

**BEFORE THE NEBRASKA TAX EQUALIZATION
AND REVIEW COMMISSION**

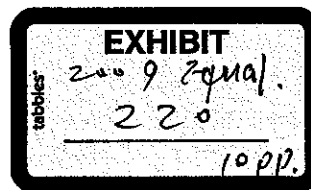
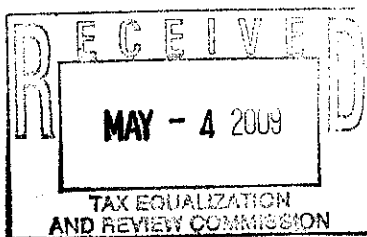
IN THE MATTER OF THE)
EQUALIZATION OF VALUE OF REAL)
PROPERTY WITHIN DAKOTA COUNTY,)
NEBRASKA, FOR TAX YEAR 2009)

COUNTY NUMBER 22

AFFIDAVIT

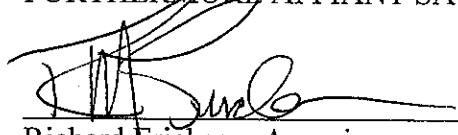
COMES NOW Richard Erickson, and after being sworn, and on his oath, deposes and states the following:

1. That at all times relevant hereto, I have been employed as an appraiser by the Nebraska Department of Revenue, Property Assessment Division, in the State Assessment Office for Dakota County. I have taken and passed the written examination to become a Certified General appraiser in the State of Nebraska. A summary of my qualifications is attached to this affidavit as Exhibit 1, and all of the information on Exhibit 1 is true and correct to the best of my knowledge and belief.
2. As part of my duties for the State Assessment Office for Dakota County, I set values for residential properties in Dakota County. As part of that process, every attempt is made to verify the information for all residential sales reported to the Assessment Office on the Real Estate Transfer Statement, Form 521.
3. I have relied on those standards developed by the International Association of Assessing Officers ("IAAO"), as they relate to the mass appraisal of real property in Dakota County.
4. In researching and analyzing the sales that have occurred in the residential class of property, in the subclass identified as "Suburban" for Dakota County, 36 sales represented that subclass. This subclass is located in areas which are outside the corporate limits of Dakota City, Homer, Hubbard, Jackson, and South Sioux City, but are still subject to the zoning regulations imposed by those political subdivisions.
5. The 2009 Assessment Survey for Dakota County is found on page 10 of Exhibit 22, "The Reports and Opinions of the Property Tax Administrator for Dakota County." The survey asks (in relevant part): "Is Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping?", to which the provided answer is "Yes."
6. In my review of the residential class of property in Dakota County, I have determined that the different Assessor Locations are a more appropriate valuation grouping than the Suburban subclass, and I have set values in the residential class of property based on Assessor Locations.



7. In reviewing the adjustment proposed by the Commission in Exhibit 148, the proposed adjustment would raise the median in Assessor Location "Homer R" to 105.54. The median in this location without an adjustment would be 98.94. An adjustment to this location would result in the over-assessment of properties in this location.
8. In reviewing the adjustment proposed by the Commission in Exhibit 148, the proposed adjustment would also raise the median in Assessor Location "Hubbard R" to 112.67. The median in this location without an adjustment is already 105.64. An adjustment to this location would result in further over-assessment of properties in this location.
9. In reviewing the adjustment proposed by the Commission in Exhibit 148, the proposed adjustment would also raise the median in Assessor Location "Jackson Rural" to 129.63. The median in this location without an adjustment is already 121.53. An adjustment to this location would result in further over-assessment of properties in this location.
10. The IAAO defines "Neighborhood" as: "A geographic area (in which there are typically fewer than several thousand properties) defined for some useful purpose, such as to ensure for later multiple regression modeling that the properties are **homogeneous** and share important locational characteristics." (emphasis in the original) *Property Appraisal and Assessment Administration*, 1990, International Association of Assessing Officers.
11. In my review of the residential class of property in Dakota County, I have determined that certain Assessor Locations are made up of diverse and distinct neighborhoods which are not defined by homogeneous characteristics. Assessor Location "South Sioux City R," for example, has a range in properties from a \$1,300 mobile home to a \$314,000 executive home. Property Record Cards for the aforementioned properties are attached hereto and identified as Exhibits 2 and 3.
12. In my review of the generally accepted mass appraisal practices, I have considered the IAAO's description of the proper use of certain statistics. The IAAO states: "The accuracy of statistics as estimators of population parameters depends on the *representativeness* of the sample. Types of property should appear with relatively the same frequency in both the sample and the population."
13. The use of the median, which is the middle ratio in an array of sales ratios, when the population has the diversity identified in paragraph 11, *supra*, would be inappropriate. Percentage changes should only be considered when the class is homogeneous and the sales are representative of that population.

FURTHERMORE AFFIANT SAYETH NOT.



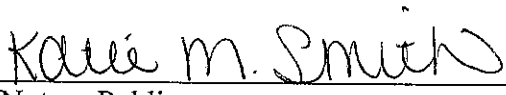
Richard Erickson, Appraiser
State Assessment Office for Dakota County

County of Dakota)
) ss.
State of Nebraska)

On this, the 2 day of May, 2009, before me, a Notary Public in and for the County of Dakota, State of Nebraska, came an individual known to me as Richard Erickson, and signed the above affidavit, acknowledging such as his free and voluntary act and deed.

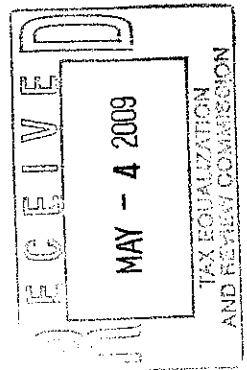
(Seal)





Notary Public

QUALIFICATIONS OF RICHARD M. ERICKSON
NEBRASKA REGISTERED APPRAISER R9600178

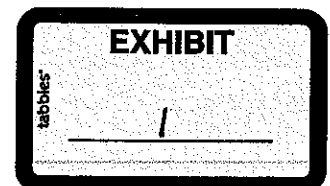


QUALIFICATIONS OF APPRAISER

- 1) Rock County Assessor January 1995 to November 1999
- 2) State of Nebraska Appraisal Supervisor Dakota County November 1999 to Present
- 3) Nebraska Registered Appraiser July 1996 to Present
- 4) Nebraska Certified Assessor March 1994 to Present
- 5) Terra Scan Certified CAMA System Professional
- 6) Passed Nebraska Real Property Appraisal Board Test for Certified General 12/12/2007

CLASSES ATTENDED AND SUCESSFULLY COMPLETED SINCE 1994

Date of Class	Class Description	Presenter	Hrs of Crdt	
11/18/1994	Fundamentals of Real Property Appraisal Course 1	IAAO	30	Qual Ed
6/10/1995	Cost Approach	Moore Group	15	Qual Ed
11/17/1995	Fundamentals of Mass Appraisal 300	IAAO	30	Qual Ed
6/6/1996	Standards of Professional Practice	Pro. Apprs. Of SD	15	Qual Ed
11/18/1996	Narrative Report Writing	Moore Group	15	Qual Ed
11/22/1996	Workshop on Depreciation Analysis 602	IAAO	15	Qual Ed
9/30/1997	Sales Comparison Approach	Moore Group	15	Qual Ed
11/20/1998	Appraisal of Land 201	IAAO	30	Qual Ed
5/12/1999	Applied Residential Valuation	Moore Group	15	Qual Ed
11/3/2000	Applications of Mass Appraisal Fundamentals 310	IAAO	30	Qual Ed
5/24/2002	Residential Modeling Concepts 311	IAAO	30	Qual Ed
9/13/2002	Income Approach to Valuation 102	IAAO	30	Qual Ed
11/2&3/2004	Residential Analysis for Small Income Properties	MWAA	14	Qual Ed
7/11&12/2007	National USPAP Course 805	Moore Group	15	Qual Ed
	TOTAL HOURS		299	
9/10/1997	Attacking and Defending An Appraisal	Cent. Com. Col.	3	Cont Ed
11/15/1999	USPAP Update	Moore Group	7	Cont Ed
1/23-25/2001	PTA's Annual Course of Training	PA&T	18	Cont Ed
1/25/2001	Aggregate Mining in Nebraska	PA&T	4	Cont Ed
9/26/2001	Historical Capitalization Methods	Co. Assr.Assoc. NE	3	Cont Ed
4/12/2002	Appraisal Review	MWAA	7	Cont Ed
5/15&16/2003	County Board of Equalization Seminar	NACO	8	Cont Ed
10/17/2003	903 USPAP Workshop	Moore Group	7	Cont Ed
11/10/2004	Valuation of Apartment Properties	Moore Group	7	Cont Ed
9/13/2005	Regression Analysis in appraisal Practice	Appraisal Institute	7	Cont Ed
9/14/2005	Mathmatically Modeling Real Estate Data	Appraisal Institute	7	Cont Ed
10/27/2005	7 Hour National USPAP Update Course - 1400	Appraisal Institute	7	Cont Ed
3/27/2006	Evaluating Commercial Construction	Appraisal Institute	16	Cont Ed
1/24/2007	Affordable Housing 2007 NIFA Training	NIFA	2	Cont Ed
5/24&25/2007	Residential Quality, Condition and Effective Age	Dept. PA&T	16	Cont Ed
11/28/2007	7 Hour National USPAP Update Course - C2701	Moore Group	7	Cont Ed
	TOTAL HOURS		126	
ADDITIONAL SEMINARS AND CLASSES				
Feb-05	Water System Management Update	MAP	7	
Jan-05	Concrete Structure and Testing	NC&AA	8	
Dec-04	Waste Water Management	Ne DEQ	8	
Sep-04	Water System Management and Operation	Ne HHS	15	
Mar-05	WRP and WREP Programs	NRCS & FSA	3	
	TOTAL HOURS		41	





DAKOTA COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: STATE ASSESSOR FOR DAKOTA COUNTY County Assessor. Printed on 05/04/2009 at 02:24:55P

Parcel Information		Ownership Information	
Parcel Number	220141657	Current Owner	BRADLEY E & CAROL J LARVICK
Map Number	0704-07-3-00000-000-0166	Address	465 OLD SAWMILL ROAD
Situs	465 OLD SAWMILL ROAD	City ST. Zip	SOUTH SIOUX CITY NE 68776-0000
Legal	TRACT BEG 361.95' EAST OF SW CORNER OF GL4, TH E228.69', N280',	Cadastral #	009-000-009A

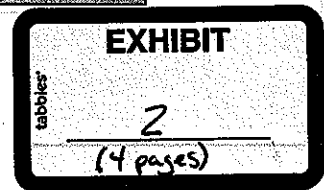
Current Valuation		Assessment Data		Property Classification	
Land Value	18,375	District/TIF Fund	80	Status	01 Improved
Impr. Value	295,150	School Base	22-0011 SSC 22-001	Use	01 Single Family
Outbuildings	1,040	Affiliated Code		Zoning	01 Single Family
Total Value	314,565	Neighborhood	24	Location	02 Suburban
Exemptions		Greenbelt Area		City Size	04 5,001-12,000
Taxable Value	314,565	Greenbelt Loss		Lot Size	04 1.00-1.99 ac.

Sales History			Multiple Owner Information		
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name
12/09/2008	08-017282	VINCENT ARANA & YOLANDA~S	350,000		
01/10/2005	05-003862	ROBERT & ELMA JANE PRENGE	485,000		

Boe Appeal History			Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2009	ABSTRACT	4500		18,375	295,150	1,040	314,565	314,565
2008	CTL	4500		18,375	288,895	1,580	308,850	308,850
2008	ABSTRACT	4500		18,375	288,895	1,580	308,850	308,850
2007	CTL	4500		13,045	310,575		323,620	323,620
2007	CBOE NOTICE	4500		13,045	310,575		323,620	323,620

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2008	VINCENT ARANA & YOLAND	18,375	288,895	1,580	308,850		308,850	5,540.46
2007	VINCENT ARANA & YOLAND	13,045	310,575		323,620		323,620	5,881.42
2006	VINCENT ARANA & YOLAND	18,425	295,785		314,210		314,210	6,154.16
2005	VINCENT ARANA & YOLAND	18,425	295,785		314,210		314,210	6,122.80
2004	ROBERT & ELMA JANE PRE	18,425	295,785		314,210		314,210	6,002.96
2003	ROBERT & ELMA JANE PRE	15,700	252,055		267,755		267,755	4,943.92
2002	ROBERT & ELMA JANE PRE	18,250	248,455		266,705		266,705	4,684.66
2001	ROBERT & ELMA JANE PRE	18,250	248,455		266,705		266,705	4,650.36
2000	ROBERT & ELMA JANE PRE	18,250	248,455		266,705		266,705	4,624.70
1999	PRENGER, ROBERT & ELMA		217,599		217,599		217,599	3,543.04





DAKOTA COUNTY ASSESSOR'S OFFICE



Farm Property Record Card



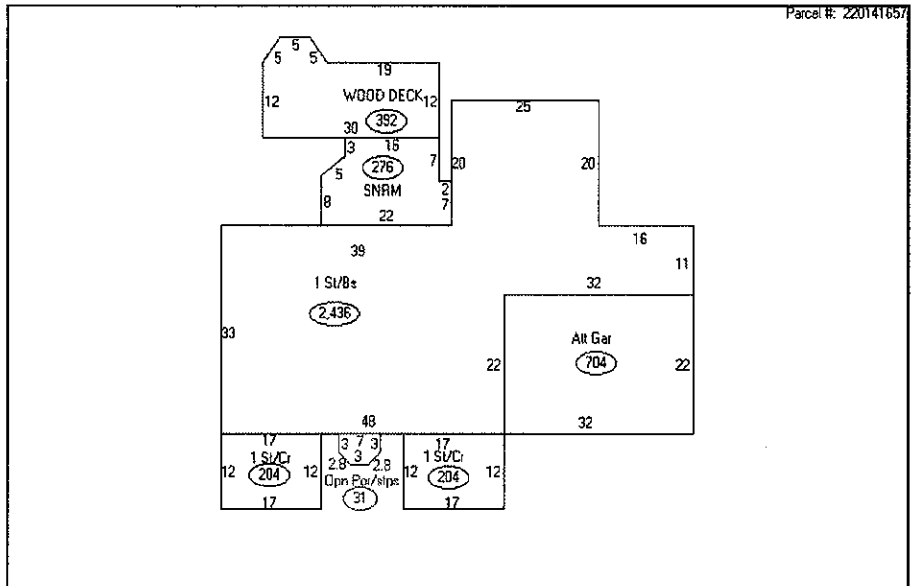
Data Provided By: STATE ASSESSOR FOR DAKOTA COUNTY County Assessor. Printed on 05/04/2009 at 02:25:00P

Parcel Information		Ownership Information	
Parcel Number	220141657	Current Owner	BRADLEY E & CAROL J LARVICK
Map Number	0704-07-3-00000-000-0166	Address	465 OLD SAWMILL ROAD
Situs	465 OLD SAWMILL ROAD	City St. Zip	SOUTH SIOUX CITY NE 68776-0000
Cadastral #	009-000-009A	Neighborhood	24
Legal	TRACT BEG 361.95' EAST OF SW CORNER OF GL4, TH E228.69', N280',		

Building Data			
Condition	Base Area	Foundation	Fixtures
Type	Total Area	Slab Area	Bedrooms
Quality	Style 1 0%	Crawl Area	Bathrooms
Arch. Type	Style 2 0%	Basement Area	Garage Type
Ext. Wall 1 0%	Roofing	Min Finish	Garage Area
Ext. Wall 2 0%	HVAC 1 0%	Rec Finish	No. of Stalls
	HVAC 2 0%	Part Finish	

Miscellaneous Improvements				Building Data (cont.)		
Description	Year	Size	Cost	Depr %	Value	Year Built
						Actual Age
						Remodel Year
						Remodel Type
						Effective Age
						Physical Depr.
						Functional Depr.
						Economic Depr.
						Total Depreciation

*Cost Approach From Marshall & Swift	
Land Value	
Adjusted Square Foot Cost	
Total Area	
Miscellaneous Improvements	
Garage Cost	
Total Replacement Cost New	
Less Depreciation	
Replacement Cost New Less Depreciation	
Site Improvements	1,040
Lump Sums	
Estimate of Value	1,040



*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



DAKOTA COUNTY ASSESSOR'S OFFICE



Ag Land & Imp. Property Record Card



Data Provided By: STATE ASSESSOR FOR DAKOTA COUNTY County Assessor. Printed on 05/04/2009 at 02:25:06P

Parcel Number 220141657
Map Number 0704-07-3-00000-000-0166
Current Owner LARVICK/BRADLEY E & CAROL J
Situs 465 OLD SAWMILL ROAD
Cadastral # 009-000-009A
Legal TRACT BEG 361.95' EAST OF SW CORNER OF GL4, TH E228.69', N280', W228.64', TH S272.84' TO P.O.B. 7-88-47 1.45 ACRES

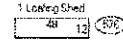
Aerial Photo



Site Plan

rent Move: L42012

Parcel #: 220141657



Rural Outbuilding Table

Id #	Description	Year	Qual.	Cond.	Dimensions	Roof	Floor	RCN	Phys.	Func.	Value
1	LOAFING SHED	2002	25	15	48x12x6 SHED		DIRT	1,578	34%		1,040
Market Adjustment :											
Total Outbuilding Value :											1,040



DAKOTA COUNTY ASSESSOR'S OFFICE



Residential Property Record Card



Data Provided By: STATE ASSESSOR FOR DAKOTA COUNTY County Assessor. Printed on 05/04/2009 at 02:25:12P

Parcel Information		Ownership Information	
Parcel Number	220141657	Current Owner	BRADLEY E & CAROL J LARVICK
Map Number	0704-07-3-00000-000-0166		
Situs	465 OLD SAWMILL ROAD	Address	465 OLD SAWMILL ROAD
Legal	TRACT BEG 361.95' EAST OF SW CORNER OF GL4, TH E228.69', N280',	City St. Zip	SOUTH SIOUX CITY NE 68776-0000
		Cadastral #	009-000-009A

Property Data			
Neighborhood	24	Topography	LEVEL
Lot Width	0	Street	PAVED
Lot Depth		Utilities	ALL
Units/Lots	1.45	Amenities 1	
Value Method	AC	Amenities 2	
		# of Acres	1.45
		Unit Value	12672.41
		Adjustment	
		Lot Value	18375

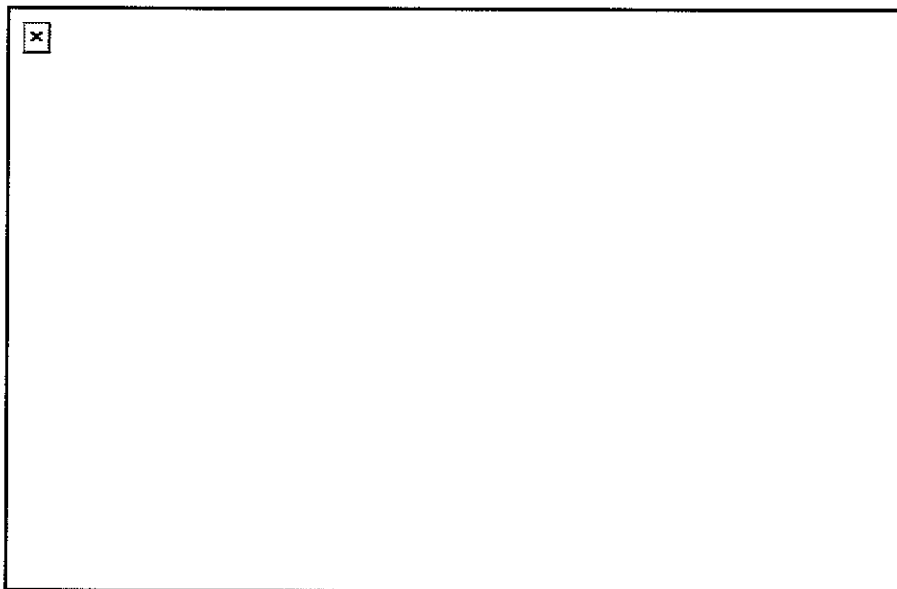
Building Data					
Condition	Good	Base Area	2,844	Foundation	Concrete-Block/8
Type	Single-Family	Total Area	2,844	Slab Area	
Quality	Good	Style 1	One-Story 100%	Crawl Area	408
Arch. Type		Style 2		Basement Area	2436
Ext. Wall 1	100% MASONRY-VENEER	Roofing	Comp-Shingle	Min Finish	
Ext. Wall 2		HVAC 1	100% REV HEAT PUMP W/DUCT	Rec Finish	
		HVAC 2		Part Finish	2190
				Fixtures	17
				Bedrooms	3
				Bathrooms	2.5
				Garage Type	Attached
				Garage Area	704
				No. of Stalls	2

Miscellaneous Improvements				Building Data (cont.)			
Description	Year	Size	Cost	Depr %	Value	Year Built	
SINGLE 1/S FIRE PL		1	2,935.05		2,935	1994	Actual Age
SUN ROOM		276	72.78		20,085		Remodel Year
WOOD DECK		392	9.47		3,710		Remodel Type
OPEN PORCH/STEPS		31	15.07		465		Effective Age
							Physical Depr.
							Functional Depr.
							Economic Depr.
							Total Depreciation

Cost Approach From Marshall & Swift	
Land Value	18,375
Adjusted Square Foot Cost	89.17
Total Area	253,600
Miscellaneous Improvements	27,195
Garage Cost	14,355
Total Replacement Cost New	295,150
Less Depreciation	
Replacement Cost New Less Depreciation	295,150
Lump Sums	
Estimate of Value	313,525
Value Per Square Foot	104.00

Valuation From Comparable Sales Analysis	
Adjustment Model	1
Price	2,844
Factor	NA
Adjusted	

Valuation Not Available	
Model Number	NA
Description : NA	
Calculation	NA
Value	NA



*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.



DAKOTA COUNTY ASSESSOR'S OFFICE



Real Property Record Card

TerraScan Inc.

Data Provided By: STATE ASSESSOR FOR DAKOTA COUNTY County Assessor. Printed on 05/04/2009 at 02:25:43P

Parcel Information		Ownership Information	
Parcel Number	220157529	Current Owner	CURTIS RUST
Map Number	0705-00-0-90005-000-0090	Address	604 152ND STREET LOT 53
Situs		City ST. Zip	SOUTH SIOUX CITY NE 68776-0000
Legal	I.O.L.L. - 1972 BONNAVILLA MOBILE HOME ON LOT #90W AT THE LAKE	Cadastral #	

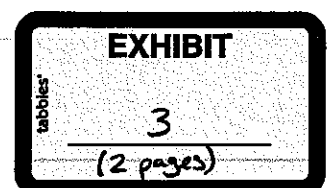
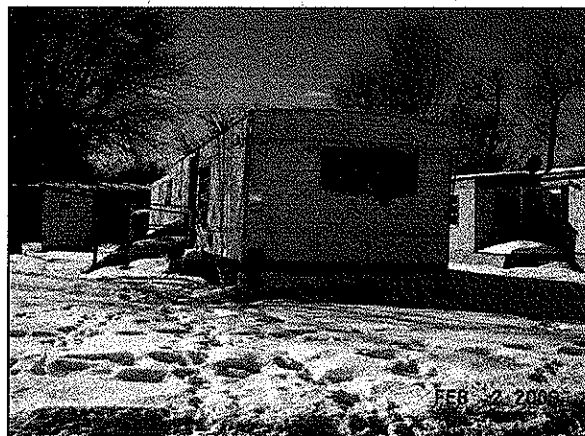
Current Valuation		Assessment Data		Property Classification	
Leasehold		District/TIF Fund	80	Status	03 Improved On Leased Land
Impr. Value	1,360	School Base	22-0011 SSC 22-001	Use	07 Mobile Home
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	1,360	Neighborhood	98	Location	02 Suburban
Exemptions		Greenbelt Area		City Size	04 5,001-12,000
Taxable Value	1,360	Greenbelt Loss		Lot Size	00

Sales History			Multiple Owner Information		
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name

Boe Appeal History			Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Amount

Assessment Milestones							
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Taxable
2009	ABSTRACT	4500			1,360		1,360

Historical Valuation Information							
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxes





DAKOTA COUNTY ASSESSOR'S OFFICE



Residential Property Record Card



Data Provided By: STATE ASSESSOR FOR DAKOTA COUNTY County Assessor. Printed on 05/04/2009 at 02:25:49P

Parcel Information		Ownership Information	
Parcel Number	220157529	Current Owner	CURTIS RUST
Map Number	0705-00-0-90005-000-0090		
Situs		Address	604 152ND STREET LOT 53
Legal	I.O.L.L. - 1972 BONNAVILLA MOBILE	City St. Zip	SOUTH SIOUX CITY NE 68776-0000
	HOME ON LOT #90W AT THE LAKE	Cadastral #	

Property Data			
Neighborhood	98	Topography	
Lot Width		Street	
Lot Depth		Utilities	
Units/Lots		Amenities 1	
Value Method		Amenities 2	
		# of Units	
		Unit Value	
		Adjustment	
		Lot Value	

Building Data							
Condition	Poor+	Base Area	720	Foundation	Pier	Fixtures	6
Type	Mobile-Home	Total Area	720	Slab Area		Bedrooms	2
Quality	Fair	Style 1	One-Story 100%	Crawl Area		Bathrooms	1
Arch. Type		Style 2		Basement Area		Garage Type	
Ext. Wall 1	100% RIBBED-ALUM	Roofing	Comp-Shingle	Min Finish		Garage Area	
Ext. Wall 2		HVAC 1	100% FORCED AIR	Rec Finish		No. of Stalls	
		HVAC 2		Part Finish			

Miscellaneous Improvements						Building Data (cont.)	
Description	Year	Size	Cost	Depr %	Value	Year Built	1972
WOOD DECK		25	19.86		495	Actual Age	37
WOOD DECK		9	19.86		180	Remodel Year	
SKIRTING		144	4.58		660	Remodel Type	
						Effective Age	26
						Physical Depr.	94%
						Functional Depr.	
						Economic Depr.	
						Total Depreciation	94%

Cost Approach From Marshall & Swift	
Leasehold	
Adjusted Square Foot Cost	29.67
Total Area	21,360
Miscellaneous Improvements	1,335
Garage Cost	
Total Replacement Cost New	22,695
Less Depreciation	(21,335)
Replacement Cost New Less Depreciation	1,360
Lump Sums	
Estimate of Value	1,360
Value Per Square Foot	2.00
Valuation From Comparable Sales Analysis	
Adjustment Model	NA
Price	720
Factor	NA
Adjusted	
Valuation Not Available	
Model Number	NA
Description : NA	
Calculation	NA
Value	NA

*DATA USED FOR COST CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all right herein.

