Town Of 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>
</thead>
<tbody>
<tr>
<td>101</td>
<td>144,800</td>
<td>4,100</td>
<td>1.010</td>
<td>439,400</td>
<td>588,300</td>
</tr>
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</tbody>
</table>

Legal Description

User Acct: 0

GIS Ref:

Gis Ref:

PREVIOUS ASSESSMENT

Parcel ID: 113 64 0

<table>
<thead>
<tr>
<th>Tax Year</th>
<th>Use</th>
<th>Cat</th>
<th>Bidg Value</th>
<th>Yrd Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
<th>Asses'd Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
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</tbody>
</table>


SALES INFORMATION

TAX DISTRICT

PAT ACCT.: 836

NARRATIVE DESCRIPTION

This Parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int.

PROPERTY FACTORS

Item Code Descrip % Item Code Descrip

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 All Class % Spec Land J Code Fact Use Value Notes

Total AC/HA: 1.00999 Total SF/SM: 43995.16 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 2

Total: 439,411 Spl Credit: 0 Total: 439,400

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

Database: FY2020

meadore
### RESIDENTIAL GRID

<table>
<thead>
<tr>
<th>Level</th>
<th>FY</th>
<th>LR</th>
<th>D</th>
<th>KR</th>
<th>RR</th>
<th>FB</th>
<th>HB</th>
<th>L</th>
<th>O</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Res Grid</td>
<td>Desc</td>
<td>Line 1</td>
<td># Units 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

### OTHER FEATURES

- **Kits:** Rating: AVERAGE
- **A Kits:** Rating: AVERAGE
- **Frgl:** Rating: AVERAGE
- **WSFlue:** Rating: 

### COMPARABLE SALES

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Area - SQ</th>
<th>Rate - AV</th>
<th>Undep Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>FFL</td>
<td>1ST FLOOR</td>
<td>1,716</td>
<td>91.750</td>
<td>157,450</td>
</tr>
<tr>
<td>PAT</td>
<td>PATIO</td>
<td>264</td>
<td>7.000</td>
<td>1,848</td>
</tr>
<tr>
<td>STG</td>
<td>STORAGE</td>
<td>24</td>
<td>15.000</td>
<td>360</td>
</tr>
</tbody>
</table>

### DEPRECIATION

- **Phys Cond:** Average 30.0%
- **Functional:**
- **Economic:**
- **Functional:**

### CALC SUMMARY

- **Basic $ / SQ:** 85.00
- **Size Adj.:** 1.09965038
- **Const Adj.:** 0.98163998
- **Adj $ / SQ:** 91.754
- **Other Features:** 49601
- **Grade Factor:** 1.00
- **Neighborhood Inf:** 1.00000000

### SPEC FEATURES/YARD ITEMS

- **Total Yard Items:** 4,100
- **Total Special Features:** 113

### PARCEL ID

<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>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>SHED/FR</td>
<td>D Y</td>
<td>1</td>
<td>450</td>
<td>A</td>
<td>AV</td>
<td>1994</td>
<td>15.00</td>
<td>T</td>
<td>40</td>
<td>101</td>
<td>101</td>
<td>4,100</td>
<td>4,100</td>
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<td>64</td>
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</table>

### SUB AREA DETAIL

- **Net Sketched Area:** 2,004
- **Total:** 157,450

### IMAGE

*AssessPro  Patriot Properties, Inc*