

April 25, 2006
Statewide Equalization
Commercial Property
Cass County

The county statistics for commercial property meet the level of value and quality of assessment demanded by statute.

You are proposing a decrease of 5% for rural commercial property without any knowledge of the properties involved. There are 16 rural sales in the roster sent to us and dated 2/7/06 from Property Tax. Attached is a statistical summary of those sales. I can't locate another sale to meet the 17 in your report.

Cass County has been conducting a re-appraisal of all commercial property beginning in 2004. For the assessment year 2007 the balance of the county will be completed including the west one-half of the rural and small towns in that area. We will continue to value property equitable and fair for all Cass County property owners.

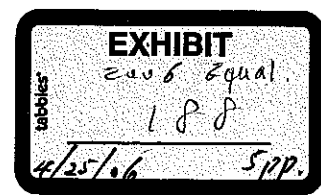
As you can see from the statistical summary and the neighborhood map there are numerous neighborhoods in Cass County. These are based on sales and similar location. The only neighborhood where there are more than 5 sales in any one rural neighborhood is in neighborhood 700, which is around the Beaver Lake development south of Plattsmouth. Map attached.

There is a separate statistical summary with those sales. The ratio is at 92.58%. The COD is .1904 and the PRD is 1.0504. This neighborhood as well as Plattsmouth had an appraisal in 2004. The growth and demand in our county is already showing in the ratio and will need to be updated for 2007 along with the appraisal scheduled.

I don't feel there are enough sales in any other rural neighborhood for you to justify making any adjustment.

Veda Copenhagen 
Cass County Assessor

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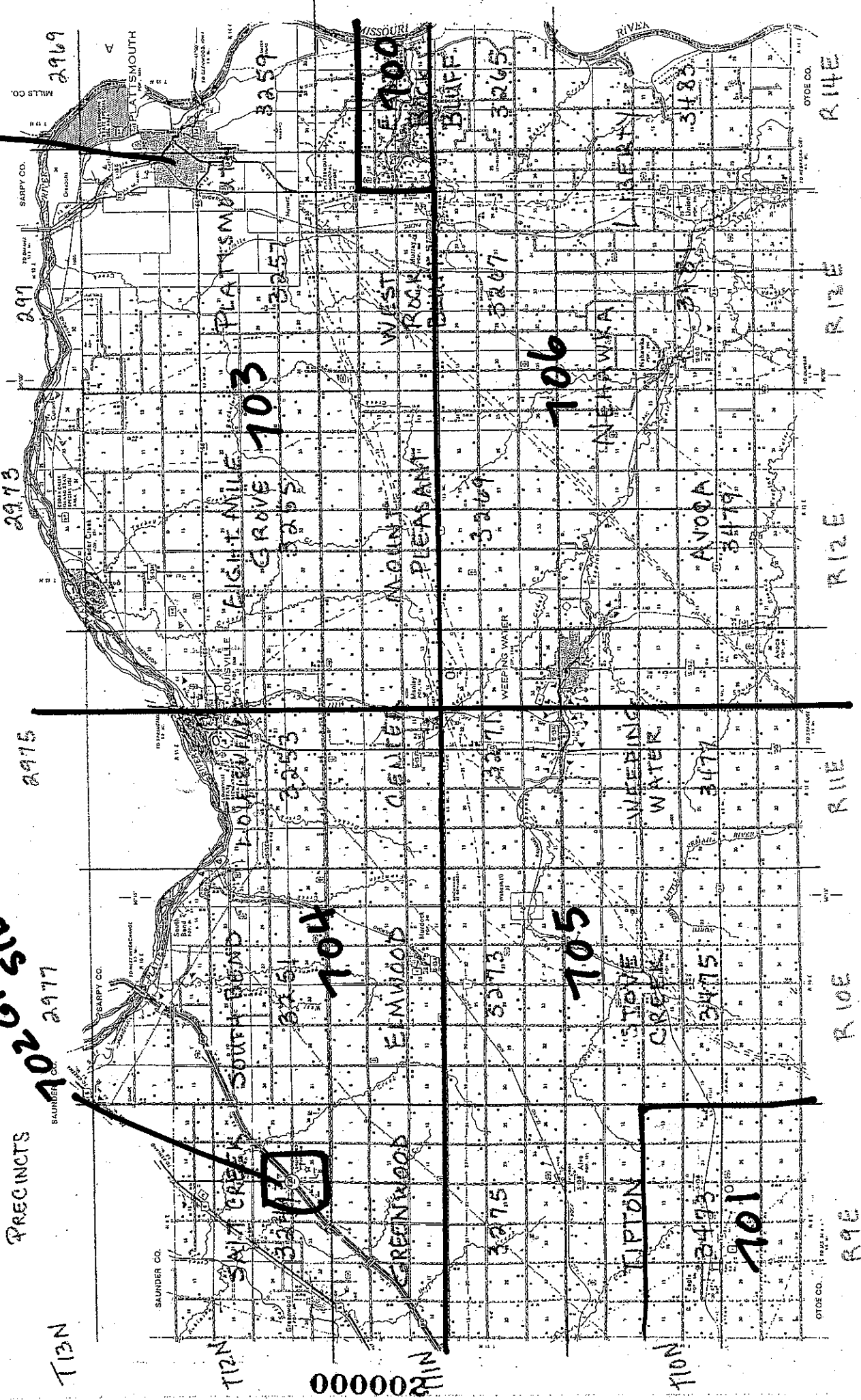


Commercial nbhds- 2006

Platts mouth
130,131,132

Inter
202 Growth

TOWNSHIPS
PRECINCTS



T13N

00000 FT

T10N

R 9 E

R 10 E

R 11 E

R 12 E

R 13 E

R 14 E

CASS COUNTY ASSESSOR'S OFFICE
STATISTICAL REPORT

Date of Run : 04/24/2006

Record Selected From File : SALEDATA + Mean : 103.00%
 Index Name : 03COMM + Median : 102.67%
 Index Created Of File : MAIN SALES FILE + Aggregate Mean : 97.03%
 Index Creation Date : 04/24/2006 + Variance : 0.0785
 Index Creation Time : 05:04:20P + Standard Deviation : 0.2802
 Ratios Calculated Using : ASSESSED @ SALE VALUES + Coefficient of Variation : 0.2720
 Number Of Sales In The Index : 16 + Average Absolute Deviation : 0.2095
 Sales Ratio Hi Range : 161.47% + Coefficient of Dispersion : 0.2041
 Sales Ratio Lo Range : 57.24% + Price Related Differential : 1.0615

MASTER SALES ROSTER

DATE OF RUN : 04/24/2006

Seller	Buyer	Book & Page	Parcel #	Class	Nbhd	Class	Recorded	A/S RATIO	Assesd Value	Assesd Land	Assesd Bldg	School Dist/Affil
KRANIEWSKI/EUGENE J	MURRAY STATE BANK	177-236	130391873	2000	700	2000	02/06/2003	111.95%	117,548	117,548	0	13-0056 13-0056
	Legal : LOT 34 W1/2 NW1/4 SECTION 13-11-13 (6.70)	Yes						11/01/2002	\$105,000			Classification #: 02 03 03 03 00 06
MURRAY STATE BANK	MURRAY STATE BANK	178-427	130085200	2000	700	2000	07/10/2003	75.90%	26,564	26,564	0	13-0056 13-0056
	Legal : BEAVER LAKE LOT 1824C	Yes						06/04/2003	\$35,000			Classification #: 02 03 06 03 00 02
WILLIAMS/RICHARD F & CHRISTIN A	WILLIAMS/RICHARD F & CHRISTIN A	178-783	130085324	2000	700	2000	09/11/2003	92.25%	16,144	16,144	0	13-0056 13-0056
	Legal : BEAVER LAKE LOT 1821C	Yes						08/05/2003	\$17,500			Classification #: 02 03 06 03 00 03
FOGLE/DAVID A & CORINNE G	KIELIAN/CHRISTOPHER M	179-376	130086142	2000	700	2000	11/10/2003	92.58%	53,695	13,793	39,902	13-0056 13-0056
	Legal : BEAVER LAKE LOT 1809C	Yes						09/23/2003	\$58,000			Classification #: 01 03 06 03 00 03
HERITAGE REAL ESTATE INC A NEBR	FRICKE LIVING TRUST	179-601	130085332	2000	700	2000	12/08/2003	139.45%	13,945	13,945	0	13-0056 13-0056
	Legal : BEAVER LAKE LOT 1810C	Yes						11/17/2003	\$10,000			Classification #: 02 03 06 03 00 03
NICHOLSON/JOHN E & NORA M	JANSSEN/JOEL & LYNETTE L	180-634	130085219	2000	700	2000	05/06/2004	101.10%	202,198	26,437	175,761	13-0056 13-0056
	Legal : BEAVER LAKE LOT 1823C BEAVER LAKE LOT 1824C	Yes						04/29/2004	\$200,000			Classification #: 01 03 06 03 00 02
FRICKE/ROGER A & CHARLENE M	WIMMER/WILLIAM E	181-145	130085154	2000	700	2000	07/07/2004	60.95%	79,233	24,044	55,189	13-0056 13-0056
	Legal : BEAVER LAKE LOT 1811C	Yes						06/11/2004	\$130,000			Classification #: 01 03 06 03 00 03

Location 03

MASTER SALES ROSTER
DATE OF RUN : 04/24/2006

Seller	Buyer	Book & Page	Parcel #	Sale #	A/S RATIO	Ass'd Value	Ass'd Land	Ass'd Bldg	School Dist/Affil	Classification #:
Qualified	Nbhd	Class	Recorded	Sale Date	Price					
KRIESER/GERRY A & DIANE	180-492	130391748			57.24%	14,310	14,310	0		
JOHNS/DOUG & KRISTI	Yes	2000	05/06/2004	04/02/2004	\$25,000	\$25,000		55-0145	55-0145	02 03 03 03 00 04
Legal : KRIESER'S 1ST LOT 6 IN W2 NW4 26-10-9 (1 AC)										
LAVIGNE/HERBERT J	178-678	130103055			116.82%	221,963	221,963	0		
DESIGN HOMES INC	Yes	2000	08/07/2003	07/03/2003	\$190,000	\$190,000		78-0001	78-0001	02 03 03 03 00 05
Legal : PT D B145 P568 SW1/4 SW1/4 SECTION 26-12-9 (4.86)										
SUMMERS/JAMES D	180-772	130300756			130.11%	104,086	32,527	71,559		
HARMAN/JAMES & JANICE	Yes	2000	06/02/2004	04/24/2004	\$80,000	\$80,000		78-0001	78-0001	01 03 03 03 00 04
Legal : SEC 27-12-9 (1.0A) TAX LOT 4 SE4 NE4										
SILLMAN/RICKY O	182-752	130102881			105.21%	241,984	164,750	77,234		
VONRENTZELL/GEORGE H & WINIFRED	Yes	3000	04/04/2005	03/18/2005	\$230,000	\$230,000		78-0001	78-0001	01 03 03 03 00 04
Legal : FR SW1/4 NW1/4 EXC HWY SECTION 26-12-9 (3.85)										
NICHOLSON/NORMA C	181-030	130392292			101.61%	47,250	47,250	0		
MULLIMAN/TIMOTHY J & JEANNE M	Yes	2000	07/07/2004	05/21/2004	\$46,500	\$46,500		78-0001	78-0001	02 03 03 03 00 05
Legal : TAX LOT 6 NE1/4 NW1/4 SECTION 35-12-9 (3.00)										
ANT LLC	179-516	130325112			161.47%	1,936	1,936	0		
BARNETT LEASING GROUP LLC	Yes	2000	12/09/2003	10/01/2003	\$1,199	\$1,199		13-0032	13-0032	02 03 05 03 00 05
Legal : FRAC GOV LOTS 5 & 6 SE1/4 SECTION 20-12-11 (3.27) (ANT PARCEL #1180)										
WEEPING WATER LIMITED	177-232	130231754			74.76%	319,825	21,677	298,148		
M & N INVESTMENTS LLC	Yes	2000	01/28/2003	11/01/2002	\$427,810	\$427,810		13-0096	13-0022	01 03 03 03 00 02
Legal : TAX LOT 28 REVISED NW1/4 SW1/4 & SW1/4 SW1/4 SECTION 22-11-11 (2.53)										
FARMERS STATE BANK OF NEBRASKA	181-160	130381403			103.72%	471,923	173,345	298,578		
NICHOLSON/JOHN E & NORA M	Yes	2000	07/07/2004	04/29/2004	\$455,000	\$455,000		13-0056	13-0056	01 03 05 03 00 07
Legal : TAX LOT 13 SE1/4 SE1/4 SECTION 2-10-13 (10.01) TAX LOT 14 SE1/4 SE1/4 SECTION 2-10-13 (10.01)										
NEHAWKA BANK	181-503	130155527			122.83%	88,436	67,375	21,061		
CASEY/THOMAS E & TRINA A	Yes	2000	09/01/2004	08/18/2004	\$72,000	\$72,000		13-0056	13-0056	01 03 03 03 00 05
Legal : TAX LOT 17 SW1/4 SW1/4 EXC HWY SECTION 24-11-13 (4.70)										
Remarks : INTERIOR WAS POOR DUE TO WATER										

CASS COUNTY ASSESSOR'S OFFICE
 STATISTICAL REPORT

Date of Run : 04/24/2006

Record Selected From File : SALE DATA
 Index Name : 0700
 Index Created Of File : ~~SALES FILE~~
 Index Creation Date : 04/24/2006
 Index Creation Time : 05:06:23P
 Ratios Calculated Using : ASSESSED @ SALE VALUES
 Number Of Sales In The Index : 7
 Sales Ratio Hi Range : 139.45%
 Sales Ratio Lo Range : 60.95%

Mean : 96.31%
 Median : 92.58%
 Aggregate Mean : 91.69%
 Variance : 0.0638
 Standard Deviation : 0.2526
 Coefficient of Variation : 0.2623
 Average Absolute Deviation : 0.1763
 Coefficient of Dispersion : 0.1904
 Price Related Differential : 1.0504

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MURRAY STATE BANK	NICHOLSON/JOHN & NORA	178-427	130085200	2000	07/10/2003	75.90%	06/04/2003	26,564	26,564	0	0	
	Legal : BEAVER LAKE LOT 1824C	Yes	700	2000				\$35,000		13-0056	13-0056	Classification # : 02 03 06 03 00 02
OW/WALAN L	WILLIAMS/RICHARD F & CHRISTIN A	178-783	130085324	2000	09/11/2003	92.25%	08/05/2003	16,144	16,144	0	0	
	Legal : BEAVER LAKE LOT 1821C	Yes	700	2000				\$17,500		13-0056	13-0056	Classification # : 02 03 06 03 00 03
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	Legal : BEAVER LAKE LOT 1810C	Yes	700	2000				\$10,000		13-0056	13-0056	Classification # : 02 03 06 03 00 03
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	Legal : BEAVER LAKE LOT 1811C	Yes	700	2000				\$130,000		13-0056	13-0056	Classification # : 01 03 06 03 00 03

Remarks : PRIVATE SALE - NO MARKET EXPOSURE - INCL
 130085200

Remarks : PROBABLY SOLD OVER MARKET - BUYER HAD TO
 EVACUATE STG IN OMAHA