

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 10-24-201-025-000

Tax Year: 2025

Run Date: 7/15/2025 12:23:27 PM

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OWNER NAME AND MAILING ADDRESS

EASTDALE RENTALS LLC
Attn: JEFF & ANITA EASTMAN
2501 S 74 ST
LINCOLN, NE 68506

Additional Owners

No.

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
05/20/2022	Improved	\$0	Disqualified		Warranty Deed	2022025796
04/23/1996	Improved	\$37,000	Disqualified		Warranty Deed	1996016959
09/08/1994	Improved	\$0	Disqualified		Death Certificate	1994045456

PROPERTY SITUS ADDRESS

2250 SHELDON ST
LINCOLN, NE 68503

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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GENERAL PROPERTY INFORMATION

Prop Class: Residential Improved
Primary Use: Conversion-Apt
Living Units: 2
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

ENGLESIDE ADDITION, BLOCK 2, Lot 23

INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
07/11/2022		Interview and Measure - 01	General Review	MRC	Tenant - 2
11/20/2015	11:45 AM	No Answer At Door, Exterior - 04	General Review	afo	
07/15/2010		Field Review - 08	Final Review	CAB	
05/04/2010		No Answer At Door, Measured - 05	General Review	TMJ	
09/17/2008		Field Review - 08	Final Review	CAB	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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ASSESSED VALUE HISTORY

Year	Land	Building	Total
2025	\$45,000	\$124,700	\$169,700
2024	\$45,000	\$124,700	\$169,700
2023	\$45,000	\$115,700	\$160,700
2022	\$25,000	\$69,400	\$94,400
2021	\$25,000	\$69,400	\$94,400

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$45,000	\$124,700	\$169,700	IDXVAL
Prior	\$45,000	\$124,700	\$169,700	IDXVAL
Cost	\$158,280	Market	\$332,300	GRM
Income	\$0	MRA	\$160,100	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 0.15 GIS SF 6402

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: 2.00-Fair
Year Built: 1900
Rating: 4 - Typical
Remodeled Year:
Remodel:
Total Living Area: 1,538

RESIDENTIAL SECTIONS

RES 818
RUL 720

RESIDENTIAL INFORMATION

Impt Type: 2 Story Conversion
Bedrooms: 4
Foundation: 4-Full
5 Fix Bath: 3 **Fix Bath:** 3
4 Fix Bath: 2 **Fix Bath:**
Addl Fix: 1
Garage Cap:
Total Market: 332,300
Total MRA: 160,100

DWELLING COST SUMMARY

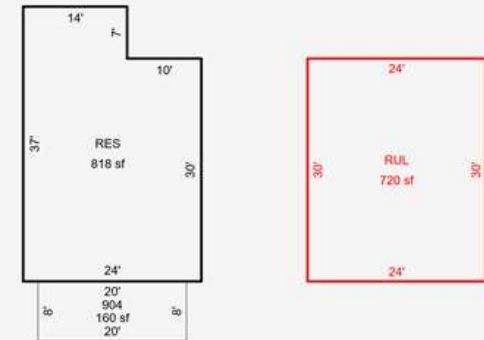
RCN: \$228,332
CDU: 4 **Depr %:** 50.0
RCNLD: \$113,275
Cost/SF: 73.65

Pct Comp:

INCOME INFORMATION

Rent Rating: 5 **Rent:** 1697
GRM Rating: 5 **GRM:** 100
GRM Value: 169,662

BUILDING COMMENTS



RESIDENTIAL COMPONENTS

Code	Units	Pct	Year
104-Frame, Plywood or Hardboard		100	
904-Slab Porch with Roof	160		
208-Composition Shingle		100	
601-Plumbing Fixtures	12		
801-Total Basement Area	720		
802-Minimal Finish Area	700		
351-Warmed & Cooled Air		100	
641-Single 1-Story Fireplace	1		
402-Automatic Floor Cover Allowance			

RESIDENTIAL COMPONENTS

Code	Units	Pct	Year
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