



CASS COUNTY ASSESSOR'S OFFICE

Statistical Summary Report -Current Assessed Values 4/07

TerraScan Inc.

SALES SELECTION INFORMATION

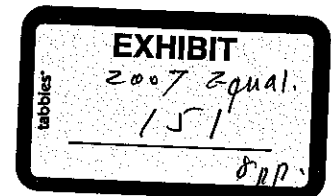
= Different value County/State (19)

Records Selected From File	SALEDATA		
Number Of Sales In The Index	94	6	88

STATISTICAL ANALYSIS

Measure	Result	COUNTY	STATE
Sales Ratio Lo Range	50.8680%	65.4762%	50.8680%
Sales Ratio Hi Range	204.1667%	204.1667%	157.1933%
Mean	99.2150%	117.5929%	97.9620%
Median	98.7463%	108.3278%	98.7463%
Aggregate Mean	90.2123%	88.2692%	90.2684%
Variance	0.04648	0.23795	0.03352
Standard Deviation	0.21559	0.48780	0.18309
Coefficient of Variation	0.21729	0.41482	0.18689
Average Absolute Deviation	0.13917	0.34925	0.12506
Coefficient of Dispersion	0.14093	0.32240	0.12665
Price Related Differential	1.09979	1.33221	1.08523

PARCEL #	BOOK & PAGE	SDATE	NBHD	ASS'D VALUE	SALE PRICE	A/S RATIO	VALID	Comments
130047147	184-070	7/7/05	159	\$1,225	\$600	204.17%	C	on 3/07 AssVal Update
130033375	180-226	2/7/04	151	\$9,623	\$8,000	120.29%	C	missed
130037141	182-762	3/22/05	156	\$72,276	\$75,000	96.37%	C	missed
130227501	185-173	11/19/05	131	\$301,556	\$350,000	86.16%	C	Vacant / on 1/20/07 Roster
130393524	185-801	4/25/06	163	\$1,331	\$1,000	133.10%	C	Vacant / on 1/20/07 Roster
130175846	185-846	6/30/06	133	\$6,875	\$10,500	65.48%	C	Vacant / on 1/20/07 Roster
130037141	178-603	7/10/03	156	\$72,276	\$54,900	131.65%	S	
130380253	178-692	7/21/03	162	\$206,636	\$170,000	121.55%	S	
130085324	178-783	8/5/03	700	\$16,144	\$17,500	92.25%	S	
130005673	179-148	9/3/03	130	\$58,499	\$57,000	102.63%	S	
130047139	179-167	8/12/03	159	\$19,132	\$21,900	87.36%	S	
130392138	179-202	9/12/03	132	\$132,428	\$135,000	98.09%	S	
130000884	179-226	9/16/03	132	\$193,351	\$195,000	99.15%	S	
130029912	179-360	10/4/03	165	\$116,610	\$130,000	89.70%	S	
130086142	179-376	9/23/03	700	\$53,695	\$58,000	92.58%	S	
130325112	179-516	10/1/03	704	\$963	\$1,199	80.32%	S	
130001716	179-524	10/31/03	132	\$350,186	\$328,000	106.76%	S	
130052132	180-008	10/28/03	163	\$191,653	\$190,000	100.87%	S	
130040002	180-033	12/31/03	155	\$98,689	\$103,000	95.81%	S	
130005118	180-040	12/31/03	130	\$42,981	\$45,000	95.51%	S	
130062111	180-165	11/18/03	158	\$71,713	\$70,000	102.45%	S	
130004693	180-295	3/3/04	132	\$173,173	\$135,000	128.28%	S	
130030422	180-574	4/16/04	166	\$51,902	\$45,000	115.34%	S	
130085219	180-634	4/29/04	700	\$202,198	\$200,000	101.10%	S	
130061107	180-736	5/14/04	158	\$10,945	\$12,000	91.21%	S	
130300756	180-772	4/24/04	702	\$82,594	\$80,000	103.24%	S	INACTIVE
130066672	180-793	5/25/04	158	\$19,192	\$20,000	95.96%	S	
130389739	181-008	5/26/04	132	\$204,725	\$150,000	136.48%	S	
130392292	181-030	5/21/04	704	\$47,250	\$46,500	101.61%	S	chg back to 4500
130085154	181-145	6/11/04	700	\$79,233	\$91,000	87.07%	S	
130381403	181-160	4/29/04	706	\$641,291	\$455,000	140.94%	S	
130024279	181-213	7/1/04	161	\$183,900	\$183,579	100.17%	S	
130048259	181-215	6/30/04	160	\$57,698	\$65,000	88.77%	S	
130051950	181-240	7/1/04	163	\$73,870	\$75,000	98.49%	S	
130005223	181-421	8/3/04	130	\$23,579	\$15,000	157.19%	S	
130242233	181-438	8/4/04	132	\$190,173	\$183,500	103.64%	S	
130155527	181-503	8/18/04	706	\$88,436	\$72,000	122.83%	S	
130023213	181-586	8/19/04	161	\$318,750	\$310,000	102.82%	S	
130053023	181-631	8/31/04	153	\$28,229	\$28,000	100.82%	S	
130040177	181-739	9/17/04	155	\$84,870	\$88,000	96.44%	S	
130005568	181-815	8/12/04	130	\$98,203	\$100,000	98.20%	S	
130391396	181-826	7/9/04	131	\$154,121	\$184,409	83.58%	S	



130392605	181-843	8/27/04	706	\$158,999	\$160,000	99.37%	S	
130050164	182-026	8/19/04	159	\$18,660	\$19,000	98.21%	S	
130323039	182-077	10/20/04	132	\$342,050	\$350,000	97.73%	S	INACTIVE
130024236	182-078	10/21/04	161	\$74,444	\$64,500	115.42%	S	
130175501	182-120	10/26/04	133	\$167,664	\$165,000	101.61%	S	
130003654	182-121	10/26/04	132	\$42,227	\$55,000	76.78%	S	
130024473	182-374	12/6/04	161	\$168,761	\$136,805	123.36%	S	
130047120	182-383	9/7/04	159	\$3,407	\$3,000	113.57%	S	
130164267	182-470	1/14/05	131	\$469,800	\$520,000	90.35%	S	
130025836	182-500	1/19/05	161	\$52,868	\$52,000	101.67%	S	
130005371	182-535	1/31/05	130	\$34,400	\$37,500	91.73%	S	
130057487	182-637	2/23/05	130	\$27,192	\$32,000	84.98%	S	
130001716	182-702	2/28/05	132	\$350,186	\$400,000	87.55%	S	
130014532	182-712	3/8/05	132	\$105,950	\$145,000	73.07%	S	
130102881	182-752	3/18/05	702	\$241,984	\$230,000	105.21%	S	
130001708	182-770	3/15/05	132	\$84,862	\$89,000	95.35%	S	
130392854	182-782	3/25/05	155	\$35,830	\$37,500	95.55%	S	
130033685	183-006	3/10/05	151	\$29,699	\$30,000	99.00%	S	
130391858	183-010	1/9/05	132	\$152,590	\$170,000	89.76%	S	
130155136	183-196	4/11/05	156	\$118,408	\$120,000	98.67%	S	
130005584	183-667	7/11/05	130	\$17,153	\$29,000	59.15%	S	
130000000	183-683	5/9/05	132	\$262,778	\$466,608	56.32%	S	
130050164	183-784	7/22/05	159	\$18,660	\$22,000	84.82%	S	
130023035	184-164	8/26/05	161	\$105,358	\$140,000	75.26%	S	
130392518	184-192	8/31/05	708	\$23,054	\$42,500	54.24%	S	
130393212	184-308	9/14/05	702	\$451,675	\$450,000	100.37%	S	
130392870	184-339	9/28/05	151	\$38,140	\$40,575	94.00%	S	
130035505	184-453	10/21/05	162	\$303,293	\$292,000	103.87%	S	
130058505	184-482	10/31/05	132	\$123,755	\$125,000	99.00%	S	
130324671	184-656	12/7/05	163	\$150,917	\$145,000	104.08%	S	
130005959	184-707	12/19/05	130	\$147,845	\$131,000	112.86%	S	
130000914	184-732	12/29/05	132	\$538,565	\$545,000	98.82%	S	
130005703	184-740	11/8/05	130	\$97,114	\$152,500	63.68%	S	
130063118	185-099	1/30/06	158	\$100,987	\$101,000	99.99%	S	
130062197	185-108	1/30/06	158	\$55,332	\$48,000	115.28%	S	
130005959	185-109	2/1/06	130	\$147,845	\$152,000	97.27%	S	
130224219	185-119	2/1/06	132	\$1,596,508	\$1,983,900	80.47%	S	
130049999	185-191	2/7/06	159	\$66,310	\$64,310	103.11%	S	
130024058	185-239	2/24/06	161	\$37,510	\$37,500	100.03%	S	
130393343	185-243	2/27/06	702	\$150,885	\$175,000	86.22%	S	
130103268	185-244	2/27/06	702	\$832,327	\$1,636,250	50.87%	S	
130006580	185-247	2/17/06	130	\$60,351	\$70,000	86.22%	S	
130058025	185-299	3/11/06	132	\$89,813	\$107,000	83.94%	S	
130000930	185-366	3/24/06	132	\$267,821	\$230,000	116.44%	S	
130039934	185-506	4/20/06	155	\$80,910	\$70,000	115.59%	S	
130162957	185-533	4/25/06	131	\$405,946	\$685,000	59.26%	S	
130034134	185-644	5/18/05	151	\$3,159	\$3,000	105.30%	S	
130038970	185-711	5/31/06	156	\$108,842	\$104,500	104.16%	S	
130006149	185-715	6/2/06	130	\$38,819	\$47,500	81.72%	S	
130001104	185-745	5/31/06	132	\$76,169	\$73,000	104.34%	S	
130283754	185-858	5/16/06	156	\$315,000	\$230,300	136.78%	S	
130034096	186-394	2/24/06	151	\$97,416	\$100,000	97.42%	S	



CASS COUNTY ASSESSOR'S OFFICE

Statistical Summary Report - w/Proposed TERC Reductions 4/07



SALES SELECTION INFORMATION

Records Selected From File	SALEDATA		
Number Of Sales In The Index	94	6	88

STATISTICAL ANALYSIS

Measure	Result	COUNTY	STATE
Sales Ratio Lo Range	48.0295%	61.8226%	48.0295%
Sales Ratio Hi Range	192.7742%	192.7742%	148.4219%
Mean	93.6788%	111.0312%	92.4957%
Median	93.2363%	102.2831%	93.2363%
Aggregate Mean	85.1785%	83.3437%	85.2314%
Variance	0.04144	0.21214	0.02988
Standard Deviation	0.20356	0.46058	0.17287
Coefficient of Variation	0.21729	0.41482	0.18689
Average Absolute Deviation	0.13140	0.32976	0.11809
Coefficient of Dispersion	0.14093	0.32240	0.12665
Price Related Differential	1.09979	1.33221	1.08523

PARCEL #	BOOK & PAGE	SDATE	NBHD	ASS'D VALUE	SALE PRICE	A/S RATIO	VALID	Comments
130047147	184-070	7/7/05	159	\$1,157	\$600	192.77%	C	on 3/07 AssVal Update
130033375	180-226	2/7/04	151	\$9,086	\$8,000	113.58%	C	missed
130037141	182-762	3/22/05	156	\$68,243	\$75,000	90.99%	C	missed
130227501	185-173	11/19/05	131	\$284,729	\$350,000	81.35%	C	Vacant / on 1/20/07 Roster
130393524	185-801	4/25/06	163	\$1,257	\$1,000	125.67%	C	Vacant / on 1/20/07 Roster
130175846	185-846	6/30/06	133	\$6,491	\$10,500	61.82%	C	Vacant / on 1/20/07 Roster
130037141	178-603	7/10/03	156	\$68,243	\$54,900	124.30%	S	
130380253	178-692	7/21/03	162	\$195,106	\$170,000	114.77%	S	
130085324	178-783	8/5/03	700	\$15,243	\$17,500	87.10%	S	
130005673	179-148	9/3/03	130	\$55,235	\$57,000	96.90%	S	
130047139	179-167	8/12/03	159	\$18,064	\$21,900	82.49%	S	
130392138	179-202	9/12/03	132	\$125,039	\$135,000	92.62%	S	
130000884	179-226	9/16/03	132	\$182,562	\$195,000	93.62%	S	
130029912	179-360	10/4/03	165	\$110,103	\$130,000	84.69%	S	
130086142	179-376	9/23/03	700	\$50,699	\$58,000	87.41%	S	
130325112	179-516	10/1/03	704	\$909	\$1,199	75.84%	S	
130001716	179-524	10/31/03	132	\$330,646	\$328,000	100.81%	S	
130052132	180-008	10/28/03	163	\$180,959	\$190,000	95.24%	S	
130040002	180-033	12/31/03	155	\$93,182	\$103,000	90.47%	S	
130005118	180-040	12/31/03	130	\$40,583	\$45,000	90.18%	S	
130062111	180-165	11/18/03	158	\$67,711	\$70,000	96.73%	S	
130004693	180-295	3/3/04	132	\$163,510	\$135,000	121.12%	S	
130030422	180-574	4/16/04	166	\$49,006	\$45,000	108.90%	S	
130085219	180-634	4/29/04	700	\$190,915	\$200,000	95.46%	S	
130061107	180-736	5/14/04	158	\$10,334	\$12,000	86.12%	S	
130300756	180-772	4/24/04	702	\$77,985	\$80,000	97.48%	S	INACTIVE
130066672	180-793	5/25/04	158	\$18,121	\$20,000	90.61%	S	
130389739	181-008	5/26/04	132	\$193,301	\$150,000	128.87%	S	
130392292	181-030	5/21/04	704	\$44,613	\$46,500	95.94%	S	chg back to 4500
130085154	181-145	6/11/04	700	\$74,812	\$91,000	82.21%	S	
130381403	181-160	4/29/04	706	\$605,507	\$455,000	133.08%	S	
130024279	181-213	7/1/04	161	\$173,638	\$183,579	94.59%	S	
130048259	181-215	6/30/04	160	\$54,478	\$65,000	83.81%	S	
130051950	181-240	7/1/04	163	\$69,748	\$75,000	93.00%	S	
130005223	181-421	8/3/04	130	\$22,263	\$15,000	148.42%	S	
130242233	181-438	8/4/04	132	\$179,561	\$183,500	97.85%	S	
130155527	181-503	8/18/04	706	\$83,501	\$72,000	115.97%	S	
130023213	181-586	8/19/04	161	\$300,964	\$310,000	97.09%	S	
130053023	181-631	8/31/04	153	\$26,654	\$28,000	95.19%	S	
130040177	181-739	9/17/04	155	\$80,134	\$88,000	91.06%	S	

130005568	181-815	8/12/04	130	\$92,723	\$100,000	92.72%	S
130391396	181-826	7/9/04	131	\$145,521	\$184,409	78.91%	S
130392605	181-843	8/27/04	706	\$150,127	\$160,000	93.83%	S
130050164	182-026	8/19/04	159	\$17,619	\$19,000	92.73%	S
130323039	182-077	10/20/04	132	\$322,964	\$350,000	92.28%	S
130024236	182-078	10/21/04	161	\$70,290	\$64,500	108.98%	S
130175501	182-120	10/26/04	133	\$158,308	\$165,000	95.94%	S
130003654	182-121	10/26/04	132	\$39,871	\$55,000	72.49%	S
130024473	182-374	12/6/04	161	\$159,344	\$136,805	116.48%	S
130047120	182-383	9/7/04	159	\$3,217	\$3,000	107.23%	S
130164267	182-470	1/14/05	131	\$443,585	\$520,000	85.30%	S
130025836	182-500	1/19/05	161	\$49,918	\$52,000	96.00%	S
130005371	182-535	1/31/05	130	\$32,480	\$37,500	86.61%	S
130057487	182-637	2/23/05	130	\$25,675	\$32,000	80.23%	S
130001716	182-702	2/28/05	132	\$330,646	\$400,000	82.66%	S
130014532	182-712	3/8/05	132	\$100,038	\$145,000	68.99%	S
130102881	182-752	3/18/05	702	\$228,481	\$230,000	99.34%	S
130001708	182-770	3/15/05	132	\$80,127	\$89,000	90.03%	S
130392854	182-782	3/25/05	155	\$33,831	\$37,500	90.22%	S
130033685	183-006	3/10/05	151	\$28,042	\$30,000	93.47%	S
130391858	183-010	1/9/05	132	\$144,075	\$170,000	84.75%	S
130155136	183-196	4/11/05	156	\$111,801	\$120,000	93.17%	S
130005584	183-667	7/11/05	130	\$16,196	\$29,000	55.85%	S
130000000	183-683	5/9/05	132	\$248,115	\$466,608	53.17%	S
130050164	183-784	7/22/05	159	\$17,619	\$22,000	80.09%	S
130023035	184-164	8/26/05	161	\$99,479	\$140,000	71.06%	S
130392518	184-192	8/31/05	708	\$21,768	\$42,500	51.22%	S
130393212	184-308	9/14/05	702	\$426,472	\$450,000	94.77%	S
130392870	184-339	9/28/05	151	\$36,012	\$40,575	88.75%	S
130035505	184-453	10/21/05	162	\$286,369	\$292,000	98.07%	S
130058505	184-482	10/31/05	132	\$116,849	\$125,000	93.48%	S
130324671	184-656	12/7/05	163	\$142,496	\$145,000	98.27%	S
130005959	184-707	12/19/05	130	\$139,595	\$131,000	106.56%	S
130000914	184-732	12/29/05	132	\$508,513	\$545,000	93.31%	S
130005703	184-740	11/8/05	130	\$91,695	\$152,500	60.13%	S
130063118	185-099	1/30/06	158	\$95,352	\$101,000	94.41%	S
130062197	185-108	1/30/06	158	\$52,244	\$48,000	108.84%	S
130005959	185-109	2/1/06	130	\$139,595	\$152,000	91.84%	S
130224219	185-119	2/1/06	132	\$1,507,423	\$1,983,900	75.98%	S
130049999	185-191	2/7/06	159	\$62,610	\$64,310	97.36%	S
130024058	185-239	2/24/06	161	\$35,417	\$37,500	94.45%	S
130393343	185-243	2/27/06	702	\$142,466	\$175,000	81.41%	S
130103268	185-244	2/27/06	702	\$785,883	\$1,636,250	48.03%	S
130006580	185-247	2/17/06	130	\$56,983	\$70,000	81.40%	S
130058025	185-299	3/11/06	132	\$84,801	\$107,000	79.25%	S
130000930	185-366	3/24/06	132	\$252,877	\$230,000	109.95%	S
130039934	185-506	4/20/06	155	\$76,395	\$70,000	109.14%	S
130162957	185-533	4/25/06	131	\$383,294	\$685,000	55.96%	S
130034134	185-644	5/18/05	151	\$2,983	\$3,000	99.42%	S
130038970	185-711	5/31/06	156	\$102,769	\$104,500	98.34%	S
130006149	185-715	6/2/06	130	\$36,653	\$47,500	77.16%	S
130001104	185-745	5/31/06	132	\$71,919	\$73,000	98.52%	S
130283754	185-858	5/16/06	156	\$297,423	\$230,300	129.15%	S
130034096	186-394	2/24/06	151	\$91,980	\$100,000	91.98%	S

INACTIVE

Current	Proposed
97.91%	92.45%

Stats taken from rosterexport20070418171539.xls provided by DPAT
88 total sales

$\frac{H}{G}$	$\frac{H7^*9442}{G7}$
C-ratio	P-ratio
131.65%	124.30%

book	pageno	saledate	State ratio	adj purchase price	G	H	currentyear total amount	county adj saleprice	county adj saleprice	county comments
178	603	7/10/2003	131.65	54900	54900	72276	0	54900	0	BUSINESS WAS CLOSED FOR 3 YEARS. Buyer verified purchased below market. Using other sales, adjust to market value.
178	692	7/21/2003	121.55	170000	170000	206636	0	170000	0	BUSINESS WAS CLOSED FOR 3 YEARS. Buyer verified purchased below market. Using other sales, adjust to market value.
178	783	8/5/2003	92.25	17500	17500	16144	0	17500	0	FURNITURE \$500-BUSINESS \$15000=TOTAL ADJUSTMENT-\$15500 FOR A SALE PRIC OF \$57000
179	148	9/3/2003	102.63	72500	72500	58499	-15500	57000	57000	
179	167	8/12/2003	87.36	21900	21900	19132	0	21900	0	
179	202	9/12/2003	98.09	135000	135000	132428	0	135000	0	
179	226	9/16/2003	99.15	195000	195000	193351	0	195000	0	
179	360	10/4/2003	89.7	130000	130000	116610	0	130000	0	
179	376	9/23/2003	92.58	58000	58000	53695	0	58000	0	
179	516	10/1/2003	80.32	1199	1199	963	0	1199	0	
179	524	10/31/2003	106.76	328000	328000	350186	0	328000	0	
180	8	10/28/2003	100.87	190000	190000	191653	0	190000	0	
180	33	12/31/2003	95.81	103000	103000	98689	0	103000	0	
180	40	12/31/2003	95.51	45000	45000	42981	0	45000	0	
180	165	11/19/2003	108.29	70000	70000	75800	0	70000	0	
180	295	3/3/2004	128.28	135000	135000	173173	0	135000	0	BUYER FELT HE PAID BELOW MARKET.
180	574	4/16/2004	115.34	45000	45000	51902	0	45000	0	REMODELED 2002
180	634	4/29/2004	101.1	200000	200000	202198	0	200000	0	INCLUDES ID # 130085200
180	736	5/14/2004	81.67	12000	12000	9800	0	12000	0	
180	772	4/20/2004	103.24	80000	80000	82594	0	80000	0	5 UNIT MOBILE HOME PARK
180	793	5/25/2004	118.5	20000	20000	23700	0	20000	0	TRANSFER WAS TO LESSEE AT TIME OF SALE.
181	8	5/26/2004	102.61	150000	150000	153916	0	150000	0	WAS GREEN BELT RECAPTURE
181	30	5/21/2004	101.61	46500	46500	47250	0	46500	0	30% ADJUSTMENT IS WARRANTED BASED ON OTHER COMPARABLE MARKET SALES. BUYER HAD TO LEAVE OMAHA STORAGE UNIT AND NEEDED IMMEDIATE POSSESSION. BLDG HAS MINIMITE INTERIOR FINISH. BUYER'S HOME IS IN COLSE PROXIMITY TO THIS BLDG. INFORMATION OBTAINED FR
181	145	6/11/2004	87.07	130000	130000	79233	-39000	91000	91000	SALE ALSO INCLUDES 130322067 - WAS LISTED BY FARMERS NATIONAL CO FOR EXTENDED PERIOD.
181	160	4/29/2004	103.72	455000	455000	471923	0	455000	0	

Proposed Impact

Parcel ID	Address	Acres	Area	Value	Ratio	Ratio	Ratio	Value	Value	Value	Description
181 213	7/1/2004	95.68	75.20%	71.00%	233579	175643	-50000	183579	THE LOCAL POST	0AS PER TELEPHONE CONVERSATION & RETURNED QUESTIONNAIRES, JEFF BUEL WITH JB PROPERTIES INC INDICATED THAT \$50,000 WAS THE CONSIDERATION FOR LEASE- HOLD BUSINESS INTEREST WHEN A SALE PRICE WAS AGREEN UPON. ONE OF THIS THREE TENANTS IS PART OF FIRST FLOOR IS LEASED TO POST OFFICE. REST OF FIRST AND ALL OF SECOND IS MULTIPLE RES.	
181 215	6/30/2004	88.77	88.77%	83.81%	65000	57698	0	65000	65000	0	65000
181 240	7/1/2004	98.49	98.49%	93.00%	75000	73870	0	75000	75000	0	75000
181 421	8/3/2004	157.19	157.19%	148.42%	15000	23579	0	15000	15000	0	15000
181 438	8/4/2004	103.64	103.64%	97.85%	183500	190173	0	183500	183500	0	183500
181 503	8/18/2003	122.83	122.83%	115.97%	72000	88436	0	72000	72000	0	72000
181 586	8/19/2004	98.63	98.63%	93.13%	310000	305750	0	310000	310000	0	310000
181 631	8/31/2004	100.82	100.82%	95.19%	28000	28229	0	28000	28000	0	28000
181 739	9/17/2004	96.44	96.44%	91.06%	88000	84870	0	88000	88000	0	88000
181 815	8/12/2004	98.2	161.51%	152.50%	60802	98203	39198	100000	100000	39198	100000
181 826	7/9/2004	83.58	83.58%	78.91%	184409	154121	0	184409	184409	0	184409
181 843	8/27/2004	99.37	99.37%	93.83%	160000	158999	0	160000	160000	0	160000
182 26	8/19/2004	98.21	98.21%	92.73%	19000	18660	0	19000	19000	0	19000
182 77	10/20/2004	97.73	97.73%	92.28%	350000	342050	0	350000	350000	0	350000
182 78	10/10/2004	117	117.00%	110.47%	64500	75464	0	64500	64500	0	64500
182 120	10/26/2004	101.61	101.61%	95.94%	165000	167664	0	165000	165000	0	165000
182 121	10/26/2004	76.78	76.78%	72.49%	55000	42227	0	55000	55000	0	55000
182 374	12/6/2004	104.09	104.09%	98.28%	136805	142398	0	136805	136805	0	136805
182 383	9/7/2004	113.57	113.57%	107.23%	3000	3407	0	3000	3000	0	3000
182 470	1/14/2005	90.35	90.35%	85.30%	520000	469800	0	520000	520000	0	520000
182 500	1/19/2005	50.04	50.04%	47.25%	52000	26021	0	52000	52000	0	52000
182 535	1/31/2005	91.73	91.73%	86.61%	37500	34400	0	37500	37500	0	37500
182 637	2/23/2005	84.98	84.98%	80.23%	32000	27192	0	32000	32000	0	32000
182 702	2/28/2005	87.55	87.55%	82.66%	400000	350186	0	400000	400000	0	400000
182 712	3/8/2005	73.07	73.07%	68.99%	145000	105950	0	145000	145000	0	145000

Proposed Impact

PROPERTY HAD SOME EXPOSURE AT TIME OF SALE .
INTERIOR CONDITION WAS POOR DUE TO WATER DAMAGE
CURRENTLY USED AS LIVING UNIT
GRANTEE'S CLOSING CO. USED ASSESSOR'S 2002 ASSESSED VALUE FOR PURCHASE PRICE IS NOT REASONABLE FOR BUSINESS INTEREST AND PERSONAL PROPERTY. A LOCAL APPRAISER FELT \$100,000 WOULD BE A MINIMUM VALUE FOR THIS PROPERTY, SO AN ADJUSTMENT WAS DEEMED APPROP
VARIOUS BUILDINGS INCLUDED IN SALE - 24x60 DOUBLE WIDE MH NOT IN SALE - IS IOLL
BLDG WAS RETAIL STORE CONVERTED TO 1BR LIVING UNIT
SALE INCLUDES EG 146 130024112.
STRUCTING ORIG. BUILT AS FAST FOOD DRIVE-IN-CURRENT USE AT T.O.S. WAS OFFICE (VACANT)
SEE FILE FOR LIST OF PERSONAL PROPERTY
3000 PRIVATE SALE - CONTRACT PURCHASE 130227218T
Purchased for Church and School site.
BUYER WAS TENANT AT TIME OF PURCHASE IMPROVEMENT IS FENCE - BUYER OWNS THREE NEARBY PROPERTIES.
GOOD SALE - UNDIVIDED 1/2 INT. BK 182 PGS 711 & 712 COMBINED FOR A TOTAL SALE PRICE OF \$145,000.00 EACH 521 REPRESENTS 1/2 INT.

182	752	3/18/2005	105.21	105.21%	99.34%	230000	241984	0	230000	ZONED INDUSTRIAL - BUYER OWNS PROPERTY DIRECTLY ADJACENT TO NORTH - NEEDED EXTRA LAND FOR NEW WAREHOUSE.
182	770	3/15/2005	69.66	69.66%	65.78%	89000	62000	0	89000	
182	782	3/25/2005	95.55	95.55%	90.22%	37500	35830	0	37500	BUYER OWNS ADJACENT BAR BUSINESS (NOT BULDING) WAS VACANT ON MKT FOR 8 MONTHS - PRIVATE SALE
183	6	3/10/2005	80.35	80.35%	75.87%	30000	24105	0	30000	BUT CONSIDERED ARMS LENGTH SALE ALSO INCLUDES PARCELS: 130391859, 130391860. SCHOOL WAS PURCHASED TO REMODEL FOR COMMERCIAL VENTURE - BUYER INDICATED THEY RECEIVED A SET OF ARCHITECT PLANS W/AN INITIAL COST OF \$125K FOR A CONVERSION TO A 30-UNIT APT COMPLEX - HOWEVER, THE BUY GRAVEL DRIVE - BUYER AND SELLER WERE REAL ESTATE AGENTS AND ACQUAINTED LIMITED ACCESS FROM STREET- SEEMS TO HAVE SOLD ABOVE TYPICAL MARKET
183	10	1/19/2005	89.76	72.66%	68.61%	210000	152590	-40000	170000	PER SALES VERIFY - SELLER INCLUDED AIR COMPRESSOR, WASTE OIL HEATER, AND MISC FURNITURE OF \$5K IN SALE
183	196	4/11/2005	98.67	98.67%	93.17%	120000	118408	0	120000	BUYER & SELLER WERE FRIENDS- UTILITIES INSTALLED AFTER SALE- BUYER OWNS LAND NEARBY
183	667	7/11/2005	59.15	59.15%	55.85%	29000	17153	0	29000	SELLER BASED INITIAL ASKING ON 2005 AV- BUYER OFFERED TO PAY OFF LOAN BALANCE AND THAT WAS ACCEPTED.
183	683	5/9/2005	52.63	52.63%	49.69%	510000	268408	-43392	466608	SALE ALSO INCLUDES PARCELS: 130068268- TOTAL PROPERTY INCLUDED AS PART OF SALE WERE 15 MOBILE HOMES EXISTING ON VARIOUS LOTS IN THE PARK. AN ALLOCATION WAS DERIVED USING INDIVIDUAL MH SALES OCCURRING DEC 2004 TO JULY 2005 IN PLATTSMOUTH AT AN AVG O
183	784	7/22/2005	84.82	84.82%	80.09%	22000	18660	0	22000	
184	164	8/26/2005	51.55	49.77%	47.00%	145000	72170	-5000	140000	BUYER & SELLER WERE FRIENDS- UTILITIES INSTALLED AFTER SALE- BUYER OWNS LAND NEARBY
184	192	8/31/2005	54.24	54.24%	51.22%	42500	23054	0	42500	
184	308	9/14/2005	100.37	100.37%	94.77%	450000	451675	0	450000	SELLER BASED INITIAL ASKING ON 2005 AV- BUYER OFFERED TO PAY OFF LOAN BALANCE AND THAT WAS ACCEPTED.
184	339	9/28/2005	109.08	109.08%	103.00%	40575	44261	0	40575	
184	453	10/21/2005	103.87	103.87%	98.07%	292000	303293	0	292000	SALE ALSO INCLUDES PARCELS: 130034983 PARTIES WERE RELATED BUT PROPERTY SOLD AT MARKET.
184	482	10/31/2005	99	99.00%	93.48%	125000	123755	0	125000	TRANSFER ALSO INCLUDES 130391590- TOTAL CAPACITY IS 666,000 BUSHELS
184	656	12/7/2005	104.08	104.08%	98.27%	145000	150917	0	145000	VERIFIED LISTING WITH BUYER - LISTING IS CORRECT
184	707	12/19/2005	112.86	112.86%	106.56%	131000	147845	0	131000	BUYER REMODELING AND OPENING NEW RESTUARNT /BOWLING ALLEY
184	732	12/29/2005	98.64	98.64%	93.13%	545000	537565	0	545000	UPSTAIRS HAD BEEN REMODELED INTO SINGLE FAMILY UNIT BEFORE SALE
184	740	11/8/2005	63.68	63.68%	60.13%	152500	97114	0	152500	
185	99	1/30/2006	86.16	86.16%	81.35%	101000	87021	0	101000	BLDG HAS ONE OPEN BAY ON EAST SIDE
185	108	1/30/2006	102.08	102.08%	96.39%	48000	49000	0	48000	
185	109	2/1/2006	97.27	97.27%	91.84%	152000	147845	0	152000	SELLER HAD OFFER TO PURCHASE AGAIN BEFORE SELLER HAD CLOSED ON THEIR OWN PURCHASE (PRESOLD)

Proposed Impact

185	119	2/1/2006	80.47	68.40%	2334000	1596508	-350100	1983900	NO QUESTIONNAIRE RETURNED BUT 15% WAS FLET TO BE TYPICAL FOR PP& GOOD WILL FOR A NURSING HOME/ASSISTED FACILITY
185	191	2/7/2006	103.11	92.10%	72000	66310	-7690	64310	QUESTIONNAIRE STATED PERSONAL PROPERTY OF \$7690 INCLUDED IN TRANSACTION
185	239	2/24/2006	52.05	52.05%	37500	19520	0	37500	130024325 VACANT LTS ON MARKET FOR 2 YEARS
185	243	2/27/2006	86.22	86.22%	175000	150885	0	175000	BUYER DECLINED TO DISCLOSE DETAILS ON TRANSACTION, SO A STANDARD 15% GOODWILL & PERSONAL PROPERTY IS FELT TO BE REASONABLE. SELLER OWNS BLDG NEXT DOOR - APPEARS TO BE GOOD SALE
185	244	2/27/2006	43.28	36.79%	1925000	708191	-288750	1636250	BUYER STATED APPROX \$2000-4000 OF RESTAURANT EQUIPMT WAS INCLUDED SO \$3000 WAS USED FOR ADJUSTMENT
185	247	2/17/2006	86.22	86.22%	70000	60351	0	70000	APPEARS TO BE ARMS LENGTH TRANSACTION
185	299	3/11/2006	83.94	81.65%	110000	89813	-3000	107000	LESSEE EXERCISE PURCHASE OPTION IN ORIGINAL LEASE
185	366	3/24/2006	116.44	116.44%	230000	267821	0	230000	BUYER OWNS ADJOINING SERVICE GARAGE- PLANS TO LIVE HERE
185	506	4/20/2006	115.59	115.59%	70000	80910	0	70000	THERE ARE TWO HOUSES ON THIS PARCEL. SELLER GAVE INFORMAL LIFE ESTATE OF 20% OF BLDG AREA TO SELLER AT TIME OF SLE (+5000) BUT SALE INCLUDED P.P. SUCH AS SHELVES & OTHER RETAIL SUPPLIES (-2500)
185	533	4/25/2006	59.26	59.26%	685000	405946	0	685000	Verified total Personal Property allocation w/seller. Buyer reported replacement cost new of personal property.
185	644	5/18/2005	182.67	182.67%	3000	5480	0	3000	
185	711	5/31/2006	119.86	119.86%	104500	125253	0	104500	
185	715	6/2/2006	77.64	77.64%	50000	38819	-2500	47500	
185	745	5/31/2006	102.15	102.15%	73000	74570	0	73000	
185	858	5/16/2006	136.78	99.68%	316000	315000	-85700	230300	
186	394	2/24/2006	94.46	94.46%	100000	94456	0	100000	

Proposed Impact