



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	Descrp	%	Item	Code	Descrp
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	8.5	1.000	R2									680,000						680,000	
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	278,000	600	2.200	690,900	969,500
Total Card	278,000	600	2.200	690,900	969,500
Total Parcel	278,000	600	2.200	690,900	969,500
Source:	Market Adj Cost	Total Value per SQ unit /Card: 414.78		/Parcel: 414.78	

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
2023	101	FV	255,900	600	2.2	650,900	907,400	907,400	Year end	11/3/2022
2022	101	FV	223,200	600	2.2	590,900	814,700	814,700	Year End Roll	10/19/2021
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

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	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	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 ___/___/___

Total AC/HA:	2.19955	Total SF/SM:	95812.39	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	690,890	SpI Credit		Total:	690,900
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