



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29-35		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:		Type:	

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 4 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 16 Rooms, and 8 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
112	184,300	700	0.000		185,000
Total Card	184,300	700	0.000		185,000
Total Parcel	5,101,900	55,900	0.000	2,375,000	7,532,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		47.68	/Parcel: 60.97

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	09/18/13

PREVIOUS ASSESSMENT

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

Parcel ID 162 40 0

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
9/18/2013	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

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	112	APTS >8	Prime NB Desc	RES CAT 4	Total:	Spl Credit	Total:
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