



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
8		PINE RIDGE RD, LINCOLN

**OWNERSHIP**

Owner 1:	FRETLAND ADRIAN J
Owner 2:	FRETLAND JENNIFER L
Owner 3:	C/O WELLS FARGO HOME MORTGAGE
Street 1:	PO BOX 10335
Street 2:	
Twn/City:	DES MOINES
St/Prov:	IA Cntry Own Occ: Y
Postal:	50306 Type:

**PREVIOUS OWNER**

Owner 1:	LEWIS WHARF LTD PARTNERSHIP -
Owner 2:	-
Street 1:	12 MARSHALL STREET
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02108

**NARRATIVE DESCRIPTION**

This Parcel contains 2.526 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1955, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.689		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									20,670						20,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	242,300		2.526	563,100	805,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 371.67						/Parcel: 371.67	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	242,300	0	2.526	563,100	805,400	805,400	Year End Roll	9/28/2017
2017	101	FV	177,100	0	2.526	532,700	709,800	709,800	Year End Roll	9/29/2016
2016	101	FV	173,900	0	1.01	429,700	603,600	603,600	Year End Roll	1/14/2016
2015	101	FV	172,400	0	1.01	397,900	570,300	570,300	Year End	10/2/2014
2014	101	FV	161,300	0	1.01	356,400	517,700	517,700	Year End Roll	1/23/2014
2013	101	FV	158,200	0	1.01	346,000	504,200	504,200	Year End Roll	10/25/2012
2012	101	FV	161,300	0	1.01	380,600	541,900	541,900	Year End	1/26/2012
2011	101	FV	164,500	0	1.01	386,800	551,300	551,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEWIS WHARF LTD	65712-313		7/13/2015		685000	No	No			
HOLLAND, MARJORI	65250-45		4/22/2015	SUBSEQUENT S	655000	No	No			
HOLLAND, PETER A	64246-410		9/18/2014	DIVORCE/ESTA		1	No	No		
HOLLAND PETER/M	22196-77		7/9/1992	CONVENIENC		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/20/2016	6597	SHEET MT	18,000	C	6/27/2017			Sheet metal work f
8/30/2016	6540	MANUAL	3,000	C				Install blown cell
6/20/2016	6477	RENO-ADD	375,000	O				Demo garage & sunr

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/27/2017	PERMIT VISIT	618	G BOURGAULT
4/26/2016	SALES INSP	618	G BOURGAULT
8/7/2013	MEAS/EXT INS	25	D ERSKINE
6/16/2007	MEAS+INSPCTD	616	D MANZELLO
5/15/1996	MEAS+INSPCTD	606	J SMITH
1/13/1995	ENTRY DENIED	607	D KEARLY
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

