



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------|--------|-----------------------|
| 64-72 | | 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 5 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 20 Rooms, and 10 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 | 222,500 | 4,400 | 0.000 | | 226,900 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 44.84 | | | | | | /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 | 23:44:30 |

LAST REV

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

| | |
|----------|------|
| blakeley | 2110 |
|----------|------|

EXTERIOR INFORMATION

| | | |
|---------------|-----------------|------------|
| Type: | 85 - APRTMNT-TH | |
| Sty Ht: | 2 - 2 | |
| (Liv) Units: | 5 | 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: | | |

BATH FEATURES

| | | | |
|------------|---|---------|------|
| Full Bath: | 5 | Rating: | GOOD |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

COMMENTS

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

RESIDENTIAL GRID

| | | | | | | | | | | | | |
|--------------|-------|--------|---------|----|----|----|------|----|----|----|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units | 5 | | | | | | | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RM | s: | 20 | BR | s: | 10 | Bath | s: | 5 | HB | | |

OTHER FEATURES

| | | | |
|---------|---|---------|------|
| Kits: | 5 | Rating: | GOOD |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

CONDO INFORMATION

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

GENERAL INFORMATION

| | | | |
|---------------|-------------|-------------|--|
| Grade: | C - AVERAGE | | |
| Year Blt: | 1974 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdct: | | 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: | |

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 |
|---------|-----|-----|----|
| 5 | 4 | 2 | M |
| Totals | | | |
| 5 | 20 | 10 | |

| | | | |
|-------------|----------------|--------------|----|
| 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 |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 45.00 |
| Size Adj.: | 0.95810276 |
| Const Adj.: | 0.93071502 |
| Adj \$ / SQ: | 40.127 |
| Other Features: | 114800 |
| Grade Factor: | 1.00 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 317845 |
| Depreciation: | 95353 |
| Depreciated Total: | 222491 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

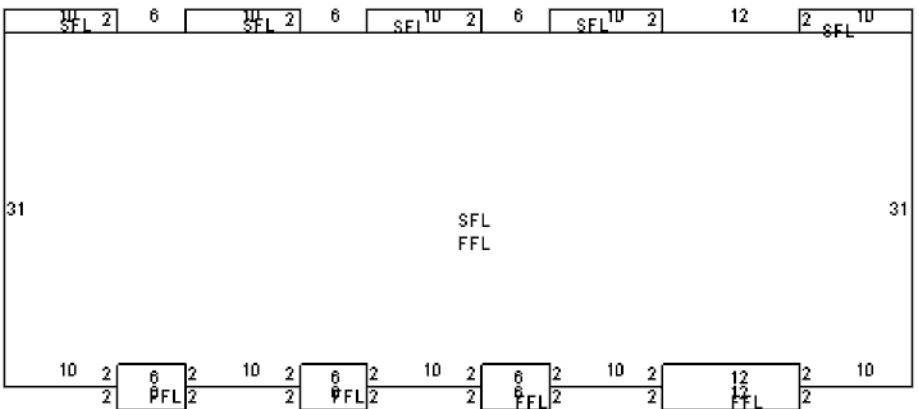
| | | | | |
|-------------------|--------|--------------|-------|---------|
| WtAv\$/SQ: | | AvRate: | | Ind.Val |
| Juris. Factor: | | Val/Su Fin: | 43.97 | |
| Special Features: | 0 | Val/Su Net: | 43.97 | |
| Final Total: | 222500 | Val/Su SzAd: | 43.97 | |

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 | 12X10 | A | AV | 1991 | 7.00 | T | 50 | 112 | | | 1,700 | | | 1,700 |
| 22 | WOOD DK | A | Y | 1 | 16X12 | A | AV | 1991 | 21.67 | T | 50 | 112 | | | 2,100 | | | 2,100 |
| 2 | SHED/FR | D | Y | 1 | 8x10 | A | AV | 1991 | 15.00 | T | 50 | 112 | | | 600 | | | 600 |

PARCEL ID

162 40 0

SKETCH**SUB AREA**

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL | 1ST FLOOR | 2,540 | 40.130 | 101,924 | |
| SFL | 2ND FLOOR | 2,520 | 40.130 | 101,121 | |
| Net Sketched Area: | | 5,060 | Total: | 203,045 | |
| Size Ad | 5060 | Gross Area | 5060 | FinArea | 5060 |

SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

IMAGE

AssessPro Patriot Properties, Inc

