



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
70		DAVISON DR, LINCOLN

OWNERSHIP

Owner 1:	SEVENTY PLUS LLC
Owner 2:	
Owner 3:	
Street 1:	9 RIVERCREST COURT
Street 2:	
Twn/City:	STUART
St/Prov:	FL Cntry Own Occ: Y
Postal:	34996 Type:

PREVIOUS OWNER

Owner 1:	RAPPAPORT - JEROME L
Owner 2:	RAPPAPORT - PHYLLIS E
Street 1:	C/O JANNELLE CROFFI
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02109

NARRATIVE DESCRIPTION

This Parcel contains 3.81 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		1.973		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									59,190						59,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	867,600	9,700	3.810	699,200	1,576,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 293.05						/Parcel: 293.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	853,900	9700	3.81	723,200	1,586,800	1,586,800	Year End Roll	9/26/2019
2019	101	FV	871,300	9700	3.81	705,600	1,586,600	1,586,600	Create Final value 2019	6/4/2019
2018	101	FV	871,300	9700	3.81	705,600	1,586,600	1,586,600	Year End Roll	9/28/2017
2017	101	FV	819,200	9700	3.81	699,200	1,528,100	1,528,100	Year End Roll	9/29/2016
2016	101	FV	803,100	9700	3.81	680,800	1,493,600	1,493,600	Year End Roll	1/14/2016
2015	101	FV	783,300	9700	3.81	634,400	1,427,400	1,427,400	Year End	10/2/2014
2014	101	FV	756,600	9700	3.81	595,200	1,361,500	1,361,500	Year End Roll	1/23/2014
2013	101	FV	742,600	9700	3.81	579,200	1,331,500	1,331,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAPPAPORT, JEROM	70409-474		12/20/2017	CONVENIENC	100	No	No			
JEROME L. RAPP	17761-306		1/7/1987	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/24/2004	3772	MANUAL	86,590	C				rebuild lower roof
1/6/1998	1329	RENOVATI	40,000	C	6/9/1998			REMODEL BATHROOMS

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2013	MEAS/EXT INS	25	D ERSKINE
6/30/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1998	MEAS+INSPCTD	602	
2/2/1996	MEAS+INSPCTD	606	
7/19/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
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:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	1980	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	3	- ELECTRIC
Heat Type:	13	- RADIANT EL
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

Phys Cond:	VG	- Very Good	9.6%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			9.6%

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
12	POOL I-G	D	Y	1	20X50	A	AV	1980	22.00	T	60	101			8,800			8,800
2	SHED/FR	D	Y	1	8X10	A	AV	1980	15.00	T	60	101			500			500
2	SHED/FR	D	Y	1	8X8	A	AV	1980	15.00	T	60	101			400			400

BATH FEATURES

Full Bath:	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	1	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Basic \$ / SQ:	94.00
Size Adj.:	0.91242552
Const Adj.:	0.99959999
Adj \$ / SQ:	85.734
Other Features:	117633
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	959681
Depreciation:	92129
Depreciated Total:	867551

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1398316.424
Juris. Factor:		Val/Su Fin:	161.26	
Special Features:	0	Val/Su Net:	121.44	
Final Total:	867600	Val/Su SzAd:	234.87	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1398316.424
Juris. Factor:		Val/Su Fin:	161.26	
Special Features:	0	Val/Su Net:	121.44	
Final Total:	867600	Val/Su SzAd:	234.87	

COMMENTS

INCLUDES 47-3.051(.21AC)
47-3.14.1(.08AC)5/28/93 BK.23244
PG.115SURVEY PLAN 5-28-93 #333/LOT
CHANGES .

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:	11	BR:	5	Baths:	5	HB	1				

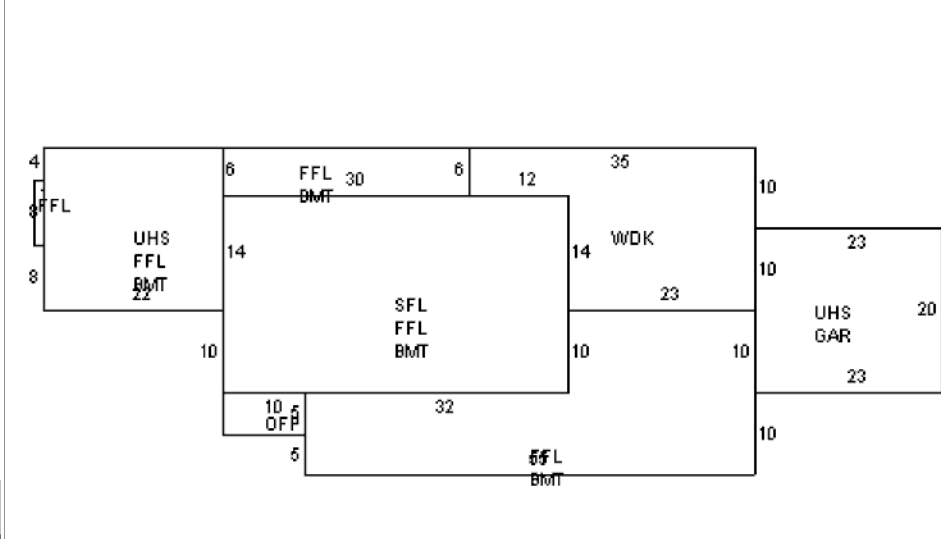
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,416	85.730	207,133	
BMT	BASEMENT	2,408	36.440	87,740	
SFL	2ND FLOOR	1,008	85.730	86,420	
WDK	WOOD DECK	532	16.930	9,006	
GAR	GARAGE	460	36.000	16,560	
UHS	UNFIN HST	270	85.730	23,148	
OFF	OPEN PORCH	50	15.000	750	
Net Sketched Area:		7,144	Total:	430,757	
Size Ad	3694	Gross Area	7774	FinArea	5380

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	A	0

IMAGE



AssessPro Patriot Properties, Inc