	Total Card /	Total Parcel
APPRAISED:	618,400 /	778,100
USE VALUE:	618,400 /	778,100
ASSESSED:	618,400 /	778,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		CAMBRIDGE TP, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	0.455	117,100	9,100	246,100	372,300
101	0.455			246,100	246,100
Total Card	0.910	117,100	9,100	492,200	618,400
Total Parcel	0.910	276,300	9,600	492,200	778,100

Source: Market Adj Cost   Total Value per SQ unit /Card: 741.49   /Parcel: 251.73

Legal Description

User Acct	0
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	04/16/25

!1091!

OWNERSHIP

Unit #:

Owner 1:	TRACEY TR ROBERT J
Owner 2:	ROBERT J TRACEY REVOCABLE TRS
Owner 3:	
Street 1:	204 SOUTH EAST 10TH ST
Street 2:	
Twn/City:	FORT LAUDERDALE
St/Prov: FL	Cntry	Own Occ: N
Postal: 33316		Type:

PREVIOUS OWNER

Owner 1:	TRACEY - ROBERT J
Owner 2:	-
Street 1:	204 S E 10TH ST
Twn/City:	FORT LAUDERDALE
St/Prov: FL	Cntry
Postal: 33316	

PREVIOUS ASSESSMENT

Parcel ID 119 1 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	031	FV	263,900	8900	.91	463,700	736,500		Year End Roll	12/2/2024
2024	031	FV	258,200	8900	.91	454,900	722,000		Year end	11/9/2023
2023	031	FV	257,900	8900	.91	475,200	742,000	742,000	Year end	11/3/2022
2022	031	FV	250,200	13800	.91	429,800	693,800	693,800	Year End Roll	10/19/2021
2021	031	FV	249,700	13800	.91	373,400	636,900	636,900	Year End Roll	10/15/2020
2020	031	FV	247,600	13800	.91	241,900	503,300	503,300	Year End Roll	9/26/2019
2019	031	FV	242,000	13800	.91	215,800	471,600	471,600	Create Final va	6/4/2019
2018	031	FV	242,000	13800	.91	215,800	471,600	471,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:47:27

LAST REV

Date	Time
04/18/25	08:51:27

apro

USER DEFINED

Prior Id # 1:	29 27 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:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains .91 ACRES of land mainly classified as 031 with a GAS STATN Building built about 1936, having primarily BRICK VENR Exterior and 834 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 1091

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRACEY,ROBERT J	73766-331		12/4/2019	FAMILY	99	No	No		
TRACEY ELIZABET	12318-457		10/31/1972		100,000	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Gas:	5	HEAVY

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2021	C-21-0043	CELL TOW	18,000	C				Remove Sprint Tele
7/17/2019	R-19-0095	MANUAL	25,000	C				Replace 3 antennas
8/12/1996	1023-96	SHED		C	6/7/1997			
6/14/1994	493-94	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
10/8/2013	MEAS/EXT INS	25	D ERSKINE
3/27/2003	M&L EXTERIOR	615	
6/12/2001	MEAS/EXT INS	615	
8/16/1994	MEAS+INSPCTD	185	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	SERV ST		39639.6		SQUARE FE	PRIME SITE		0	7.25	1.71	R1									492,217	101	50				492,200	

| Total AC/HA: 0.91000 | Total SF/SM: 39640 | Parcel LUC: 031 031 | Prime NB Desc RES CAT 1 | Total: 492,217 | Spl Credit | Total: 492,200 |

Patriot Properties Inc.

EXTERIOR INFORMATION

Field	Value
Type:	68 - GAS STATN
Sty Ht:	1 - 1
(Liv) Units:	1	Total: 3
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	8 - BRICK VENR
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C+ - AVG. (+)
Year Blt: 1936	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	8 - PLYWD PANL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	12 - CONCRETE
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	7 - UNIT HTRS
# Heat Sys:	1
% Heated: 100	% AC: 0
Solar HW: NO	Central Vac: NO
% Com Wal 0	% Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Field	Rating
Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

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

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	36. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	36	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	149.00
Size Adj.:	1.39999998
Const Adj.:	0.93904072
Adj $ / SQ:	195.884
Other Features:	3000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	183004
Depreciation:	65881
Depreciated Total:	117122

COMMENTS

TRACEY`S GARAGE .

RESIDENTIAL GRID

| 1st Res Grid | Desc: | | | | | | | | # Units | | | |

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:		BRs:		Baths:			HB 1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Field	Value
Juris. Factor:	
Special Features: 0	
Final Total: 117100	
Before Depr: 215.47	
Val/Su Net: 140.41	
Val/Su SzAd 140.41	

SKETCH

(Dimensions: 21, 10, 18, 26, 16, FFL, 39)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	834	195.880	163,367
	Net Sketched Area:	834	Total:	163,367
Size Ad	834	Gross Area	834 FinArea	834

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID

119 1 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
71	TANK-IG	D	Y	1	6000	A	AV	1998	0.59	T	60	334			1,400			1,400
71	TANK-IG	D	Y	1	6000	A	AV	1998	0.59	T	60	334			1,400			1,400
71	TANK-IG	D	Y	1	6000	A	AV	1998	0.59	T	60	334			1,400			1,400
71	TANK-IG	D	Y	1	2000	A	AV	1998	0.59	T	60	334			500			500
2	SHED/FR	D	Y	1	8X10	A	AV	1997	16.05	T	60	334			500			500
77	LITE-SIN	D	Y	3		A	AV		0.00	T	0	334						
85	PAVING	D	Y	1	4050	A	AV		0.96	T	0	334			3,900			3,900

Field	Value
More: N	
Total Yard Items:	9,100
Total Special Features:	
Total:	9,100