



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
4		TRACEY'S CORNER, LINCOLN

**OWNERSHIP**

Owner 1:	TRACEY ROBERT J
Owner 2:	
Owner 3:	
Street 1:	204 S E 10TH STREET
Street 2:	
Twn/City:	FORT LAUDERDALE
St/Prov:	FL Cntry Own Occ: N
Postal:	33316 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 3.23 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1935, Having Primarily CONC BLOCK Exterior and SLATE Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infl	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	4.54	0.700	R1			LOCATIO	-30					254,240						254,200	
101	ONE FAM		0.443		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									13,290						13,300	
101	ONE FAM		0.95		ACRES	UNDEV	0.2	0	30,000.	0.200	R1									5,700						5,700	ACCESS EASEMENT

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	100,100		3.230	273,200	373,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		270.12	/Parcel:	270.12
						Land Unit Type:	
							Insp Date
							12/08/16

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	100,100	0	3.23	273,200	373,300	373,300	Year End Roll	9/28/2017
2017	101	FV	96,600	0	3.23	273,200	369,800	369,800	Year End Roll	9/29/2016
2016	101	FV	96,600	0	3.23	266,000	362,600	362,600	Year End Roll	1/14/2016
2015	101	FV	92,500	0	3.23	215,000	307,500	307,500	Year End	10/2/2014
2014	101	FV	91,400	0	.38	163,900	255,300	255,300	Year End Roll	1/23/2014
2013	101	FV	89,400	0	.38	201,200	290,600	290,600	Year End Roll	10/25/2012
2012	101	FV	89,400	0	1.04	208,800	298,200	298,200	Year End	1/26/2012
2011	101	FV	91,400	0	1.04	182,400	273,800	273,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
EST ELIZABETH T	524-126		12/1/1965	FAMILY		0	No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/8/2016	MEAS/EXT INS	4	JG
8/20/2007	MEAS/EXT INS	617	D HASCHIG
1/15/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	21 - CONC BLOCK
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	2 - SLATE
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	C- - AVG. (-)
Year Blt:	1935
Alt LUC:	
Jurisdict:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	1 - DRYWALL 50%
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100
% 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

More:	N	Total Yard Items:		Total Special Features:		Total:	
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	34%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34%

**CALC SUMMARY**

Basic \$ / SQ:	79.00
Size Adj.:	1.18415344
Const Adj.:	1.02989697
Adj \$ / SQ:	96.345
Other Features:	21000
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	151738
Depreciation:	51591
Depreciated Total:	100147

**COMMENTS**

INCLUDES 29-9-11 .03AC. 6/2014 CORRECTED BOUNDARIES PER MASS DOT TAKING - RECOMBINED 119-18-0 WITH THIS PARCEL. NOTE .95 ACCESS EASEMENT TO PARCEL 119-15-0.. FORMERLY 118 CAMBRIDGE TPK.

**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	6	BR	3	Bath	1	HB					

**REMODELING**

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

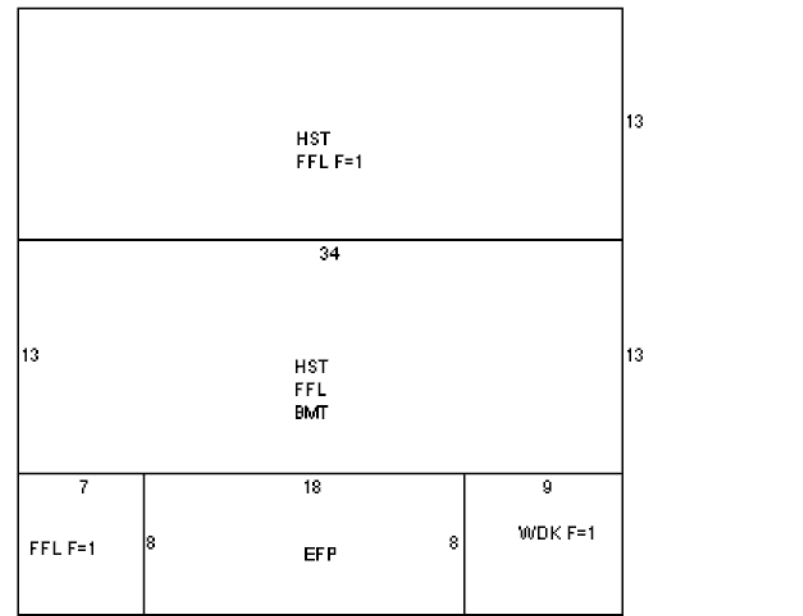
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				286951.9916
Juris. Factor:		Val/Su Fin:		72.43
Special Features:	0	Val/Su Net:		49.07
Final Total:	100100	Val/Su SzAd:		72.43

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	940	96.340	90,564
BMT	BASEMENT	442	24.090	10,646
HST	HALF STORY	442	96.340	42,584
EFP	ENCL PORCH	144	36.000	5,184
WDK	WOOD DECK	72	34.040	2,451
Net Sketched Area:		2,040	Total:	151,429
Size Ad	1382	Gross Area	2482	FinArea
				1382

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc



PARCEL ID 119 16 0