



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6 D		NORTH COMMONS, LINCOLN

**OWNERSHIP**

Owner 1:	WU MICHAEL M
Owner 2:	
Owner 3:	
Street 1:	315 FIFTH AVENUE
Street 2:	
Twn/City:	WEST CAPE MAY
St/Prov:	NJ Cntry Own Occ: N
Postal:	08204 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 CONDO with a(n) CONDO-TNHS Building Built about 1991, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	BR																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	459,700		0.000		459,700		0
							GIS Ref
							GIS Ref
							Insp Date
							04/24/12
							Parcel ID
							103 13 0 6 6D
Total Card	459,700		0.000		459,700	Entered Lot Size	
Total Parcel	459,700		0.000		459,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 280.99			/Parcel: 280.99		Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	102	FV	444,800	0	.		444,800	444,800	Create Final value 2019	6/4/2019
2018	102	FV	444,800	0	.		444,800	444,800	Year End Roll	9/28/2017
2017	102	FV	415,900	0	.		415,900	415,900	Year End Roll	9/29/2016
2016	102	FV	412,300	0	.		412,300	412,300	Year End Roll	1/14/2016
2015	102	FV	397,800	0	.		397,800	397,800	Year End	10/2/2014
2014	102	FV	376,100	0	.		376,100	376,100	Year End Roll	1/23/2014
2013	102	FV	355,000	0	.		355,000	355,000	Year End Roll	10/25/2012
2012	102	FV	349,200	0	.		349,200	349,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN HOUSE A	21958-431		4/21/1992		203500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/24/2012	MEAS/EXT INS	25	D ERSKINE
5/1/2004	M&L COMPLETE	615	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

EXTERIOR INFORMATION

Table with exterior details: Type: 8 - CONDO-TNHS, Sty Ht: 2 - 2, (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: A - AVERAGE

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: AVERAGE, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth:, Rating:, 1/2 Bath: 1, Rating: AVERAGE, A HBth:, Rating:, OthrFix: 1, Rating: AVERAGE

COMMENTS

MARKET UNIT

SKETCH

RESIDENTIAL GRID

Table for Residential Grid: 1st Res Grid, Desc: Line 1, # Units 1. Includes Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Totals: RMs: 7, BRs: 3, Baths: 2, HB 1

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1991, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdct:, Fact:., Const Mod:, Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits:, Rating:, Frpl:, Rating:, WSFlue:, Rating:

CONDO INFORMATION

Table with condo info: Location: E - END UNIT, Total Units:, Floor: 1 - 1ST FLOOR, % Own: 0.921999991, Name: 1 - BATTLE ROAD

REMODELING

Table for Remodeling: Exterior:, Interior:, Additions:, Kitchen:, Baths:, Plumbing:, Electric:, Heating:, General:

RES BREAKDOWN

Table for Res Breakdown: No Unit, RMS, BRS, FL. Totals: 1, 7, 3, 2

Unsketched SubAreas: SFL: 818, FFL: 818, BMT: 781, PAT: 64, OFP: 138.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 15 - CARPET, 50%, 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

DEPRECIATION

Table for Depreciation: Phys Cond: AV - Average, 8.5%, Functional: %, Economic: %, Special: %, Override: %, Total: 8.5%

CALC SUMMARY

Table for Calc Summary: Basic \$ / SQ: 165.00, Size Adj.: 1.09425426, Const Adj.: 0.98980004, Adj \$ / SQ: 178.710, Other Features: 29073, Grade Factor: 1.12, Neighborhood Inf: 1.25000000, LUC Factor: 1.00, Adj Total: 502395, Depreciation: 42704, Depreciated Total: 459692

COMPARABLE SALES

Table for Comparable Sales: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ, AvRate, Ind.Val: 406240.5607, Juris. Factor, Val/Su Fin: 280.99, Special Features: 0, Val/Su Net: 175.53, Final Total: 459700, Val/Su SzAd: 280.99

SPEC FEATURES/YARD ITEMS

Large table for Spec Features/Yard Items with columns: 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

Summary row: More: N, Total Yard Items:, Total Special Features:, Total:

SUB AREA

Table for Sub Area: Code, Description, Area - SQ, Rate - AV, Undepr Value. Totals: Net Sketched Area: 2,619, Total: 329,781

SUB AREA DETAIL

Table for Sub Area Detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

