



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		BYPASS RD, LINCOLN

**OWNERSHIP**

Owner 1:	MRAKOVICH TR DAVID V
Owner 2:	MRAKOVICH TR GERTRUDE A
Owner 3:	REVOC TRUS OF DVMRAKOVICH
Street 1:	7360 55TH AVE EAST UNIT 305
Street 2:	
Twn/City:	BRADENTON
St/Prov:	FL Cntry Own Occ: Y
Postal:	34203 Type:

**PREVIOUS OWNER**

Owner 1:	MRAKOVICH DAVID V -
Owner 2:	MRAKOVICH GERTRUDE A -
Street 1:	26 BYPASS RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1959, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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 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	7.25	1.000	R2									580,000						580,000	
101	ONE FAM		0.363		ACRES	EXCESS ACRE		0	30,000.	1.000	R2									10,890						10,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	223,200	600	2.200	590,900	814,700
Total Card	223,200	600	2.200	590,900	814,700
Total Parcel	223,200	600	2.200	590,900	814,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		348.55	/Parcel: 348.55

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/20/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	205,800	600	2.2	510,900	717,300	717,300	Year End Roll	10/15/2020
2020	101	FV	204,000	600	2.2	518,900	723,500	723,500	Year End Roll	9/26/2019
2019	101	FV	186,600	600	2.2	502,100	689,300	689,300	Create Final value 2019	6/4/2019
2018	101	FV	186,600	600	2.2	502,100	689,300	689,300	Year End Roll	9/28/2017
2017	101	FV	184,900	600	2.2	487,700	673,200	673,200	Year End Roll	9/29/2016
2016	101	FV	183,100	600	2.2	487,700	671,400	671,400	Year End Roll	1/14/2016
2015	101	FV	179,700	600	2.2	414,900	595,200	595,200	Year End	10/2/2014
2014	101	FV	172,700	600	2.2	373,300	546,600	546,600	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MRAKOVICH DAVID	54768-476		6/2/2010	FAMILY	100	No	No	
MCGRATH, JAMES	11582-454		10/1/1968		45,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/27/2013	5532	DEMOLITI		C	5/20/2014			demo inground pool

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
10/27/2009	MEAS/EXT INS	25	D ERSKINE
11/20/2004	M&L COMPLETE	615	
12/21/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

