
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple				
Location	Neutral/Residential	Neutral/Residential		Neutral/Residential		Neutral/Residential				
Site	.11 acres	.27	0	.27	-8,000	.27 acres	-8,000			
View	Neutral/Residential	Neutral/Residential		Neutral/Residential		Neutral/Residential				
Design (Style)	Ranch	Ranch		Ranch		Ranch				
Quality of Construction	Average	Average		Average		Average				
Age	0	71		0		78				
Condition	New Construction	Good	+10,740	New Construction		Good	+10,400			
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths				
Room Count	4 2 1.0	5 2 2	-8,000	6 3 1	0	6 3 1	0			
Gross Living Area	817 sq.ft.	1,074 sq.ft.	-10,280	975 sq.ft.	-6,320	1,040 sq.ft.	-8,920			
Basement & Finished Rooms Below Grade	0	0		0		0				
Functional Utility	Average	Average		Average		Average				
Heating/Cooling	FWA/CAC	FWA/CAC		FWA/CAC		FWA/CAC				
Energy Efficient Items	Thermal Windows	None		None		TW				
Garage/Carport	None	1 carport	-1,000	None		2 carport	-2,000			
Porch/Patio/Deck	Porch	Stoop/Deck	-500	Porch		Stoop/Porch	-500			
Other	None	None		None		Fence				
Other	None	2 Storage	-2,000	None		None				
Other	None	None		None		Fireplace	-1,500			
Other	None	None		None		None				
Other	None	None		None		None				
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -11,040	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -14,320	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,520			
Adjusted Sale Price of Comparables		Net 6.3 %		Net 8.0 %		Net 6.1 %				
		Gross 18.6 %	\$ 163,960	Gross 8.0 %	\$ 165,680	Gross 18.2 %	\$ 161,480			

**SALES COMPARISON APPROACH**

Summary of Sales Comparison Approach The search for reasonably similar properties began in New Bern city limits for similar-sized new construction homes. Due to a lack of available comps, the search was expanded to older homes. The above sales appear to be the most recent sales in the market area and are considered to be the best available for subject analysis. The comps were chosen to be as similar as possible to the subject and to bracket its characteristics. The adjustments reflect market reaction to the differences between the subject and comparables. Adjustments were made based on the appraiser's knowledge of the area, paired analysis from previous appraisals and sales, and discussions with local real estate brokers and agents and fellow appraisers. Adjustments made for site, condition, bath, square footage, carport, stoop/deck/porch/patio, fence, storage and fireplace. Site adjustments were based on recent lot sales and analysis of NCR MLS. No adjustment made for thermal windows as NCR MLS often misreports this information. Most weight given to comps 1-2, comp 1 due to its recent sale date and comp 2 due to its similar condition to the subject. Less weight was given to comp 4 as it is in a flood plain and likely has had flood damage to its interior during Hurricane Florence.

Indicated Value by Sales Comparison Approach \$ 161,000







# Assumptions, Limiting Conditions & Scope of Work

File No.: 530

Property Address: 1006 Walt Bellamy Dr

City: New Bern

State: NC

Zip Code: 28562

Client: New Bern Redevelopment Commission

Address: 303 First Ave., New Bern, NC 28560

Appraiser: Jane Dail

Address: 4501 Carteret Dr, Trent Woods, NC, NC 28562

## 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.):**

# Certifications

File No.: 530

Property Address: 1006 Walt Bellamy Dr City: New Bern State: NC Zip Code: 28562  
 Client: New Bern Redevelopment Commission Address: 303 First Ave., New Bern, NC 28560  
 Appraiser: Jane Dail Address: 4501 Carteret Dr, Trent Woods, NC, NC 28562

## 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 analyses, opinions, and conclusions are limited only by

the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, 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.
- 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.

## DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

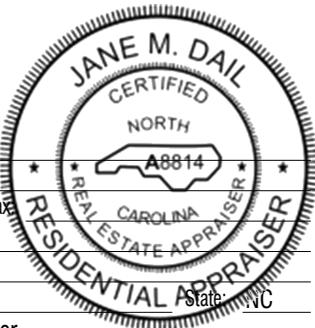
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: hough.zeb@newbernnc.gov Client Name: New Bern Redevelopment Commission  
 E-Mail: hough.zeb@newbernnc.gov Address: 303 First Ave., New Bern, NC 28560

## APPRAISER

Appraiser Name: Jane Dail  
 Company: Inner Banks Appraisals, LLC  
 Phone: 252-631-0047 Fax: \_\_\_\_\_  
 E-Mail: innerbanksappraisals@gmail.com  
 Date Report Signed: 02/05/2024  
 License or Certification #: A8814 State: NC  
 Designation: Certified Residential Appraiser  
 Expiration Date of License or Certification: 06/30/2024  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: 01/29/2024



## SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name: \_\_\_\_\_  
 Company: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_  
 Date Report Signed: \_\_\_\_\_  
 License or Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Designation: \_\_\_\_\_  
 Expiration Date of License or Certification: \_\_\_\_\_  
 Inspection of Subject:  Interior & Exterior  Exterior Only  None  
 Date of Inspection: \_\_\_\_\_

SIGNATURES

## Supplemental Addendum

File No. 530

Borrower/Client							
Property Address	1006 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						

Tax information not available for subject as it is a recently split parcel.

### New Bern

New Bern, North Carolina is located on the North Carolina coast, mid way between Virginia and South Carolina. Situated on the Neuse River, the widest river in North America, it is conveniently located only minutes from Carteret County beaches and an easy two hour drive from Raleigh, the state's capital, The town is rich in history with more than 150 landmark homes and buildings. There are several marinas, excellent hospital and health care facilities, private and public schools, shops and restaurants, plus museums, art galleries, theaters and festivals. Although small - the metropolitan area numbers about 45,000 - New Bern has a sophisticated manufacturing base (Bosch, Moen, and Hatteras Yachts are major employers), along with a wealth of recreational opportunities, such as boating and golf. Nine golf courses, both private and public are within a fifteen minute drive of downtown. Founded in 1710, New Bern was the colonial capital of North Carolina and home to Tryon Palace and Gardens, and was the birthplace of Pepsi-Cola. This city is also the county seat, of Craven County, one of the longest and fastest growing counties in the state. The actual cosmopolitan make up of New Bern is shared by three additional municipalities, River Bend, Trent Woods and Bridgeton, whose borders abut one another. Havelock is home to Cherry Point, the world's largest U.S. Marine Corps Air Station and the area's largest employer, lies just 12 miles east of the city. Vanceboro anchors the western portion of the county, which is more rural with farming being the chief source of revenue and jobs. New Bern also attracts large numbers of retirees looking for a mild climate where to enjoy the varied outdoor recreational opportunities that are available almost year round. Military, both active and retired, make New Bern their home because of its proximity to MCAS Cherry Point.

- **FIRREA Certification Statement: The appraiser certifies and agrees that this appraisal report was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery, and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.), and any applicable implementing regulations in effect at the time the appraiser signs the appraisal certification.**

### • **Market Conditions Addendum to the Appraisal Report : Market Conditions Data Sources** **NCR MLS...1004MC DISCLAIMER**

The NCR MLS that covers Craven, Jones, Carteret, and Pamlico counties does not accurately reflect days on market or total number of active listing as it allows deletion and reinstatement of listings. Because of this practice, listings with long term days on market can be deleted and reinstated at the same time which in effect starts the days on market clock all over again. Cumulative days on market may not be accurate in some cases.

Exposure time is defined by USPAP as the estimated length of time that the subject interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. Estimated exposure time for the subject is believed to be less than 3 months.

Estimated exposure time may or may not be the same or close to the days on market of the subject or the comparables used in this report.

This report is based on the extraordinary assumption that the quality of the unobserved interior of the comps used in this report are equal to that of the exterior. If this information is found to be not true, this appraiser reserves the right to alter opinions and conclusions found in this report.

Subject's measurements are based on ANSI Z765-2021 measurement standards and derived from onsite measurements, which is required as of April 1, 2022. Onsite measurements are more accurate than public records, which are typically exterior only calculations.

### USPAP COMPLIANCE

There are a minimum of 12 basic requirements that must be met in every appraisal in order to comply with USPAP. The standard forms – such as URAR, 2055, etc. – were not designed to comply with USPAP. Therefore these reports must be expanded to include the following requirements:

1. Identify the client and any intended users.
2. State the intended use of the appraisal. Example: This report is intended for use only by (identify the client and any other intended users by name or type) to make a decision regarding financing on the subject property or to assist in determining the asking price for the subject property, etc. Use of this report by others is not intended by the appraiser.
3. Sufficiently describe the real estate involved in the appraisal, including characteristics relevant to the assignment. Example: This is done by providing a legal description, address, survey, map, photographs, etc. and include economic attributes relevant to purpose and intended use of the appraisal.
4. State the real property interest appraised. Note: If interest appraised is other than existing interest, a hypothetical condition would be warranted. Example: appraising a fee simple interest in a property, when it is actually leased fee interest.
5. State the purpose of the appraisal, including the type and definition of value and its source. Note: If it is a market value assignment, state whether it is in cash or equivalent and note any non-market influences in financing, conditions or incentives.
6. State the effective date of the appraisal and the date of the report. Explanation: The effective date of the appraisal establishes the time period that was used to establish value and the date of the report indicates whether the report is retrospective, current or prospective. Both dates must be reported. Only the 2055 form requests *date of the report*, other forms should be supplemented to show both dates.
7. Disclose to the client and intended users of the report the scope of the work used to develop the appraisal. Explanation: This informs the client to what extent the appraiser went to in order to develop the appraisal to assure the client that they are not being misled. It is in this section that the appraiser must disclose any significant appraisal assistance in developing the report.

## Supplemental Addendum

File No. 530

Borrower/Client							
Property Address	1006 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						

8. State all assumptions, hypothetical conditions and limiting conditions that affected the analysis, opinions and conclusions. Explanation: Typical or ordinary assumptions and limiting conditions may be grouped together in an identified section of the report. Extraordinary assumptions or hypothetical conditions must be disclosed in conjunction with statements of each opinion or conclusion that was affected.
9. Summarize the information analyzed, the appraisal procedures followed, and the reasoning that support the analysis, opinions and conclusions. Comment: The explanation must be sufficient so that your client and other intended users can adequately understand your report. SR1-5 requires that any current contract, options, listings, prior sales, quality of the data must be disclosed in market value assignments.
10. State the use of the subject property as of the date of value and the use of the real estate reflected in the appraisal. When working on a market value appraisal, summarize the support and rationale for the appraiser's opinion of the highest and best use of the subject property. Comment: This support summary is mandatory. This summary must be of sufficient depth and detail to support the appraiser's opinion of highest and best use.
11. State and explain any permitted departures from specific requirements of Standard 1 and the reason for excluding any of the usual valuation approaches. Comment: when the Departure Rule is invoked, the appraisal report automatically becomes a limited appraisal. The report must contain a section that explains the extent of the appraisal process performed and the departures taken.
12. Include a signed certification in accordance with Standards Rule 2-3. Comment: the current 1004B of 6/93 certification does not comply with USPAP requirements since 3/31/99. The appraiser must supplement that certification with the one in USPAP. Certifications supplied by software manufacturers that purport to the 3/31/99 compliant may not comply to Fannie Mae requirements.

Water and utilities were not on at the time of inspection as the subject is under construction.

## Subject Photo Page

Borrower/Client							
Property Address	1006 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



### Subject Front

1006 Walt Bellamy Dr



### Subject Rear



### Subject Street

## Photograph Addendum

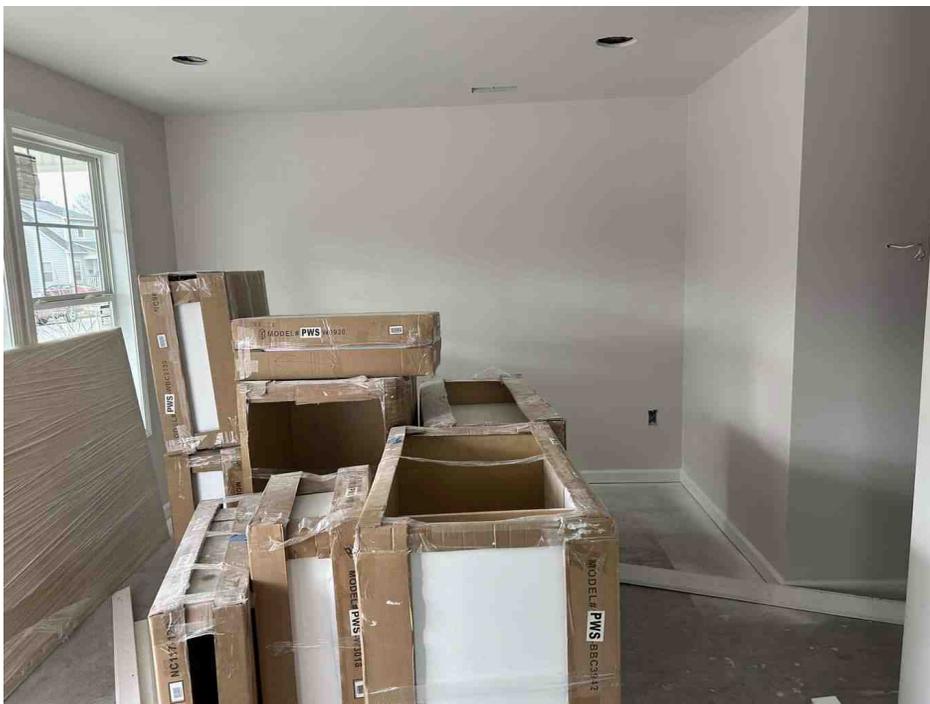
Borrower/Client							
Property Address	1006 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



Exterior side 1



Exterior side 2



Living

## Photograph Addendum

Borrower/Client							
Property Address	1006 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



Kitchen



Bed 1



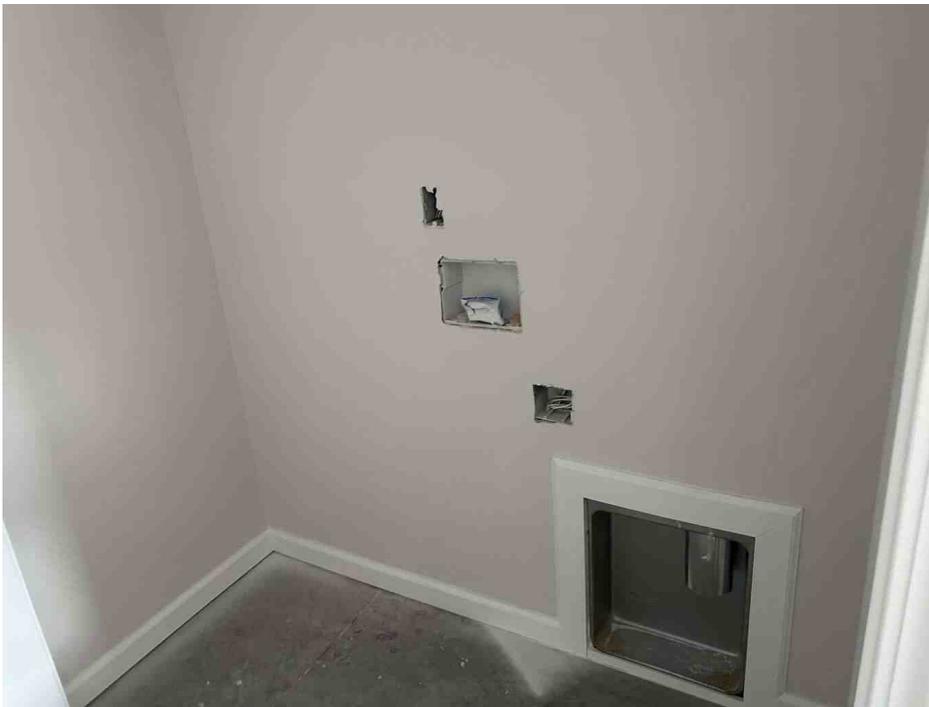
Bed 2

## Photograph Addendum

Borrower/Client							
Property Address	1006 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



Bath



Laundry

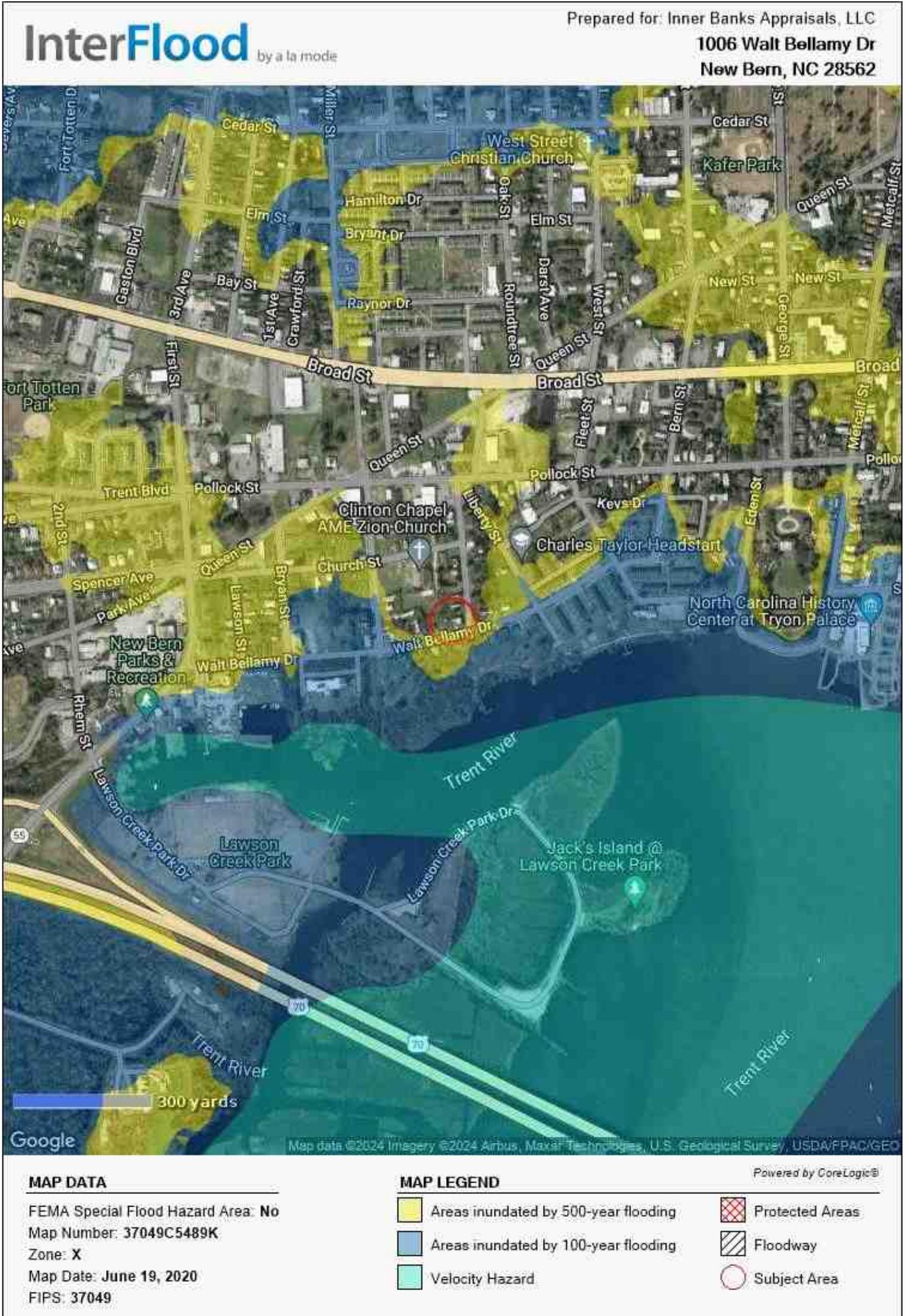
## Location Map

Borrower/Client				
Property Address	1006 Walt Bellamy Dr			
City	New Bern	County	Craven	State NC      Zip Code 28562
Lender	New Bern Redevelopment Commission			



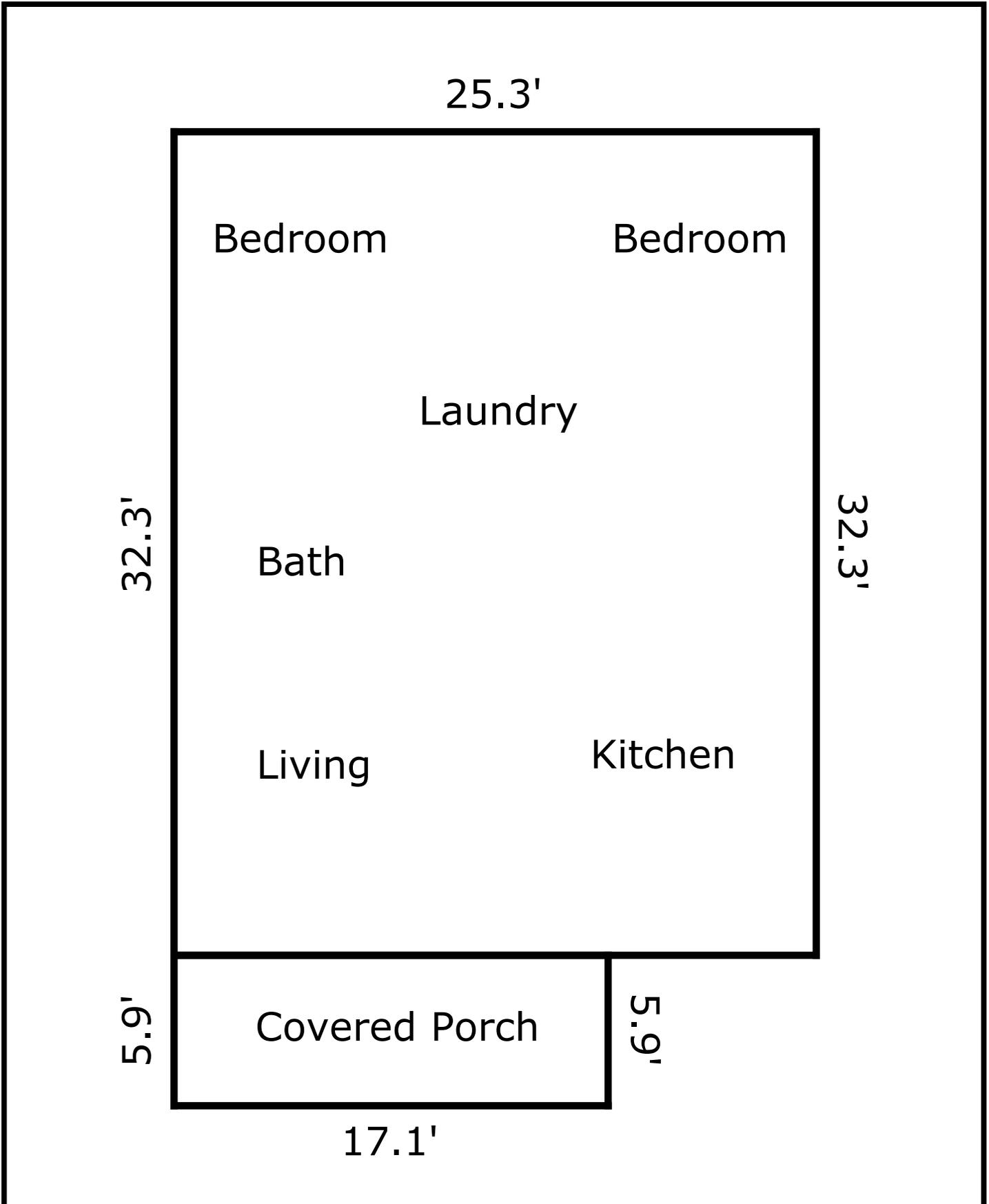
# Flood Map

Borrower/Client				
Property Address	1006 Walt Bellamy Dr			
City	New Bern	County Craven	State NC	Zip Code 28562
Lender	New Bern Redevelopment Commission			



## Building Sketch

Borrower/Client				
Property Address 1006 Walt Bellamy Dr				
City	New Bern	County	Craven	State NC Zip Code 28562
Lender	New Bern Redevelopment Commission			



TOTAL Sketch by a la mode, inc.

### Area Calculations Summary

Living Area	Calculation Details	
First Floor	817.19 Sq ft	$25.3 \times 32.3 = 817.19$
<b>Total Living Area (Rounded):</b>	<b>817 Sq ft</b>	
Non-living Area		
Open Porch	100.89 Sq ft	$17.1 \times 5.9 = 100.89$

## Comparable Photo Page

Borrower/Client					
Property Address	1006 Walt Bellamy Dr				
City	New Bern	County	Craven	State	NC Zip Code 28562
Lender	New Bern Redevelopment Commission				



### Comparable 1

1327 Hazel Ave



### Comparable 2

1800 Colonial Way



### Comparable 3

812 Clark Ave

## Comparable Photo Page

Borrower/Client							
Property Address	1006 Walt Bellamy Dr						
City	New Bern	County	Craven	State	NC	Zip Code	28562
Lender	New Bern Redevelopment Commission						



### Comparable 4

1818 Durham St



### Comparable 5

2103 Chestnut Ave

### Comparable 6

# Tax Assessor's Map

Borrower/Client				
Property Address	1006 Walt Bellamy Dr			
City	New Bern	County	Craven	State NC Zip Code 28562
Lender	New Bern Redevelopment Commission			



**LICENSE**



**Residential Construction at 1006 Walt Bellamy Drive**

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**1006 Walt Bellamy Drive**

**Location:** 1006 Walt Bellamy Drive, New Bern, NC  
Craven County Parcel ID#: 8-009-00C

**Owner:** City of New Bern  
Foster Hughes, City Manager

**SCOPE OF WORK:**

Any bid submitted for this project shall be a lump sum price, that includes all materials, equipment, and labor as necessary to construct a residential structure as depicted on the project plans and to the general specifications outlined below. All work not specifically outlined in the specifications but is required for completion of the structure per the North Carolina State Building Code (NCSBC), shall be considered a subsidiary obligation of the contract and all costs for such items shall be included in the lump sum price for the project.

**SPECIFICATIONS:**

- **General Conditions:**
  - Water and Sewer Connections to the site shall be provided by the Owner.
  - Contractor shall be responsible for obtaining all necessary building permits.
  - Contractor shall be responsible for all temporary facilities (water, electric, toilet, etc.) necessary during construction.
  - Contractor shall maintain workers compensation, builders risk, and general liability insurance as required by Owner.
- **Demolition & Sitework**
  - Removal and disposal of existing trees, fencing, and concrete as indicated on the project plans.
  - Removal of topsoil and organic material from within the building envelope and driveway area.
  - Installation of select fill material under building envelope as necessary to obtain FFE shown on the project plans.
  - Regrade site as shown of the project plans, to provide positive drainage away from the proposed structure.
- **Foundation**
  - Form and pour monolithic slab as shown on the project plans.
  - Provide all reinforcing steel and in-slab anchors as shown on the project plans.
  - All concrete in the foundation shall have a minimum design strength of 3,000 psi at 28 days and a design slump not to exceed 4".
  - Provide termite pre-treatment of building slab.
- **Building**
  - All framing shown on the project plans shall utilize 2"x4" studs and engineered wood trusses. At a minimum, all lumber shall be No.2 SYP or better.
  - Insulate exterior walls with R-15 faced insulation.
  - Insulate interior walls with R-13 faced insulation.

## Specifications - Page 2

### Residential Construction at 1006 Walt Bellamy Drive

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- Insulate ceiling with R-30 faced insulation.
- Exterior sheathing on walls and roof shall be 7/16" OSB.
- A vapor barrier with a minimum Perm rating of 12, shall be installed on all exterior walls.
- An ice & water barrier shall be installed to completely cover the roof. Barrier shall be polypropylene or rubberized asphalt, self-adhesive, and designed to be used with asphalt shingles.
- Roofing shall be 30-year architectural shingles. Color selected by Owner, from manufacturers standard color palette.
- Windows shall be white vinyl, grid between glass, standard low-E/Argon.
- Exterior doors shall be 6-panel or nine lite, solid core, provided with standard entryway lockset in nickel finish.
- Exterior storm doors shall be full glass, with white aluminum frame.
- Interior doors shall be 6-panel, hollow core, provided with standard passageway lockset in nickel finish.
- Cabinets shall be white, contractor grade, "shaker" style.
- Counter tops shall be pre-formed laminate with integrated backsplash. Color selected by Owner, from manufacturers standard color palette.
- Exterior siding shall be standard Dutch, double-5 vinyl, with minimum thickness of 0.04 inches. Color selected by Owner, from manufacturers standard color palette.
- All fascia board and exterior trim shall be wrapped with white, PVC-coated aluminum trim coil.
- **Finishes**
  - Hang and finish 1/2" drywall on all interior walls and ceilings, level 4 finish.
  - Trim doors and windows with wood casing (paint grade).
  - Baseboard in all rooms shall be paint grade wood, with a minimum height of 3.25".
  - Apply one coat of primer to all drywall and wood trim.
  - Apply two coats of acrylic paint to all drywall and trim. Eggshell finish on the walls flat finish on the ceilings, and semi-gloss finish on the trim. Colors selected by Owner, from manufacturers standard color palette.
  - Floor covering in all rooms shall be luxury vinyl sheet with pressure sensitive adhesive. Vinyl sheet shall be wood plank style with a minimum wear layer thickness of 9.0 Mils. Color selected by Owner, from manufacturers standard color palette.
- **Plumbing**
  - Provide and install 40-gallon electric hot water heater.
  - Provide and install 30"x60" fiberglass shower/tub combo unit.
  - Provide and install standard height water closet with elongated bowl.
  - Provide and install ceramic, drop-in lavatory sink with single leaver faucet.
  - Provide and install stainless steel, double bowl, drop-in kitchen sink with single leaver faucet.
  - Provide and install 24" wide, ENERGY STAR dishwasher.
  - Provide hot and cold water in-wall connections, along with drain for washing machine.
  - Provide and install (2) frost proof, exterior hose bibs.
- **Mechanical**
  - Provide and install split heat pump system with a minimum heating and cooling capacity of 24,000 BTU and a Minimum SEER rating of 14.0
  - Supply and return duct work shall be installed in the attic. All duct work shall be sized and insulated as required by the NCSBC.

Residential Construction at 1006 Walt Bellamy Drive

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- **Electrical**
  - Provide and install 200-amp service meter base and panel.
  - Lights, receptacles, switches, and fans shall be installed as indicated on the project plans.
  - All ceiling lights shall be 6" can-less recessed LED downlights with a temperature rating of 3,000K.
  - Provide and install 30" single oven, 4-burner electric range.
  - Provide and install 30" range hood, with a minimum exhaust capacity of 200-CFM.
- **Misc. Concrete Work**
  - Concrete driveway, and walkway shall be installed as shown on the project plans and to a thickness of 4".
  - All concrete utilized in flat work shall have a minimum design strength of 3,000 psi at 28 days and a design slump not to exceed 4".
- **Landscaping**
  - Install sod from curb to back wall of house entire width of lot on prepared soil by power rake or equivalent.
  - Back of house to rear lot line should be seeded in prepared soil.
  - The front of the house shall have a 4' wide planting bed in the general location shown on the plans. Planting bed shall be prepared, weed barrier installed, and evergreen shrubs (3-gallon minimum) planted every 4-feet. Bed should be mulched.
  - One hardwood tree of at least 2" caliper is to be planted in general location shown on the plans.



June 10, 2024

**PROPERTY MANAGER MONTHLY REPORT May 2024- Trent Court**

**CONTACT PERSON:**

**Pamela Minor**  
Property Manager

**OCCUPANCY**

<b>Total Units</b>	<b>Units Occupied</b>	<b>Occupancy Rate</b>
<b><u>110</u></b>	<b><u>102</u></b>	<b><u>93 %</u></b>

<b>Total Vacant Units</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>
<b><u>8</u></b>	<b><u>0</u></b>	<b><u>6</u></b>	<b><u>2</u></b>

<b>Move In</b>	<b>Move Out</b>	<b>Transfers</b>	<b>Approved</b>	<b>In Process</b>
<b><u>2</u></b>	<b><u>3</u></b>	<b><u>0</u></b>	<b><u>2</u></b>	<b><u>10</u></b>

**TENANT ACCOUNTS RECEIVABLE**

<b>Charged</b>
<b><u>\$32,721.99</u></b>

<b>Received</b>	<b>Month Unpaid</b>	<b>TAR Rate</b>	<b>YTD Unpaid Balance</b>
<b><u>\$32,314.34</u></b>	<b><u>407.65</u></b>	<b><u>99%</u></b>	<b><u>\$54,620.82</u></b>

**PENDING TERMINATIONS**

<b>Non-Payment</b>	<b>Criminal Activity</b>	<b>Other Violations</b>
<b><u>27</u></b>	<b><u>1</u></b>	<b><u>0</u></b>

**WORK ORDERS**

<b>Outstanding Requests</b>
<b><u>2</u></b>

**Requests for the month**

<b>Request Received</b>	<b>Completed</b>	<b>Pending Repair</b>	<b>Pending Parts</b>
<b><u>51</u></b>	<b><u>49</u></b>	<b><u>1</u></b>	<b><u>1</u></b>

**POLICE REPORT**

<b>Total Calls</b>	
--------------------	--

- assist other agency

**FIRE REPORT**

<b>Total Calls</b>	
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ROSS Grantee Fiscal Year Start June 2022 End Year May 2025

New Bern Housing Authority, New Bern, North Carolina

Family Metrics Topics

Overview	Services Provided	Outcomes	Data Availability
----------	-------------------	----------	-------------------

**Grantee Population**

Participants	70	68.63%
Non Participants	32	31.37%
Total Trent Court Occupancy	102	100.00%

**Case Management Self-Improvement and Awareness ( Up to date)**

Resident Intake, Education Level, Medical Assistance, Weekly Self-Sufficiency Updates, Community Service Compliance.

Senior Daily Activities, Meal On Wheels, Reentry, Justice Involved Initiative, Substance Abuse, Work First, Vocational Rehabilitation.

Rental assistance funding is limited until exhausted. Determined upon eligibility and/or number of times the resident has used services.

Rent assistance referrals are given to all residents with delinquent accounts.

**Partnership Resource Opportunities (Up to Date)**

Career Counseling, G.E.D. Adult Literacy, Peer Counseling, Volt Center Fast Track, Reentry Educational Scholarship, Arabian Temple

Displaced Worker, Financial Literacy Workshops, Legal Aid, Diabetes Testing, Blood Pressure Testing, Wic Vouchers

Mental Health Services, Cancer Awareness Counseling, Daycare Referral, Volunteer Services, United Way 211.

**Evidence Based Needs Assessment for Residents 65 and Older (Total 4).**

Fall Risk Evaluation Point Scale. (None Listed)

Loneliness Evaluation Point Scale.(None Listed)

Lubben Social Isolation Evaluation Point Scale.(None Listed)

**Health and Wellness (Up to Date)**

Craven County Health Department, Craven County Senoir Center.

Great Place To Start Behavioral Health.

**Childcare Assistance (Up to Date)**

Department of Social Services. No Waiting List For Full-Time Workers.

Craven Community College Scholarship Enrollment Program (Continuous)

Free After School Program (LYFE\_3 Learning Center)

**The Mediation Center of Eastern Carolina Programs (Continous)**

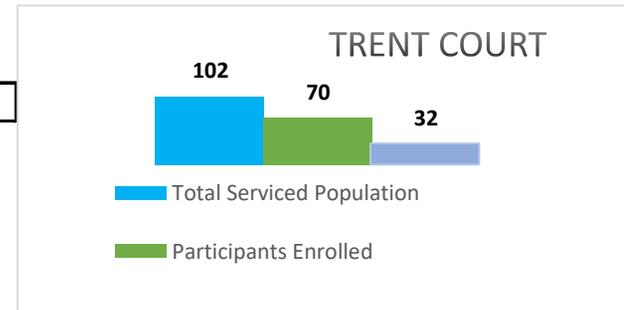
Teen Court Summer Enrollment and Volunteer Openings.

Peer Alternatives for Man Up and Girls Empowered.

**Transportation (Current)**

Carts Van a and Ominbus Schedule. (Current)

05/01/2024-05/30/2024



**Upcoming Outreach Events**

Friday, June 21, 2024

Friday, July 19, 2024

Friday, August 16, 2024

**Current Presentations :**

Substance Abuse-Narc:

FSS Program Enrollment

Budgeting/Checking/Sa

CravenCC, Volt Center F

Financial Literacy

Financial Management :

NC Works Job Fair

Opioid Crisis and Medic

ReEntry to Society Prog

Workforce Developmen

Habitat for Humanity M

**Outreach Resource Family Fun Day 05/03/2024**

ROSS Participants 40 Adults- 60 Children-35 Partnerships

**Weekly Handouts**

NC Works, Senoir Activity, Education,Community Events

**Non-Working Resident Community Service Requirements**

**Educational Opportunities**

CDL Class B Truck Driver 14 Day Training

G.E.D., CNA I and CNA II Nursing ADN

Medical Office Skills / Medical Technician

Forklift Driver Training/ Plumbing

Barber Training/ Massage Therapy Training

**Digital Inclusion**

Computer Basic Training 2 Locations (Continuous)

**Non-Working Resident Community Service Requirements**

Workfirst Program Enrollment Required Weekly Job Search

## IMPORTANT DETAIL

In order to insert a suggestion that uses a PivotTable or formula, your data was organized in

Field1

92

4

89

columns with a single header row.

Row Labels	Count of Field1
4	1
92	1
89	1
<b>Grand Total</b>	<b>3</b>