### PROPERTY LOCATION

**No** | **Alt No** | **Direction/Street/City**
--- | --- | ---
54 | VIRGINIA RD, LINCOLN

### IN PROCESS APPRAISAL SUMMARY

<table>
<thead>
<tr>
<th>Use Code</th>
<th>Building Value</th>
<th>Yard Items</th>
<th>Land Size</th>
<th>Land Value</th>
<th>Total Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>900</td>
<td>146,000</td>
<td>2,900</td>
<td>0.88</td>
<td>472,500</td>
<td>621,400</td>
</tr>
</tbody>
</table>

### TOTAL ASSESSED: 621,400

**USER DEFINED**

**Finance** | **Database: FY2020**
--- | ---

### 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>2</td>
<td>U</td>
<td>108</td>
<td>3</td>
<td>I</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

### LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | All Class | % Spec Land | J Code | Fact | Use Value | Notes |
| 900 | US GOVT | 38332.4 | SQUARE FE/PRIME SITE | 0 | 7.176 | R3 | 472,498 | 472,500 |

### DISCLAIMER:

This Information is believed to be correct but is subject to change and is not warranted.
### GENERAL INFORMATION

- Grade: C - AVERAGE
- Year Blt: 1965
- Eff Yr Blt: 
- Alt LUC: 3
- Alt %: 0
- Jurisdiction: 

### CONDO INFORMATION

- Location: 
- Total Units: 
- Floor: 1 - 1ST FLOOR
- Const Mod: 
- Lump Sum Adj: 

### INTERIOR INFORMATION

- Avg Hit/FL: STD
- Prim Int Wal: 1 - DRYWALL
- Sec Int Wall: 1 - TYPICAL
- Prim Floors: 4 - CARPET
- Sec Floors: 5 - LINO/VINYL

### EXTERIOR INFORMATION

- Bsmt Flr: 
- Electric: 3 - TYPICAL
- Insulation: 2 - TYPICAL
- Int vs Ext: S
- Heat Fuel: 1 - OIL
- Heat Type: 3 - FORCED H/W
- % Heated: 100
- % AC: 0
- Solar HW: NO
- Central Vac: NO
- # Heat Sys: 1
- LUC Factor: 1.00
- % Com Wal: 0
- % Sprinkled: 0

### DEPRECIATION

- Basic $ / SQ: 85.00
- Size Adj.: 1.19247794
- Const Adj.: 0.99500000
- Adj $ / SQ: 100.854
- Other Features: 30500
- Grade Factor: 1.00
- Neighborhood Inf: 1.00000000
- % Heated: 100
- % AC: 0
- Solar HW: NO
- Central Vac: NO
- Adj Total: 203295
- Depreciation: 57329
- Depreciation Total: 145966

### CALC SUMMARY

- Basic $ / SQ: 85.00
- Size Adj.: 1.19247794
- Const Adj.: 0.99500000
- Adj $ / SQ: 100.854
- Other Features: 30500
- Grade Factor: 1.00
- Neighborhood Inf: 1.00000000
- % Heated: 100
- % AC: 0
- Solar HW: NO
- Central Vac: NO
- Adj Total: 203295
- Depreciation: 57329
- Depreciation Total: 145966

### COMPARABLE SALES

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>A Y/S</th>
<th>Qty</th>
<th>Size/Dim</th>
<th>Qual</th>
<th>Con</th>
<th>Year</th>
<th>Unit Price</th>
<th>D/S</th>
<th>Dep</th>
<th>LUC</th>
<th>Fact</th>
<th>NB Fa</th>
<th>Appr Value</th>
<th>JCod JFact</th>
<th>Juris. Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>GARAGE</td>
<td>D</td>
<td>Y</td>
<td>1 20X20</td>
<td>A</td>
<td>FR</td>
<td>1960</td>
<td>36.00</td>
<td>T</td>
<td>80</td>
<td>900</td>
<td>2.900</td>
<td>2.900</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### SPECIAL FEATURES/YARD ITEMS

- Total Yard Items: 2,900
- Total Special Features: 2,900

### RESIDENTIAL GRID

- 1st Res Grid: 
- Desc: 
- Line: 1
- # Units: 1
- Level FY: L
- LR: D
- R: K
- F: RR
- B: FB
- H: HB
- L: O

### OTHER FEATURES

- Kits: 1 - Rating: AVERAGE
- A Kits: 1 - Rating: AVERAGE
- Frg: 1 - Rating: AVERAGE
- WSFlue: Rating: 

### COMMENTS

- COMMENTS
- RESIDENTIAL GRID
- OTHER FEATURES
- COMMENTS
- REMODELING
- RES BREAKDOWN

### REMODELING

- Exterior: No Unit
- Interior: 1 6 3 1

### RES BREAKDOWN

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

### SPEC FEATURES/YARD ITEMS

- SPEC FEATURES/YARD ITEMS
- TOTAL:

### PARCEL ID

- PARCEL ID

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**AssessPro**  Patriot Properties, Inc