



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
2-20		WELLS RD, LINCOLN

**OWNERSHIP**

Owner 1:	NEW LINCOLN WOODS LLC
Owner 2:	
Owner 3:	C/O MARVIN F POER
Street 1:	3520 PIEDMONT RD NE SUITE 410
Street 2:	
Twn/City:	ATLANTA
St/Prov:	GA Cntry Own Occ: Y
Postal:	30305 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains . ACRES of land mainly classified as APTS >8 with a(n) APRTMNT-TH Building Built about 1974, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 10 Units, 10 Baths, 0 HalfBaths, 0 3/4 Baths, 40 Rooms, and 20 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	1	TYPCL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
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
112	APTS >8		0		SQUARE FE	PRIME SITE		0	0.	0.000	R4																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
112	370,900	2,000	0.000		372,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 36.27						/Parcel: 60.97	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/12/2013	MEAS/EXT INS	25	D ERSKINE
8/17/1994	MEAS/EXT INS	185	CHRIS KEEFE
7/8/1994	INSPECTED	600	PA

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	83 3 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**PRINT**

Date	Time
10/02/18	23:36:38

**LAST REV**

Date	Time
10/17/16	12:47:54

blakeley  
2110

**EXTERIOR INFORMATION**

Type:	85	-	APRMTNT-TH
Sty Ht:	2	-	2
(Liv) Units:	10	Total:	128
Foundation:	6	-	SLAB
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			
Roof Struct:	4	-	FLAT
Roof Cover:	4	-	TAR+GRAVEL
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	C	-	AVERAGE
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	-	DRYWALL
Sec Int Wall:			
Partition:	L	-	LIGHT
Prim Floors:	4	-	CARPET
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	2	-	GAS
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**BATH FEATURES**

Full Bath:	10	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**OTHER FEATURES**

Kits:	10	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV	-	Average	30.	%
Functional:					%
Economic:					%
Special:					%
Override:					%
Total:				30.	%

**CALC SUMMARY**

Basic \$ / SQ:	45.00
Size Adj.:	0.87782103
Const Adj.:	0.92150003
Adj \$ / SQ:	36.401
Other Features:	150000
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	529903
Depreciation:	158971
Depreciated Total:	370932

**COMMENTS**

BLDG 1=COMMUNITY BLDG FOUR FURNACES FOR ENTIRE COMPLEX 125 UNITS .

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	10								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	40	BR:	20	Bath:	10	HB					

**REMODELING**

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

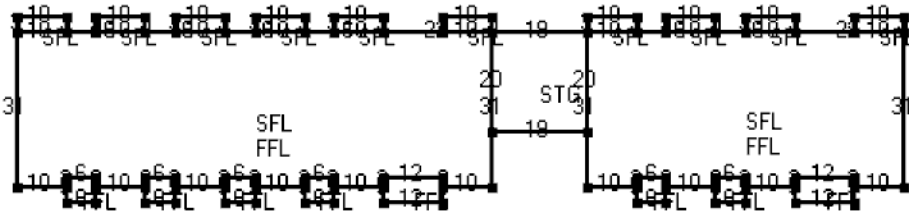
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
10	4	2	M
<b>Totals</b>			
10	40	20	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Val/Su Fin:	36.08		
Special Features:	0	Val/Su Net:	34.79		
Final Total:	370900	Val/Su SzAd:	36.08		

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	5,140	36.400	187,101	
SFL	2ND FLOOR	5,140	36.400	187,101	
STG	STORAGE	380	15.000	5,700	
Net Sketched Area:		10,660	Total:	379,902	
Size Ad	10280	Gross Area	10660	FinArea	10280

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**


AssessPro Patriot Properties, Inc

**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
2	SHED/FR	A	Y	1	8X3	A	AV	1991	15.00	T	50	112			200			200
19	PATIO	A	Y	10	8X11	A	AV	1974	7.00	T	70	112			1,800			1,800

**PARCEL ID** 162 40 0

More: N

Total Yard Items: 55,900 Total Special Features:

Total: 55,900