



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89-95		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	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	223,900	1,400	0.000		225,300
Total Card 223,900 1,400 0.000 225,300					
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: 42.61		/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
10/1/2013	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	23:43:01

LAST REV

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

blakeley
2110

GENERAL INFORMATION

Type:	85 - APRMNT-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 %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

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

OTHER FEATURES

Kits:	4 Rating: GOOD
A Kits:	Rating:
FrpI:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

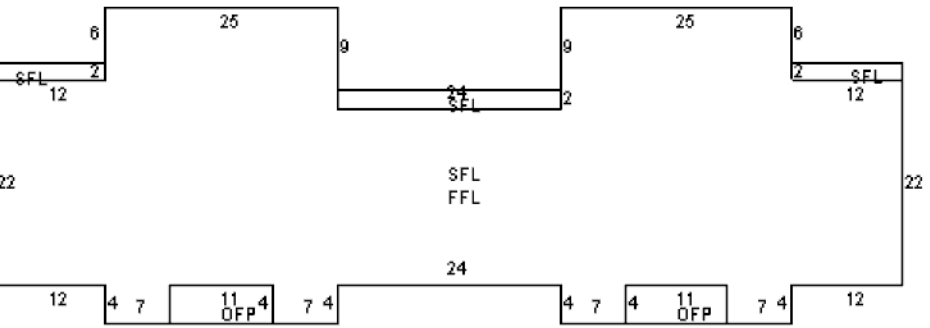
COMMENTS

BLDG 1=COMMUNITY BLDG FOUR FURNACES FOR ENTIRE COMPLEX 125 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

SKETCH



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:	0
% Heated:	0 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

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

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	

CALC SUMMARY

Basic \$ / SQ:	45.00
Size Adj.:	0.95128596
Const Adj.:	0.93071502
Adj \$ / SQ:	39.842
Other Features:	107890
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	319894
Depreciation:	95968
Depreciated Total:	223926

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	42.34	
Special Features:	0	Val/Su Net:	41.65	
Final Total:	223900	Val/Su SzAd:	42.34	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	2,692	39.840	107,254
FFL	1ST FLOOR	2,596	39.840	103,430
OFF	OPEN PORCH	88	15.000	1,320
Net Sketched Area:		5,376	Total:	212,004
Size Ad	5288	Gross Area	5376	FinArea 5288

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	4	8X11	A	AV	1974	7.00	T	70	112			700			700
2	SHED/FR	D	Y	1	8X8	G	GD	1991	18.75	T	45	112			700			700

PARCEL ID

162 40 0

IMAGE



AssessPro Patriot Properties, Inc

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