



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		OAK MEADOW, LINCOLN

**OWNERSHIP**

Owner 1:	CHIRITA DIANA M
Owner 2:	VOGEL JEAN MARIE
Owner 3:	
Street 1:	BOX 02111757
Street 2:	
Twn/City:	SIOUX FALLS
St/Prov:	SD Cntry Own Occ: Y
Postal:	57186 Type:

**PREVIOUS OWNER**

Owner 1:	CHASE IRVING H TR -
Owner 2:	CHASE REBECCA B TR -
Street 1:	5 OAK MEADOW
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2204

**NARRATIVE DESCRIPTION**

This Parcel contains 3.06 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
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
101	ONE FAM		49222		SQUARE FE	PRIME SITE		0	7.	1.438	R3									495,366						495,400	
132	UNDEV		1.93		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									11,580						11,600	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	528,000		1.130	495,400	1,023,400	763 Cluster Subdivision 1/26 interest in common land parcels 34-1-0, 34-2-0, 34-2-8 to 9, 34-3-0 to 1, 35-5-0, 35-5-4 to 6, 35-5-11 to 12, 35-5-20 to 21	0
132			1.930	11,600	11,600		GIS Ref
Total Card		528,000		3.060	507,000	Entered Lot Size	GIS Ref
Total Parcel		528,000		3.060	507,000	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card: 280.02		/Parcel: 280.02		Land Unit Type:	01/05/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	500,800	0	3.06	491,400	992,200	992,200	Create Final value 2019	6/4/2019
2018	101	FV	500,800	0	3.06	491,400	992,200	992,200	Year End Roll	9/28/2017
2017	101	FV	476,600	0	3.06	464,500	941,100	941,100	Year End Roll	9/29/2016
2016	101	FV	463,400	0	3.06	451,100	914,500	914,500	Year End Roll	1/14/2016
2015	101	FV	451,900	0	3.06	418,500	870,400	870,400	Year End	10/2/2014
2014	101	FV	421,200	0	3.06	376,000	797,200	797,200	Year End Roll	1/23/2014
2013	101	FV	413,500	0	3.06	365,400	778,900	778,900	Year End Roll	10/25/2012
2012	101	FV	413,500	0	3.06	490,000	903,500	903,500	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHASE IRVING H	32446-159		3/2/2001		935000	No	No			
WATERFALL REALT	21589-217		12/6/1991		660000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/1/2018	7209	BATH	30,000	O				Renovate 2 existin
5/11/2018	7066	SOLAR PA	14,400	C				Install solar pane
5/1/2018	7054	MANUAL	9,508	C				Install solar hot

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/5/2017	MEAS/EXT INS	4	JG
7/15/2008	MEAS+INSPCTD	25	D ERSKINE
8/11/2001	M&L COMPLETE	615	
2/1/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)
Year Blt:	1981 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:	E - EXTNSIVE	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frp1:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**CALC SUMMARY**

Basic \$ / SQ:	92.00
Size Adj.:	0.97667170
Const Adj.:	1.01999998
Adj \$ / SQ:	91.651
Other Features:	72294
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	676908
Depreciation:	148920
Depreciated Total:	527988

**COMMENTS**


**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	9	BR:	4	Baths:	4	HB:	1				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

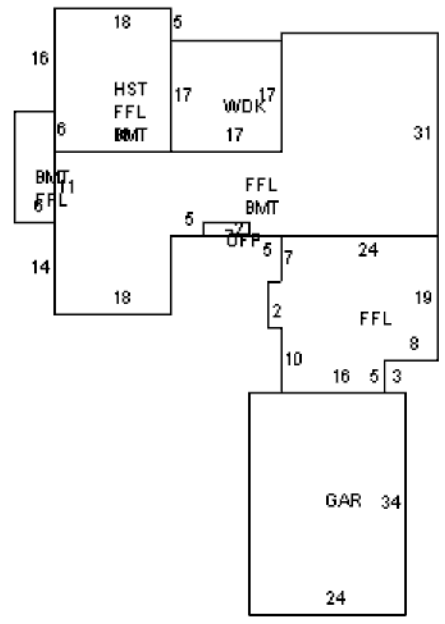
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1081083.531
Juris. Factor:		Val/Su Fin:			142.86
Special Features:	0	Val/Su Net:			98.14
Final Total:	528000	Val/Su SzAd:			199.47

**PARCEL ID**

133 12 0

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,449	91.650	224,453	
BMT	BASEMENT	1,614	45.250	73,045	
GAR	GARAGE	816	36.000	29,376	
WDK	WOOD DECK	289	19.180	5,543	
HST	HALF STORY	198	91.650	18,147	
OFF	OPEN PORCH	14	15.000	210	
Net Sketched Area:		5,380	Total:	350,774	
Size Ad	2647	Gross Area	5863	Fin Area	3696

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	85	FLA	65	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

