

10 - BUFFALO COUNTY
RESIDENTIAL



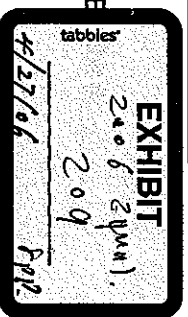
Sales and Statistics for the Town of Miller
(from R&O Statistics)

only	book	pageno	saledate	baseonly	locationid	legal	assrfoc	type	stats	location	land	improv	total	saleamt	baseratio	abs dev	
10	2003	15455	10/26/2003	240101	180001000	TAX LT 1 NW4 NW4 16-11-18	MILLER 01	2	1		35700	0	35700	33000	108.18	107.00	1.18
						LTS 5 & 6, BLK 15, OT, MILLER AND LTS 7-9, BLK 15, OT, MILLER											
10	2004	11848	11/2/2004	240101	1800031000	LTS 5 THRU 9, BLK 15, OT, MILLER	MILLER 07	1	1		7895	20300	28195	25000	112.78		5.78
10	2004	6046	6/21/2004	240101	1800031000	LTS 1-8, BLK 17, VILLAGE OF MILLER	MILLER 07	1	1		7895	20300	28195	37850	74.49		32.51
10	2004	10210	10/27/2004	240101	1800034000	LTS 1 THRU 8, BLK 17 VILLAGE MILLER, BUFFALO CO NE	MILLER 01	2	1		7070	0	7070	6000	117.83		10.83
10	2004	7837	8/13/2004	240101	1800034000	S40' LTS 23-24, BLK 19, OT	MILLER 01	2	1		7070	0	7070	7500	94.27		12.73
10	2004	45	1/2/2004	240101	1800056000	LTS 1-6, BLK 27, OT, BUFFALO CO NE	MILLER 01	1	1		420	115	535	500	107.00		0.00
10	2004	852	1/29/2004	240101	1800056000	LTS 1-21, BLK 27, OT, BUFFALO CO NE	MILLER 01	1	1		5625	21070	26695	25000	106.78		0.22
10	2004	798	1/29/2004	240101	1800056000	LTS 1-21, BLK 27, OT, BUFFALO CO NE	MILLER 01	1	1		9280	21070	30350	25000	121.40		14.40
10	2004	9826	10/8/2004	240101	1800082000	LTS 7-12, BLK 27, O.T. MILLER	MILLER 01	2	1		3655	0	3655	3750	97.47		9.53
10	2004	1049	2/6/2004	240101	1800082130	LTS 13 THRU 21, INCLUSIVE, BLK 27, OT, MILLER	MILLER 01	2	1		3390	0	3390	3350	101.19		5.81
10	2004	3808	4/26/2004	240101	180126001	LTS 1 - 2, BLK 38, VILLAGE OF MILLER	MILLER 01	2	1		2325	0	2325	2000	116.25		9.25
10	2005	699	1/27/2005	240101	180133010	LTS 4, 7-9, BLK 40, VILLAGE OF MILLER	MILLER 01	2	1		600	0	600	500	120.00		13.00
10	2004	8082	8/20/2004	240101	180160000	LOT 18 THRU 20 IN WOOD LAWN ADD TO MILLER, BUFFALO CNTY, NE	MILLER 01	1	1		6500	40070	46570	95000	49.02		57.98

median	107.00
mean	102.05
wgtmean	83.32%
AAD	13.33
COD	12.45%
PRD	122.48

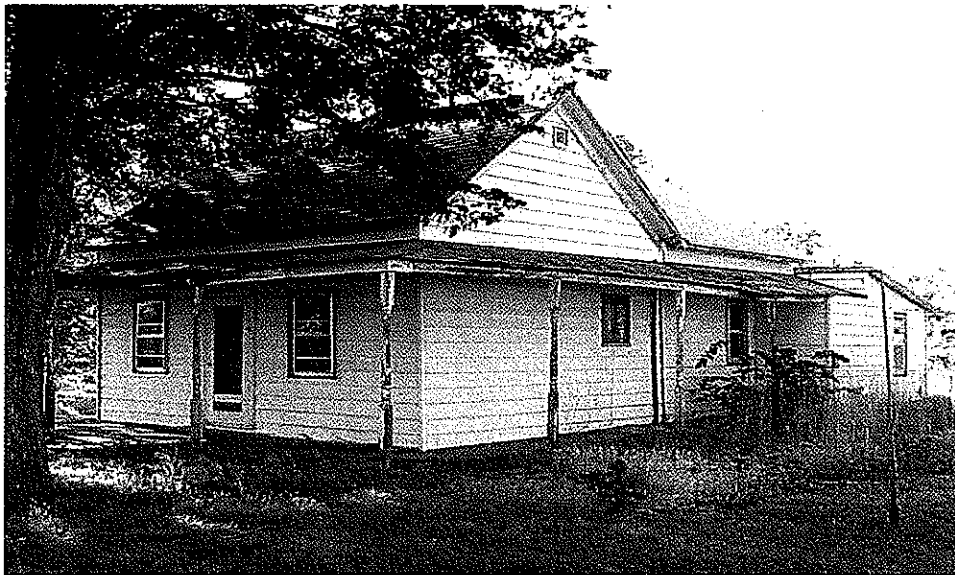
Nebraska Department of
Property Assessment and Taxation
Prepared by Pat Albro
4/26/2006

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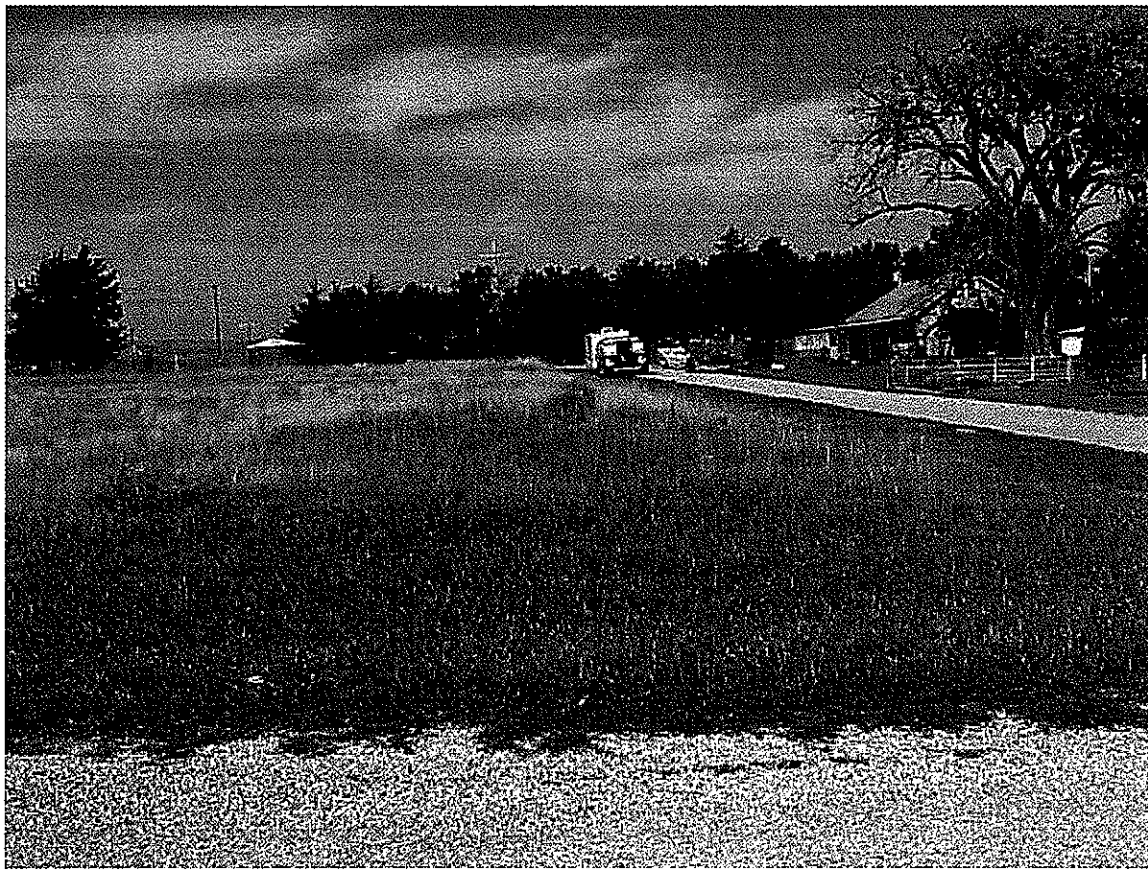
Sale Book 2003 Page 15455 was a vacant land sale that included two parcels. One parcel in the Village of Miller City Limits and the other parcel is a rural acreage. The two parcels are contiguous. One parcel is now improved with a double wide mobile home. As a result of the improvements a well and septic have been added which resulted in an increase in land value. **2006 proposed value is \$35,700. Sales price in 2003 was \$33,000. Over sales price by \$2,700.**



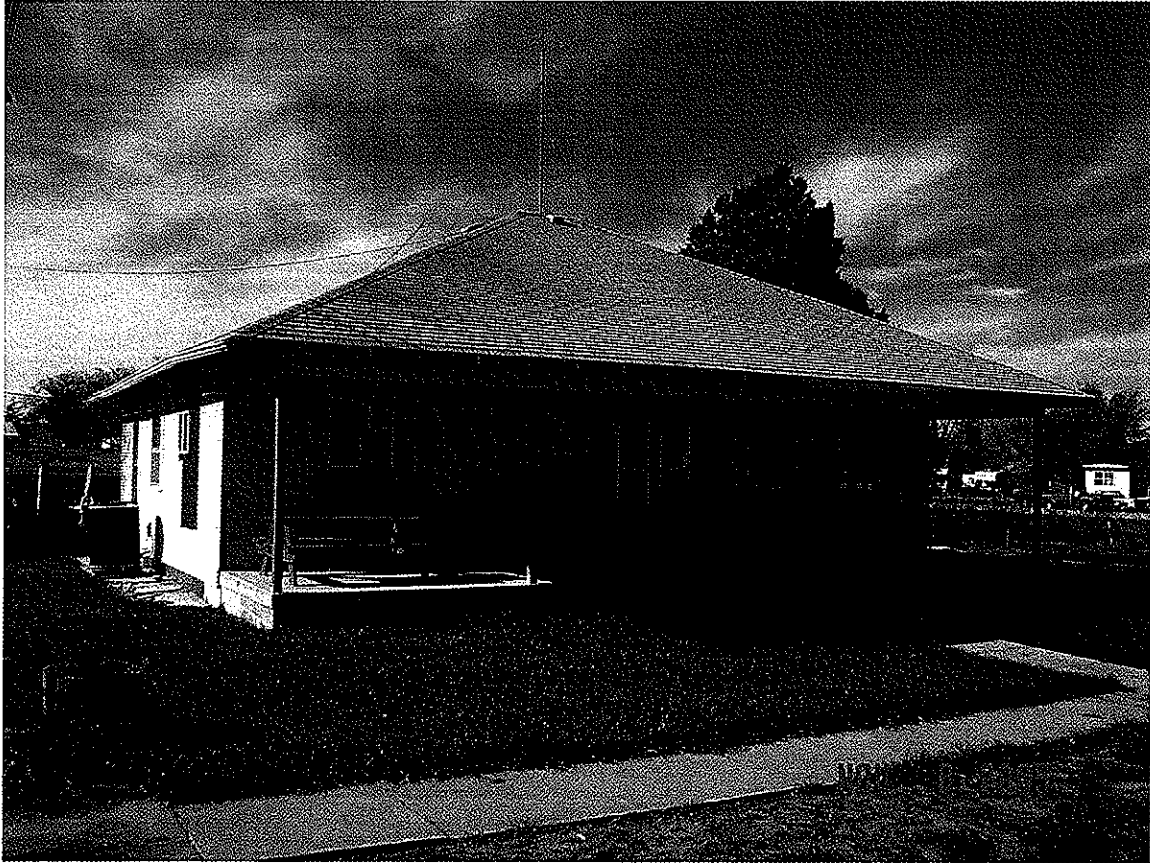
Book 2004-Page 6046. Property improved with older home and new double wide mobile home. This sale represent a foreclosure where Greenpoint Credit, LLC took ownership with a sales price of \$37,850 dated June 21, 2004.

Book2004-Page 11848. Property sold 5 months later for \$25,000 from Greenpoint Credit, LLC to Cletus & Sherri Holmes. Foreclosed homes have a market stigma and typically sell for less than market value. Most homes usually have been vacant for some time and need some attention.

Proposed 2006 value \$28,195.



Vacant land sale for 8 lots which had two sales within 2 months. Sale Book 2004-Page 7837 dated August 12, 2004 indicated a sales price of \$7,500. Sale Book 2004-Page 10210 dated October 27, 2004 indicated a sales price of \$6,000. **2006 proposed value \$7,070. Parcels 180034000 & 180035000. Lots 1 thru 8, Block 17, Village of Miller, Buffalo County, Nebraska.**



There are two different sales dated the January 29, 2004 both indicating a sales price of \$25,000. There are four total sales that have happened. Vacant lots have been split from the parcel and sold separately.

Sale Book 2004-Page 798 legally described as **Lots 1 thru 21, Block 27, Original Town Miller**. Sale represents an improved parcel and 6 vacant lots. Value at time of sale was \$30,350. Sale was conveyed by Conservator's Deed. Purchased by a local investor who buys distressed property. He then divided up as three different sales described below.

Sale Book 2004-Page 852 legally described as Lots 1 thru 6, Block 27, Original Town Miller. Sale represents an improved parcel with a 1,232 square foot home shown above. **Sold for \$25,000. Proposed 2006 value \$26,695. Since the purchase home is being remodeled. Will check this year for completion of work. Over sale price by \$1,695.**

Sale Book 2004-Page 9826 legally described as Lots 7 thru 12, Block 27, Original Town Miller. This is for 6 vacant lots which indicated a **sales price of \$3,750. Proposed 2006 value \$3,655.** Parcel # 180082000.

Sale Book 2004-Page 1049 legally described as Lots 13-21, Block 27, Original Town Miller. This is for 9 vacant lots which indicated a **sales price of \$3,350. Proposed 2006 value \$3,390.** As a result of this sale created parcel # 180082130.

All three sales total \$32,100. Total Assessed Value at time of first sale with all three parcels was \$30,350.



Sale Book 2004-Page 3808 dated April 26, 2004 indicated a **sales price of \$2,000.**
Proposed 2006 Assessed Value of \$2,325. Over by \$325. This is a vacant land sale.
Legally described as Lots 1 & 2, Block 38, Original Town of Miller.



Sale Book 2004-Page 8082 dated August 20, 2004 indicated a sales price of \$95,000. Legally described as Lots 18 thru 20 in Wood Lawn Addition to Miller. An improved parcel. 2005 Board of Equalization set value at \$43,000. Assessor had recommended \$53,110. 2006 proposed Assessed Value at \$46,570.

Two sales with no pictures available.

Sale Book 2004-Page 45 sold January 2, 2004 with an indicated sales price of \$500. Legally described as South 40' of Lots 23 & 24, Block 19, Original Town of Miller. An improved parcel with old buildings. Proposed 2006 Assessed Value of \$535. **Over by \$35.**

Sale Book 2005-Page 699 sold January 27, 2005 with an indicated sales price of \$500. Legally described as Lot 4 and Lots 7 thru 9, Block 40, Original Town of Miller. A vacant land parcel. Proposed 2006 Assessed Value of \$600. **Over by \$100.**