

P O Box 488  
611 Main Street  
Oshkosh, NE 69154  
Phone: 308-772-4464  
Fax 308-772-0123

**Garden County Assessor**

# Fax

**To:** Tax Equalization and Review Commission  
**From:** Janet L. Shaul  
 Garden County Assessor

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**Fax:** 402-471-7720  
**Date:** April 25, 2006

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**Phone:** 402-471-2842  
**Pages:** 2

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**Re:** Garden County Show Cause Hearing

Following is a letter we received from a local attorney that I wish to use tomorrow in our Show Cause Hearing on commercial properties.

Thank you. Janet Shaul

RECEIVED  
 APR 25 2006

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**EXHIBIT**  
 2006 Equal  
 192  
 4/26/06 2pp.

**EUGENE J. HYNES****ATTORNEY AT LAW**321 Main Street, P.O. Box 18  
Oshkosh, NE 69154-0018Telephone: (308)772-4566  
Telecopier: (308)772-3204

April 25, 2006

Janet Shaul  
Garden County Assessor  
Garden County Courthouse  
Oshkosh, NE 69154

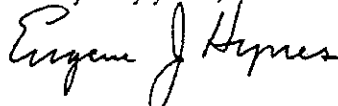
RE: Property Values - Sales

Dear Mrs. Shaul:

I have practiced law in Oshkosh, Garden County, Nebraska, for approximately 30 years. During that time I have prepared numerous real estate sales contracts. In sale contracts for the sale of a business with real property with buildings located thereon I estimate the value of goodwill or blue sky at approximately 30 percent of the value attributed to the building.

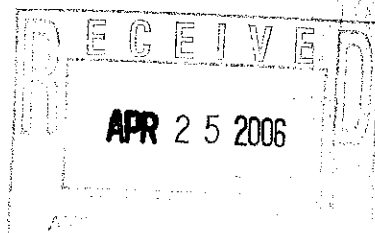
In most contracts, the parties desire to allocate the purchase price to assets that result in a tax advantage through depreciation for the purchaser. With this price allocation, the value assigned to the depreciable real property contains up to 30 percent of goodwill or blue sky.

Very truly yours,



Eugene J. Hynes

EJH/clo



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