

## LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 10-24-200-008-000

Tax Year: 2025

Run Date: 7/15/2025 10:40:11 AM

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## OWNER NAME AND MAILING ADDRESS

ARTER, KERRY J  
PO BOX 30780  
LINCOLN, NE 68503-0780

Additional Owners  
No.

## PROPERTY SITUS ADDRESS

1328 N 21ST ST  
LINCOLN, NE 68503

## GENERAL PROPERTY INFORMATION

**Prop Class:** Residential Improved  
**Primary Use:** Conversion-Apt  
**Living Units:** 4  
**Zoning:** R4-Residential District  
**Nbhd:** 8NC01 - North Central -  
CVDU  
**Tax Unit Grp:** 0001  
**Schl Code Base:** 55-0001 Lincoln  
**Exemptions:**

**Flags:**

## PROPERTY FACTORS

**GBA:** 0  
**NRA:**  
**Location:**  
**Parking Type:**  
**Parking Quantity:**

## LEGAL DESCRIPTION

KIMMEL & VAN DUYN'S SUBDIVISION - L4 MIL, Lot  
9

## SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
10/31/1995	Improved	\$49,000	Disqualified		Warranty Deed	1995037804

## BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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## INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
07/11/2022		No Answer At Door, Measured - 05	General Review	MRC	
11/09/2015	1:45 PM	No Answer At Door, Exterior - 04	General Review	afo	
10/24/2012	1:52 PM	Routine, Exterior only - 14	General Review	DPG	
09/17/2008		Field Review - 08	Final Review	CAB	
03/07/2006		Field Review - 08	Final Review	CRK	

## RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2023	Informal Appeals	2304352	Closed	Value Adjusted
2011	Referee	11-00868	Closed	No Change
2003	County Board	3004604	Closed	

## ASSESSED VALUE HISTORY

Year	Land	Building	Total
2025	\$45,000	\$111,000	\$156,000
2024	\$45,000	\$111,000	\$156,000
2023	\$45,000	\$102,600	\$147,600
2022	\$25,000	\$66,200	\$91,200
2021	\$25,000	\$66,200	\$91,200

## APPRAISED VALUES

	Land	Building	Total	Method
Current	\$45,000	\$111,000	\$156,000	IDXVAL
Prior	\$45,000	\$111,000	\$156,000	IDXVAL
Cost	\$139,890	Market	\$380,000	GRM
Income	\$0	MRA	\$198,300	Ovr

## MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avq Unit Val	Land Value
Site	RPI-Primary Interior	//							45,000	45,000

Total Acres 0.14

GIS SF 6300

Mkt Land Total \$45,000

Taxable Aq Land Total \$0

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## DWELLING INFORMATION

**Res Type:** 1-Single-Family Residence  
**MS Style:** 2-Two Story  
**Quality:** 3.00-Average  
**Year Built:** 1900  
**Rating:** 3 - Average minus  
**Remodeled Year:**  
**Remodel:**  
**Total Living Area:** 1,712

## RESIDENTIAL SECTIONS

RES 972  
 RUL 740

## RESIDENTIAL INFORMATION

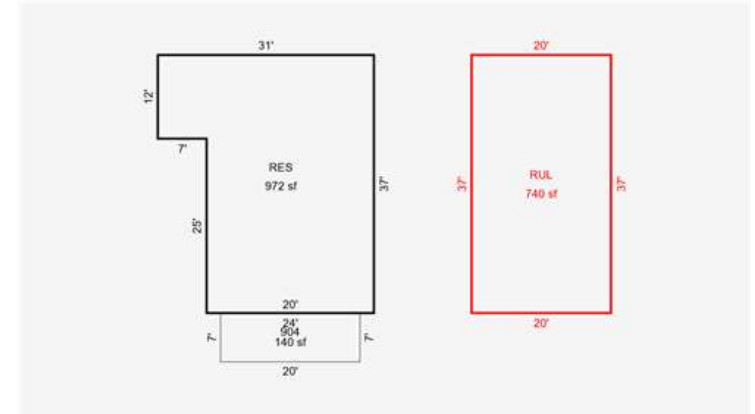
**Impt Type:** 2 Story Conversion  
**Bedrooms:** 4  
**Foundation:** 4-Full  
**5 Fix Bath:** 3 Fix Bath: 4  
**4 Fix Bath:** 2 Fix Bath:  
**Addl Fix:** 3  
**Garage Cap:**  
**Total Market:** 380,000  
**Total MRA:** 198,300

## DWELLING COST SUMMARY

**RCN:** \$300,088  
**CDU:** 3 **Depr %:** 68  
**RCNLD:** \$94,888  
**Cost/SF:** 55.43  
**Pct Comp:**

## INCOME INFORMATION

**Rent Rating:** 5 **Rent:** 1560  
**GRM Rating:** 5 **GRM:** 100  
**GRM Value:** 155,959



## BUILDING COMMENTS

## RESIDENTIAL COMPONENTS

Code	Units	Pct	Year
105-Frame, Siding		100	
904-Slab Porch with Roof	140		
208-Composition Shingle		100	
601-Plumbing Fixtures	17		
801-Total Basement Area	888		
309-Forced Air Furnace		100	
402-Automatic Floor Cover Allowance			
803-Partition Finish Area	600		

## RESIDENTIAL COMPONENTS

Code	Units	Pct	Year
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