



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74-78		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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as APTS >8 with a(n) APRTMNT-TH Building Built about 1974, Having Primarily WOOD SHING Exterior and TAR+GRAVEL Roof Cover, with 6 Units, 6 Baths, 0 HalfBaths, 0 3/4 Baths, 24 Rooms, and 12 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
112	202,700	1,900	0.000		204,600
Total Card 202,700 1,900 0.000 204,600					
Total Parcel 5,298,600 55,900 0.000 2,375,000 7,729,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 65.33		/Parcel: 62.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2013	MEAS/EXT INS	25	D ERSKINE
8/17/1994	MEAS/EXT INS	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:	Spl Credit	Total:
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EXTERIOR INFORMATION

Type:	85 - APRTMNT-TH
Sty Ht:	2 - 2
(Liv) Units:	6 Total: 128
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE
Year Blt:	1974 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:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	10 - PARQUET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	0
% Heated:	0 % AC: 0
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
19	PATIO	A	Y	3	11X10	G	GD	1991	8.75	T	45	112			1,600			1,600
2	SHED/FR	D	Y	1	8X4	A	GD	1991	15.00	T	45	112			300			300

More: **N** Total Yard Items: **55,900** Total Special Features: Total: **55,900**

BATH FEATURES

Full Bath:	6 Rating: GOOD
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits:	6 Rating: GOOD
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	30.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30%

CALC SUMMARY

Basic \$ / SQ:	48.00
Size Adj.:	1.05542779
Const Adj.:	0.93071502
Adj \$ / SQ:	47.151
Other Features:	141835
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	289510
Depreciation:	86853
Depreciated Total:	202657

COMMENTS

BLDG 1=COMMUNITY BLDG FOUR FURNACES FOR ENTIRE COMPLEX 125 UNITS .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	6								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	S:	24	BR	S:	12	Bath	S:	6	HB		

REMODELING

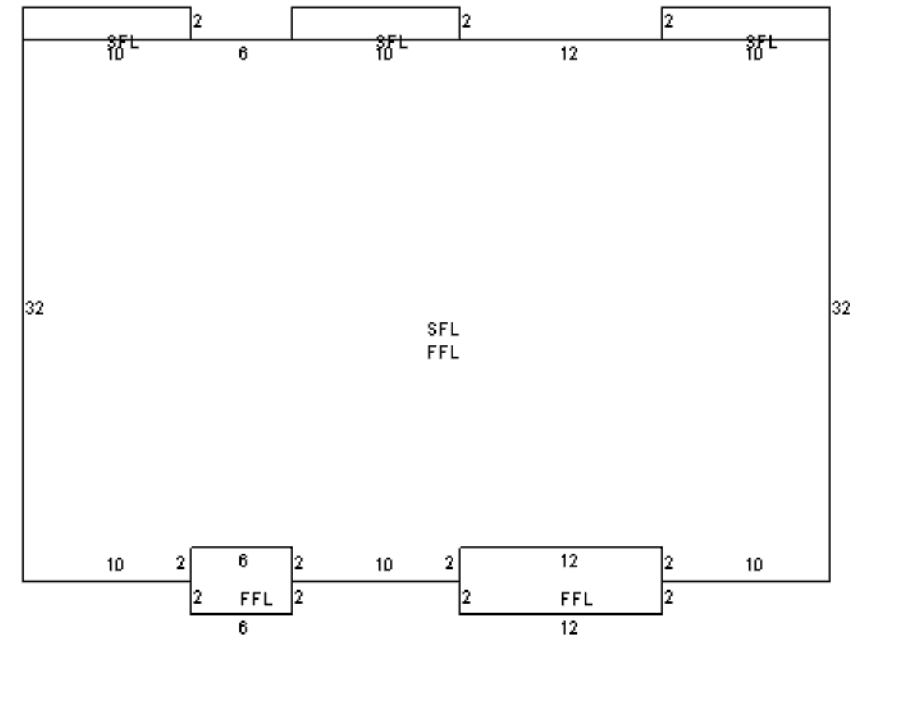
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
6	4	2	M
Totals			
6	24	12	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Val/Su Fin:	64.72	
Special Features:	0	Val/Su Net:	64.72	
Final Total:	202700	Val/Su SzAd:	64.72	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,572	47.150	74,121	
SFL	2ND FLOOR	1,560	47.150	73,555	
Net Sketched Area:		3,132	Total:	147,676	
Size Ad	3132	Gross Area	3132	FinArea	3132

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

