



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
219		OLD CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	WALDEN PUDDLE LLC
Owner 2:	
Owner 3:	
Street 1:	PO BOX 1932
Street 2:	
Twn/City:	WILSON
St/Prov:	WY Cntry Own Occ: Y
Postal:	83014 Type:

PREVIOUS OWNER

Owner 1:	CLARK - FRANCES H
Owner 2:	-
Street 1:	PO BOX 1932
Twn/City:	WILSON
St/Prov:	WY Cntry
Postal:	83014

NARRATIVE DESCRIPTION

This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1947, Having Primarily CONC BLOCK Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.793		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									23,790						23,800	
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,020						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	299,100	11,500	2.800	821,600	1,132,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 430.00						/Parcel: 430.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	299,100	11500	4.24	830,200	1,140,800	1,140,800	Year End Roll	9/28/2017
2017	101	FV	293,600	11500	4.24	830,200	1,135,300	1,135,300	Year End Roll	9/29/2016
2016	101	FV	286,600	11500	4.24	778,200	1,076,300	1,076,300	Year End Roll	1/14/2016
2015	101	FV	278,400	11500	4.24	723,000	1,012,900	1,012,900	Year End	10/2/2014
2014	101	FV	256,600	11500	4.24	713,400	981,500	981,500	Year End Roll	1/23/2014
2013	101	FV	251,200	11500	4.24	693,400	956,100	956,100	Year End Roll	10/25/2012
2012	101	FV	251,200	11500	4.24	713,400	976,100	976,100	Year End	1/26/2012
2011	101	FV	256,600	11500	4.24	759,800	1,027,900	1,027,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CLARK,FRANCES H	71164-509		6/15/2018	CONVENIENC		1	No	No		
MORSE, THOMAS R	26833-127		11/18/1996	OTHER	500000	No	No			SOLD W/59-2-1 ESTATE
	7104-491		3/19/1947			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/21/2012	4985	MANUAL	4,948	C				air sealing & insu
4/9/2008	3917	RENOVATI	85,800	C	6/26/2008			renovate porch & a
1/31/1997	1123	RENOVATI	135,000	C	3/14/1998			3/14/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS DENIED	4	JG
6/26/2008	MEAS+INSPCTD	100	B MORGAN
5/27/2007	MEAS/EXT INS	616	D MANZELLO
3/14/1998	MEAS+INSPCTD	602	D TUCKER
4/20/1996	MEAS/EXT INS	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.79955	Total SF/SM:	121948.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	821,610	Spl Credit		Total:	821,600
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	21	- CONC BLOCK
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1947	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	12 - CONCRETE		
Sec Floors:	3 - HARDWOOD 35%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	31X22	A	AV	1950	36.00	T	60	101			9,800			9,800
19	PATIO	D	Y	1	400	A	AV	1997	7.00	T	40	101			1,700			1,700

More: N Total Yard Items: 11,500 Total Special Features: Total: 11,500

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG	- Very Good	16.2%
Functional:		%	
Economic:		%	
Special:		%	
Override:		%	
Total:			16.2%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.97787696
Const Adj.:	0.93485695
Adj \$ / SQ:	83.190
Other Features:	41500
Grade Factor:	1.37
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	356939
Depreciation:	57824
Depreciated Total:	299115

COMMENTS

INTERIOR SOME DEFERRED MAINT. VINYL FLRS NEED REPLACING FIG AVERAGESOLD 12/96 BUYER PAID FOR NEW SEPTIC SYSTEM ESTATE SALE \$500000. 12/2016 See 140 23 1 for CR parcel..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	1997
Electric:	1997
Heating:	1997
General:	1997

RES BREAKDOWN

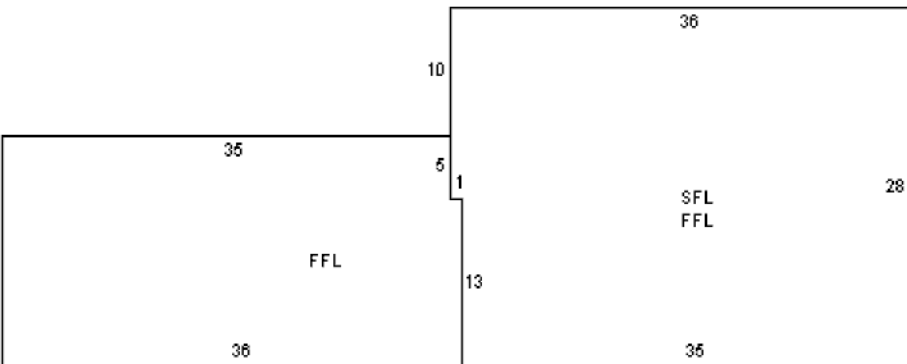
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1124492.276
Juris. Factor:		Val/Su Fin:	113.60	
Special Features:	0	Val/Su Net:	113.60	
Final Total:	299100	Val/Su SzAd	113.60	

PARCEL ID 140 23 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,638	83.190	136,265
SFL	2ND FLOOR	995	83.190	82,774
Net Sketched Area:		2,633	Total:	219,039
Size Ad	2633 Gross Area	2633	FinArea	2633

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

