## Property Location

<table>
<thead>
<tr>
<th>No.</th>
<th>All No.</th>
<th>Direction/Street/City</th>
</tr>
</thead>
<tbody>
<tr>
<td>10</td>
<td></td>
<td>HIDDENWOOD PT, LINCOLN</td>
</tr>
</tbody>
</table>

## Ownership

<table>
<thead>
<tr>
<th>Owner 1</th>
<th>Owner 2</th>
<th>Owner 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>KOEHLER TR EDWARD F</td>
<td>KOEHLER TR ARTHUR J</td>
<td>THE KOEHLER FAMILY TRUST</td>
</tr>
</tbody>
</table>

## Street Information

<table>
<thead>
<tr>
<th>Street 1</th>
<th>Street 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>10 HIDDENWOOD PT</td>
<td></td>
</tr>
</tbody>
</table>

## Sales Information

| Parcel ID | 186 38 0 |

## Narrative Description

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1965, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 Half Baths, 0 3/4 Baths, 7 Rooms, and 4 Bedrooms.

## Other Assessments

- **Code**: [User Defintion]
- **Descrip/No**: [User Defintion]
- **Amount**: [User Defintion]
- **Com. Int**: [User Defintion]

## Property Factors

<table>
<thead>
<tr>
<th>Item</th>
<th>Code</th>
<th>Descrip</th>
<th>%</th>
<th>Item</th>
<th>Code</th>
<th>Descrip</th>
</tr>
</thead>
<tbody>
<tr>
<td>R1</td>
<td>Residential</td>
<td>100</td>
<td>U</td>
<td>A</td>
<td>SEPTIC</td>
<td></td>
</tr>
<tr>
<td>n</td>
<td>1</td>
<td></td>
<td>t</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Census:</td>
<td>Exempt</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flood Haz:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D</td>
<td>0</td>
<td>Topo</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>s</td>
<td>1</td>
<td>Street</td>
<td>PAVED</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>t</td>
<td>4</td>
<td>Traffic</td>
<td>MEDIUM</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Building Permits

<table>
<thead>
<tr>
<th>Date</th>
<th>Number</th>
<th>Descrip</th>
<th>Amount</th>
<th>C/O</th>
<th>Last Visit</th>
<th>Fed Code</th>
<th>F. Descrip</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/22/2019</td>
<td>R-19-0060</td>
<td>WDK</td>
<td>15,500</td>
<td>O</td>
<td></td>
<td></td>
<td>Remove &amp; replace d</td>
<td></td>
</tr>
</tbody>
</table>

## Activity Information

<table>
<thead>
<tr>
<th>Date</th>
<th>Result</th>
<th>By</th>
<th>Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>5/23/2017</td>
<td>MEAS+INSPCTD</td>
<td>4</td>
<td>JG</td>
</tr>
<tr>
<td>6/27/2008</td>
<td>MEAS+EXT INS</td>
<td>25</td>
<td>D ERSKINE</td>
</tr>
<tr>
<td>11/17/2001</td>
<td>M &amp; L COMPLETE</td>
<td>613</td>
<td></td>
</tr>
<tr>
<td>5/11/1996</td>
<td>MEAS+INSPCTD</td>
<td>606</td>
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</tr>
</tbody>
</table>

## Land Section (First 7 lines only)

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Description</th>
<th>LUC Fact</th>
<th>No of Units</th>
<th>Depth / Price Units</th>
<th>Unit Type</th>
<th>Land Type</th>
<th>LT Factor</th>
<th>Base Value</th>
<th>Unit Price</th>
<th>Adj</th>
<th>Neigh</th>
<th>Neigh Influ</th>
<th>Neigh Mod</th>
<th>Infl 1</th>
<th>% Infl 1</th>
<th>% Infl 2</th>
<th>% Infl 3</th>
<th>% Infl 3</th>
<th>Appraised Value</th>
<th>% Class</th>
<th>% Spec</th>
<th>Land</th>
<th>J Code</th>
<th>Fact</th>
<th>Use Value</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>ONE FAM</td>
<td>58371</td>
<td>SQUARE FE/PRIME SITE</td>
<td>0</td>
<td>6.35</td>
<td>1.259</td>
<td>R2</td>
<td></td>
<td></td>
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<td></td>
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<td></td>
<td></td>
<td>466,797</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>466,800</td>
</tr>
</tbody>
</table>

| Total AC/HA: | 1.34001 |
| Total SF/SM: | 58370.84 |
| Parcel LUC: | 101 |
| Prime NB Desc: | RES CAT 2 |

**Disclaimer:** This information is believed to be correct but is subject to change and is not warranted.

**Database:** FY2020
### RESIDENTIAL GRID

**1st Res Grid**
- Desc: Line 1
- # Units: 1

**Level**
- FY: 1
- LR: 2
- D: 3
- F: 4
- R: 5
- BR: 6
- RR: 7
- FB: 8
- HB: 9

**Other**
- Upper
- Lvl 2
- Lvl 1
- Lower

**Totals**
- RMs: 7
- BRs: 4
- Baths: 2
- HB: 1

### REMODELING

**Exterior**
- No Unit
- RMS
- BRS
- FL

**Interior**
- No Unit
- No Unit
- No Unit
- No Unit

### RES BREAKDOWN

**Heating**
- Electric:
- Plumbing:
- Kitchen:
- Baths:
- Additions:
- Interior:
- Exterior:
- Remodeling:
- General:

### DEPRECIATION

- Avg Hi/FL: STD
- Prim Int Wall: 1 - DRYWALL
- Sec Int Wall: %
- Prim Floors: 4 - CARPET
- Sec Floors: 5 - LINO/VINYL

### CALC SUMMARY

- Basic $ / SQ: 85.00
- Adj $ / SQ: 103.585
- Grade Factor: 1.12
- Neighborhood Inf: 1.000000

### PARCEL ID

- Total Yard Items: 300
- Total Special Features: 300

---

**BATH FEATURES**

- Full Bath: 2
- A Bath: 1
- 3/4 Bath: 1
- A HBth: 1
- Oth Fix: 2

### COMMENTS

5/17 INT+EXT= AVG, HW GENERATOR.

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**SKETCH**

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**COMPARABLE SALES**

- Sub Area: FFL
- Area - SQ: 1,272
- Rate - AV: 103.580
- Undepr Value: 113,945

**SUB AREA DETAIL**

- Net Sketched Area: 2,405
- Total: 249,821
- Size Adj: 1272
- Gross Area: 2405
- Fit Area: 2075
- Alt %: 80 A

---

**INTERIOR INFORMATION**

- Eff Yr Blt: 1965
- Eff Yr Blt: 1965
- Alt %: 1
- Alt %: 1

---

**CONDO INFORMATION**

- Location: 1
- Total Units: 1
- Floor: 1 - 1ST FLOOR

---

**CALC SUMMARY**

- Basic $ / SQ: 85.00
- Adj $ / SQ: 103.585
- Grade Factor: 1.12
- Neighborhood Inf: 1.000000

---

**COMMENTS**

5/17 INT+EXT= AVG, HW GENERATOR.

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**SPEC FEATURES/YARD ITEMS**

- Code: 2
- Description: SHED/FR
- A Y/S: D
- Qty: Y
- Size/Dim: 1X10
- Qual: A
- Con: AV
- Year: 1965
- Unit Price: 15.00
- D/S: T
- Dep: 70
- LUC: 101
- Fact: 300
- NB Fa: 300
- Appr Value: 4000
- Juris. Factor: 1.12
- Juris. Value: 4000