

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1-95		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:	TCB LINCOLN WOODS LLC -
Owner 2:	-
Street 1:	95 BERKELEY ST
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02116

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as APTS >8 with a(n) OFFICE Building Built about 1974, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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		125	20,000	NO UNITS	PRIME SITE		0	19,000.	1.000	R4									2,375,000						2,375,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
112	156,000	21,700	0.000	2,375,000	2,552,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 1,029.32						/Parcel: 62.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	112	FV	5,101,900	55900		2,375,000	7,532,800	7,532,800	Create Final value 2019	6/4/2019
2018	112	FV	5,101,900	55900		2,375,000	7,532,800	7,532,800	Year End Roll	9/28/2017
2017	112	FV	4,798,900	55900		2,375,000	7,229,800	7,229,800	Year End Roll	9/29/2016
2016	112	FV	4,724,700	55900		2,375,000	7,155,600	7,155,600	Year End Roll	1/14/2016
2015	112	FV	4,555,100	55900		2,375,000	6,986,000	6,986,000	Year End	10/2/2014
2014	112	FV	4,514,300	55700		2,375,000	6,945,000	6,945,000	Year End Roll	1/23/2014
2013	112	FV	4,434,300	55700		2,375,000	6,865,000	6,865,000	Year End Roll	10/25/2012
2012	112	FV	4,434,300	55700	39.777	2,382,900	6,872,900	6,872,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TCB LINCOLN WOO	65831-460		7/31/2015	INTRA-CORP	14879218	No	No			
LINCOLN HOMES C	56095-277		12/17/2010	INTRA-CORP	6576364	No	No			
RURAL LND FOUND	12740-88		11/22/1974		254867	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/26/2019	R-19-0039	SIGN	7,500	C				Erect sign per Pla
12/8/2016	6645	MANUAL		O				Amend permit 6434
12/1/2016	6637	MANUAL		C				Amend permit 6162
11/23/2016	6632	RENOVATI	5,000	C				Change constructio
11/2/2015	6270	SOLAR PA	220,500	C				Install ground sol
11/2/2015	6268	MANUAL	110,000	O				Sheet metal work f
9/11/2015	6223	SOLAR PA	127,400	C				Install solar pane
7/28/2015	6178	RENOVATI	470,000	O				Remodel wastewater
7/14/2015	6165	RENOVATI		C	4/25/2017			Renovate kitchens,
7/14/2015	6164	RENOVATI	566,840	O	6/28/2016			Renovate kitchens,

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2013	MEAS/EXT INS	25	D ERSKINE
6/26/2004	MEAS/EXT INS	615	
5/29/2004	MEAS+INSPCTD	615	
7/6/2002	MEAS/EXT INS	613	
6/12/2000	MEAS/EXT INS	611	
8/17/1994	MEAS+INSPCTD	185	
7/8/1994	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 112	APTS >8	Prime NB Desc	RES CAT 4	Total: 2,375,000	Spl Credit	Total: 2,375,000
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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
09/30/19	20:48:44

LAST REV

Date	Time
06/11/19	10:32:28

blakeley
2110

