162	40	0			10 of 20	APARTMENT
Map	Lot	Sublot	Building	Unit	CARD	

TOTAL ASSESSED: 7,532,800
!2110!

Town Of Lincoln

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49-55		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 4 Units, 4 Baths, 4 HalfBaths, 0 3/4 Baths, 20 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
112	232,400	2,300	0.000		234,700
Total Card	232,400	2,300	0.000		234,700
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: 42.14 | /Parcel: 60.97

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	09/12/13

PREVIOUS ASSESSMENT

Parcel ID: 162 40 0

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

PRINT

Date	Time
10/02/18	23:40:10

LAST REV

Date	Time
10/17/16	12:47:54
blakeley	
2110	

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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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 __/__/__

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 Influ	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																

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:					

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	85 - APRTMNT-TH		
Sty Ht:	2 - 2		
(Liv) Units:	4	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:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	10 - PARQUET	50	%
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	4	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	4	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	GOOD
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.:	0.94362658
Const Adj.:	0.93071502
Adj $ / SQ:	39.521
Other Features:	110500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	331953
Depreciation:	99586
Depreciated Total:	232367

COMMENTS

BLDG 1=COMMUNITY BLDG FOUR FURNACES FOR ENTIRE COMPLEX125 UNITS .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	20	BRs:	12	Baths:	4	HB	4

REMODELING

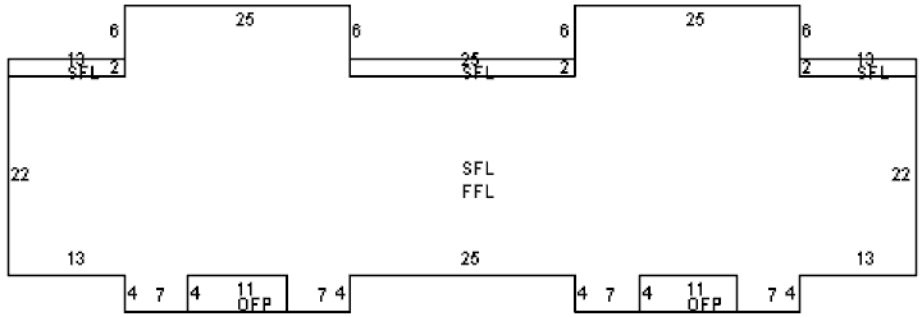
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	5	3	M

Totals		
4	20	12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,836	39.520	112,082
FFL	1ST FLOOR	2,734	39.520	108,051
OFP	OPEN PORCH	88	15.000	1,320

Net Sketched Area:	5,658	Total:	221,453

Size Ad	5570	Gross Area	5658	FinArea	5570

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Val/Su Fin:	41.72
Special Features:	0	Val/Su Net:	41.07
Final Total:	232400	Val/Su SzAd	41.72

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

162 40 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
19	PATIO	A	Y	5	8X11	A	AV	1974	7.00	T	70	112			900			900
22	WOOD DK	D	Y	1	19x12	A	AV	1974	20.50	T	70	112			1,400			1,400

More:	N	Total Yard Items:	55,900	Total Special Featues:		Total:	55,900