

Town Of Lincoln



PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 4, CERULEAN WY, LINCOLN

OWNERSHIP

Table with columns: Owner 1-3, Street 1-2, TwN/City, St/Prov, Postal. Includes owner names LIU TAI KUO, LIU MANN-WEN and address 18 WYKEHAM ROAD.

PREVIOUS OWNER

Table with columns: Owner 1-2, Street 1, TwN/City, St/Prov, Postal. Includes owner names OSIT - MADELINE, MAUDE - DANIEL and address 4 CERULEAN WY.

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1991, Having Primarily CLAPBOARD Exterior and SLATE Roof Cover, with 1 Units, 6 Baths, 3 HalfBaths, 0 3/4 Baths, 21 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrp/No, Amount, Com. Int.

PROPERTY FACTORS

Table with columns: Item, Code, Descrp, %, Item, Code, Descrp. Includes residential item Z R1 and traffic item t.

LAND SECTION (First 7 lines only)

Large table with columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Infru, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, %, Spec Land, J Code, Fact, Use Value, Notes.

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Building Value, Yard Items, Land Size, Land Value, Total Value. Includes Total Card and Total Parcel rows.

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2015 to 2022.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif. Includes sales for OSIT,MADELINE, CARANO, DONALD, and WARBLER SPRINGS.

BUILDING PERMITS

Table with columns: Date, Number, Descrp, Amount, C/O, Last Visit, Fed Code, F. Descrp, Comment. Includes permit for ROOF on 6/9/2008.

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Includes activities like MEAS/EXT INS and M&L COMPLETE.

Sign: VERIFICATION OF VISIT NOT DATA

Summary table with columns: Total, 841,590, Spl Credit, Total, 841,600

EXTERIOR INFORMATION

Type:	10 - ECLECTIC
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	8 - BRICK VEN 50%
Roof Struct:	1 - GABLE
Roof Cover:	2 - SLATE
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal:	0	% Sprinkled:	0

Full Bath:	6	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	3	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	5	Rating:	AVERAGE

BATH FEATURES

Kits:	2	Rating:	GOOD
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

Phys Cond:	GD - Good	10.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8%

DEPRECIATION

Basic \$ / SQ:	100.00
Size Adj.:	0.80926514
Const Adj.:	1.10917091
Adj \$ / SQ:	89.761
Other Features:	173862
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2757641
Depreciation:	297825
Depreciated Total:	2459816

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	2927839.861
Juris. Factor:		Before Depr:	179.52	
Special Features:	0	Val/Su Net:	139.58	
Final Total:	2459800	Val/Su SzAd	242.97	

COMMENTS

SWAP OF LAND W/LOT 8 BK 22448-PG 455
PLAN RECORDED 8-27-92#700 .

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:	21	BR:	5	Bath:	6	HB:	3				

REMODELING

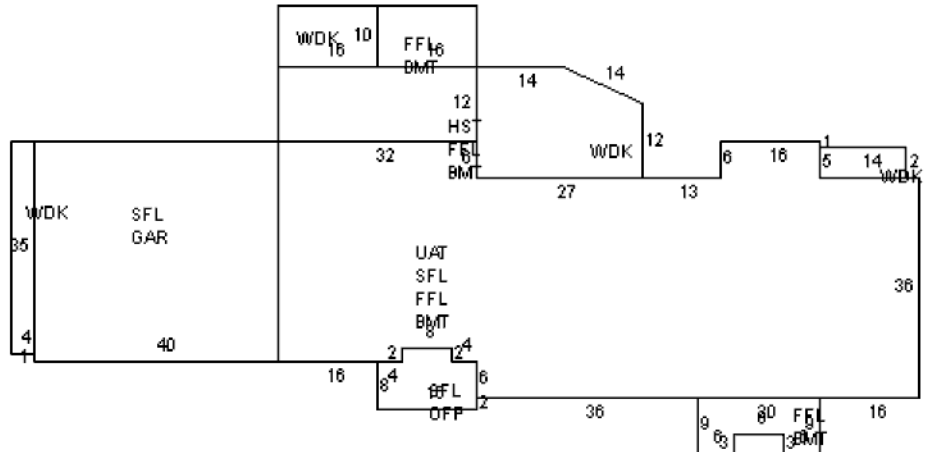
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	21	5	1
Totals			
1	21	5	

COMPARABLE SALES

Juris. Factor:		Before Depr:	179.52	
Special Features:	0	Val/Su Net:	139.58	
Final Total:	2459800	Val/Su SzAd	242.97	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	5,408	89.760	485,429	
BMT	BASEMENT	4,524	39.270	177,660	
FFL	1ST FLOOR	4,524	89.760	406,080	
GAR	GARAGE	1,440	36.000	51,840	
WDK	WOOD DECK	817	15.990	13,067	
UAT	UNF ATTIC	574	89.760	51,487	
HST	HALF STORY	192	89.760	17,234	
OFF	OPEN PORCH	144	15.000	2,160	
Net Sketched Area:		17,623	Total:	1,204,957	
Size Ad	10124	Gross Area	21065	FinArea	12386

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	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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