



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: FARRINGTON MEMORIAL INC  
 Owner 2: C/O SPRINT SPECT LP BS03XC205  
 Owner 3:  
 Street 1: PO BOX 8430  
 Street 2:  
 Twn/City: KANSAS CITY  
 St/Prov: MO Cntry Own Occ:  
 Postal: 64114-8430 Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
431		76,700	0.230	362,300	439,000
Total Card		76,700	0.230	362,300	439,000
Total Parcel		76,700	0.230	362,300	439,000
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
	10/08/13

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	431	FV		76700	.23	362,300	439,000	439,000	Year End Roll	9/28/2017
2017	431	FV		76700	.23	351,600	428,300	428,300	Year End Roll	9/29/2016
2016	431	FV		76700	.23	351,600	428,300	428,300	Year End Roll	1/14/2016
2015	431	FV		76700	.23	298,000	374,700	374,700	Year End	10/2/2014
2014	431	FV		76700	.23	267,300	344,000	344,000	Year End Roll	1/23/2014
2013	431	FV	24,600	76700	.23	259,600	360,900	360,900	Year End Roll	10/25/2012
2012	431	FV	24,600	79600	.23	274,300	378,500	378,500	Year End	1/26/2012
2011	431	FV	25,500	79600	.23	307,700	412,800	412,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FARRINGTON MEMO	3590-493		12/31/1940			1	No	No		lotsplit 3/4/98 plan#228

**NARRATIVE DESCRIPTION**

This Parcel contains .23 ACRES of land mainly classified as RELAYTW

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	LEVEL
s				Street	1	PAVED
t				Traffic	5	HEAVY

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/10/2007	3790	TEMPORAR		C				Tent 10/18-10/22
5/24/1999	1720	MANUAL	179,000	C				cell tower & equip

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/8/2013	MEAS/EXT INS	25	D ERSKINE

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
431	RELAYTW		10000		SQUARE FE	PRIME SITE		0	6.14	5.900	R2									362,260						362,300	

Total AC/HA: 0.22957	Total SF/SM: 10000.07	Parcel LUC: 431	RELAYTW	Prime NB Desc	RES CAT 2	Total:	362,260	Spl Credit	Total:	362,300
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**EXTERIOR INFORMATION**

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

Lot split from 47 7 0 Plan #228 doc# 105 3/4/98.  
Sprint CELL TOWER DANIEL STONE HSE & BARN. 12/2012 Equipment building assessed as personal property housing..

**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	

**GENERAL INFORMATION**

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact.:
Const Mod:	
Lump Sum Adj:	

**CONDO INFORMATION**

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

**INTERIOR INFORMATION**

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW:	Central Vac:
% Com Wal	% Sprinkled:

**DEPRECIATION**

Phys Cond:	0.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**CALC SUMMARY**

Basic \$ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj \$ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

**COMPARABLE SALES**

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

**SKETCH**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
Net Sketched Area:			Total:	
Size Ad	Gross Area		FinArea	

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc

**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
34	CELL TOWER	D	Y		155		A	AV	2000	1,993.18	T	30	431		76,700			76,700

**PARCEL ID**

132 25 0 1

More: N	Total Yard Items:	76,700	Total Special Features:	Total:	76,700
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