**Residential Property Information**

**Property Location**
- **Lot**: 12
- **Sublot**: 0
- **Map**: 174
- **Owner 1**: AHMED SHIHAB U
- **Owner 2**: AHMED MARLENE MAJOR
- **Twn/City**: LINCOLN

**IN Process Appraisal Summary**

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Building Value</th>
<th>Yard Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
</tr>
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<tbody>
<tr>
<td>101</td>
<td>333,300</td>
<td>1,600</td>
<td>1.890</td>
<td>561,600</td>
<td>896,500</td>
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</table>

**Legal Description**
- **Legal Ref**: 3
- **Com. Int**: USE VALUE
- **Use Value**: No of Units
- **Land Value**: Appraised
- **Time**: Building Value
- **Total Value**: By
- **% Assoc PCL Value**: Cntr
- **% Neigh**: Yard Items
- **% Neigh**: Fed Code
- **% Neigh**: Neigh Reason
- **% Neigh**: Census
- **% Neigh**: Flood Haz
- **% Neigh**: Topo
- **% Neigh**: Street
- **% Neigh**: Traffic

**SALES INFORMATION**

- **Tax Dist**: 45
- **PAT ACCT**: 174 12 0

**PREVIOUS ASSESSMENT**

- **Source**: Market Adj Cost
- **Total Value per SQ unit**: 294.51
- **Parcel ID**: 174 12 0

**Previous Year**

- **Date**: 09/30/19
- **Time**: 15:55:40
- **Last Rev**: 02/14/19
- **101**: 06 6 0
- **100**: 6 0
- **104**: 100 6 0

**NOTES**

- **Description**: This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with an ANTIQUE BUILDING Built about 1780, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 Half Baths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

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

Database: FY2020

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**Additional Details**

- **Unit Price**: 560,000
- **Land Reason**: EXCESS ACRE
- **Build Reason**: SEPTIC
- **Census Reason**: Exempt
- **Topo Reason**: MEDIUM
- **Street Reason**: PAVED
- **Traffic Reason**: MEDIUM

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**Property Factors**

- **Use Code**: 101
- **Description**: ONE FAM
- **Adj**: 7
- **Neigh Influ**: 1.000
- **Neigh Mod**: R3
- **Lot Factor**: 0
- **Base Factor**: 0
- **Unit Price**: 1.600
- **Land Type**: ACRES
- **Depth / Price Units**: 30,000

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**Land Section**

- **Total AC/HA**: 1.8955
- **Total SF/SM**: 82308.80
- **Parcel LUC**: 101
- **Prime NB Desc**: RES CAT 3

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<table>
<thead>
<tr>
<th>Use Code</th>
<th>Description</th>
<th>LUC Fact</th>
<th>No of Units</th>
<th>Depth / Price Units</th>
<th>Unit Type</th>
<th>Land Type</th>
<th>LT Factor</th>
<th>Base Factor</th>
<th>Unit Price</th>
<th>Adj</th>
<th>Neigh Infl</th>
<th>Neigh Mod</th>
<th>Infl 1</th>
<th>%</th>
<th>Infl 2</th>
<th>%</th>
<th>Infl 3</th>
<th>%</th>
<th>Appraised Value</th>
<th>All Class</th>
<th>% Spec Land</th>
<th>% J Code</th>
<th>Fact</th>
<th>Use Value</th>
<th>Notes</th>
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<td>PRIME SITE</td>
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<td>7</td>
<td>1.000</td>
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<tr>
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<td>0.053 EXCESS ACRE</td>
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<td>1.000</td>
<td>R3</td>
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</table>

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**Activity Information**

- **Date**: 02/14/19
- **Time**: 14:07:26
- **Name**: blakeley

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**Verification of Visited Data**

Sign: ____________________________

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**TOTAL ASSESSED**: 896,500

**1451**
**Residential Grid**

<table>
<thead>
<tr>
<th>Level</th>
<th>FY</th>
<th>LR</th>
<th>DR</th>
<th>D</th>
<th>K</th>
<th>FR</th>
<th>RR</th>
<th>FB</th>
<th>HB</th>
<th>L</th>
<th>O</th>
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<tbody>
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<td>1st</td>
<td>Res Grid</td>
<td>Desc</td>
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<td>1</td>
<td>1</td>
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<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td># Units</td>
<td>4</td>
<td>6</td>
<td>9</td>
<td>12</td>
<td>15</td>
<td></td>
<td></td>
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</table>

**Other Features**

- Kits: 1, Rating: GOOD
- A Kits: 1, Rating: GOOD
- Frp: 1, Rating: AVERAGE
- WSFlue: 1, Rating: AVERAGE

**Interior Information**

- Avg Ht / FL: STD
- Prim Int Wall: 2, - PLASTER
- Sec Int Wall: 1, - DRYWALL 50%
- Partition: 1, - TYPICAL
- Prim Floors: 2, - SOFTWOOD
- Sec Floors: 6, - CERAMIC T 10%

**Exterior Information**

- Roof: N 40%
- Sec Wall: 2, - CLAPBOARD
- Frame: 1, - WOOD
- Prime Wall: 1, - WOOD SHING

**Condo Information**

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

**Depreciation**

- Phys Cond: AV - Average 34%
- Functional: 100
- Economic: 100
- % Heated: 100
- % AC: 100
- % Com Wall: 100
- % Sprinkled: 100

**CALC Summary**

- Basic $ / SQ: 102.00
- LUM Factor: 1.00
- Adj Total: 540935

**Comparative Sales**

- Rate: 15.00
- Parcel ID: 1
- Date: T
- Sale Price: 109.49
- LUC Factor: 101

**Res Breakdown**

- Exterior: No Unit
- Interior: 1 BRS 1 FL
- Kitchen: 1 Bath: 1 3/4 Bath: 0 1/2 Bath: 0
- Additions: 0
- Heating: 70.98
- General: 157,953

**Sub Area Detail**

- FFL 1ST FLOOR 1.616 97.740 157,953
- BMT BASEMENT 1.556 24.440 38,022
- SFL 2ND FLOOR 1.428 97.740 139,577
- OFF OPEN PORCH 96 15,000 1,440

**Spec Features / Yard Items**

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>A Y/S</th>
<th>Qty</th>
<th>Size Dim</th>
<th>Qual</th>
<th>Con</th>
<th>Year</th>
<th>Unit Price</th>
<th>D/S</th>
<th>Dep</th>
<th>LUC</th>
<th>Fact</th>
<th>NB Fa</th>
<th>Appr Value</th>
<th>JCod</th>
<th>JFact</th>
<th>Juris. Value</th>
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**Parcel ID**

- 174 12 0

**Net Sketched Area:** 4,696
**Total:** 336,992

### AssessPro Patriot Properties, Inc