

2018 RURAL LAND MODEL

	VALUE	\$ PER ACRE
0.5	20350	40700
0.75	30525	40700
1	40700	40700
1.25	44850	35880
1.5	49000	32667
1.75	53150	30371
2	57300	28650
2.25	61450	27311
2.5	65600	26240
2.75	69750	25364
3	73900	24633
3.5	82200	23486
4	90500	22625
5	107100	21420
6	116400	19400
7	125700	17957
8	135000	16875
9	144300	16033
10	153600	15360
11	162900	14809
12	172200	14350
13	181500	13962
14	190800	13629
15	200100	13340
16	209400	13088
17	218700	12865
18	228000	12667
19	237300	12489
20	246600	12330
21	255900	12186
22	265200	12055
23	274500	11935
24	283800	11825
25	293100	11724
26	302400	11631
27	311700	11544
28	321000	11464
29	330300	11390
30	339600	11320
40	432600	10815
50	525600	10512
60	618600	10310
70	711600	10166
80	804600	10058
90	897600	9973
100	990600	9906
110	1083600	9851
120	1176600	9805
130	1269600	9766
150	1455600	9704
175	1688100	9646
200	1920600	9603
225	2153100	9569
250	2385600	9542
275	2618100	9520
300	2850600	9502

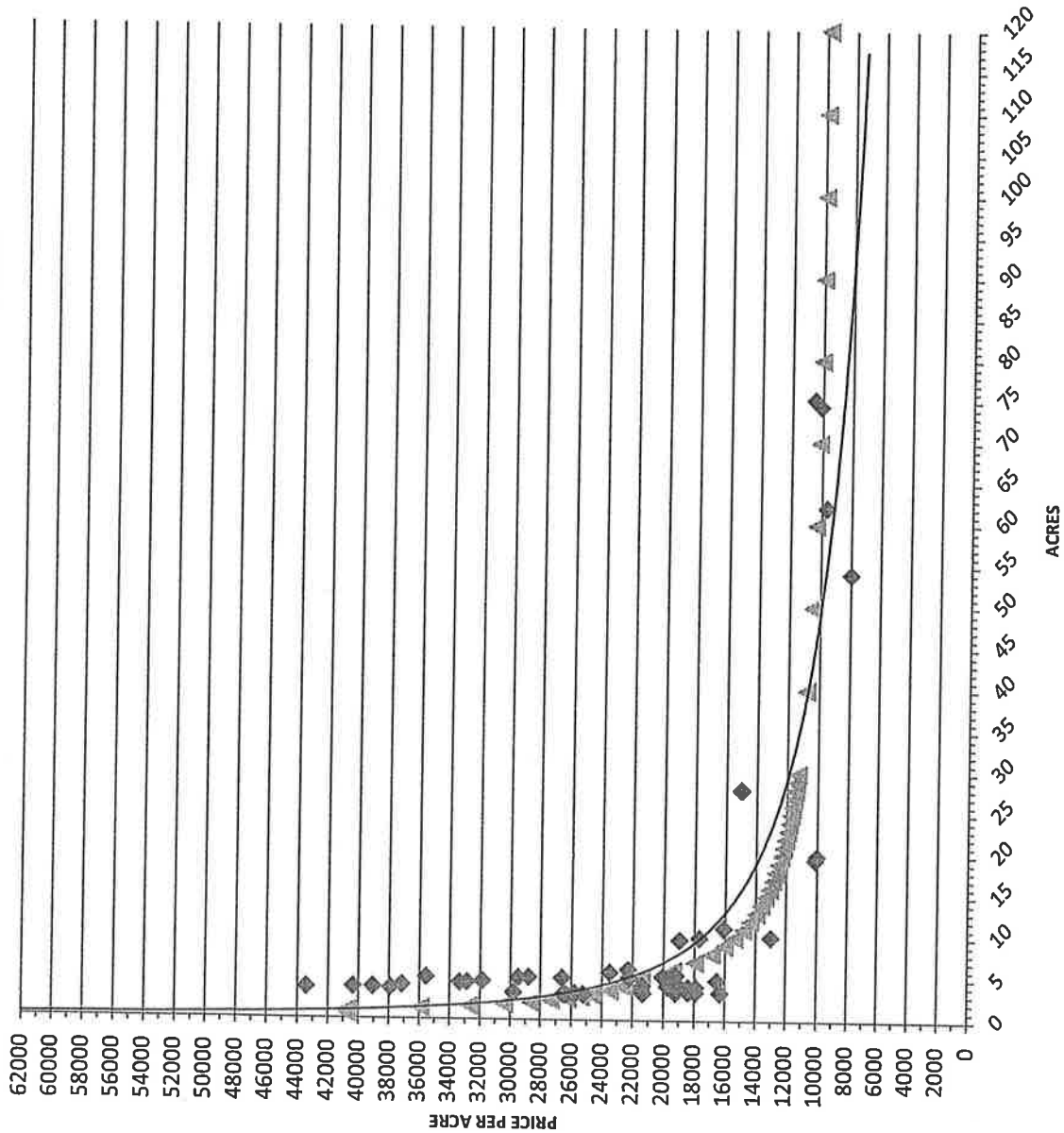
40700 1ST
16600 2ND & 3RD & 4TH & 5TH
9300 6TH +



E 123:1

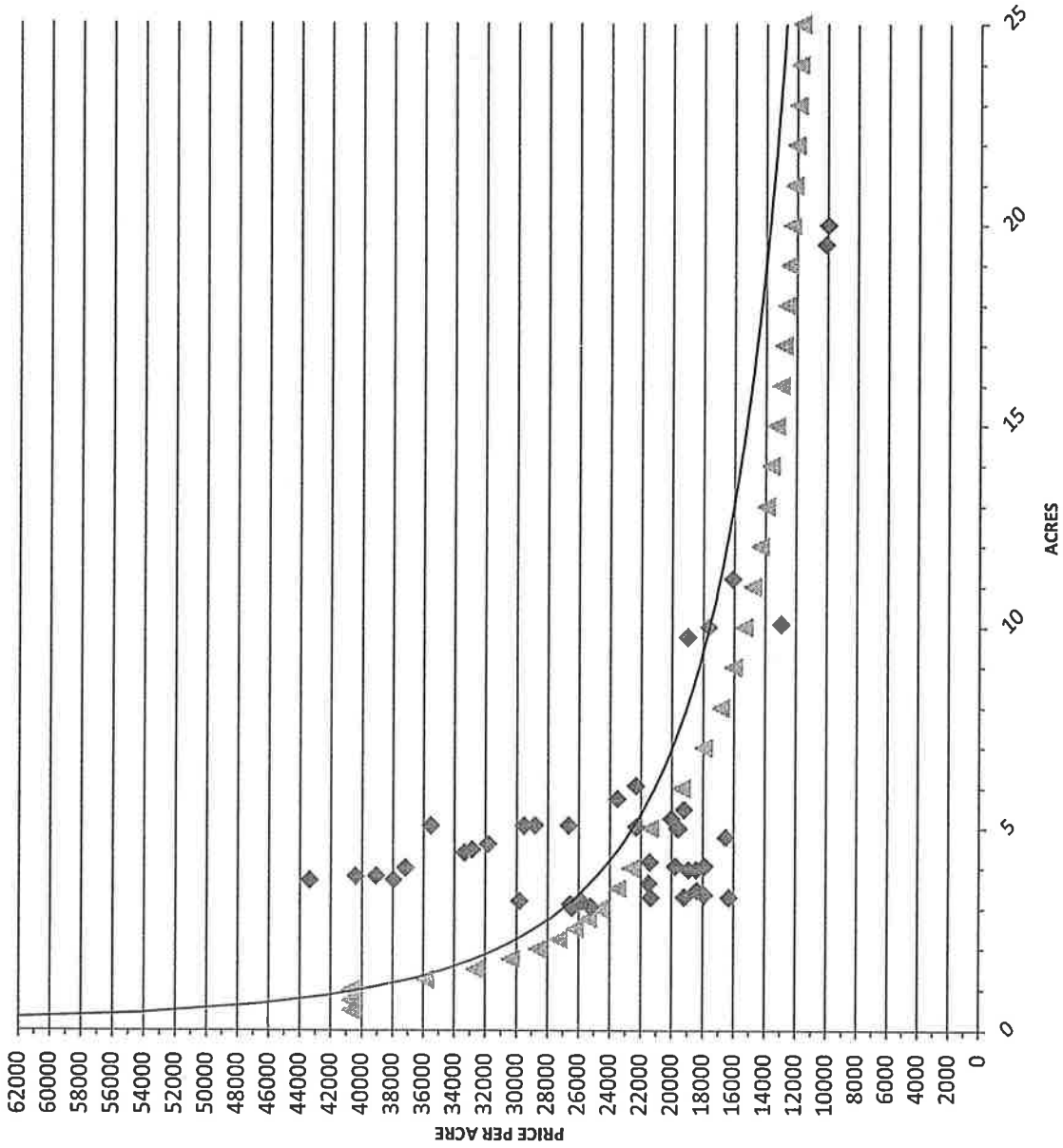
RURAL LAND MODEL
 CHART (120 AC)(BASE SALES)

SCATTER GRAPH SHOWING RELATIONSHIP IN SELLING PRICE PER ACRE
 TO VALUATION MODEL PRICE PER ACRE
 ZERO TO 120 ACRES



RURAL LAND MODEL
 CHART(25 ACRE)(BASE SALES)

SCATTER GRAPH SHOWING RELATIONSHIP IN SELLING PRICE PER ACRE
 TO VALUATION MODEL PRICE PER ACRE
 ZERO TO 25 ACRES



RURAL LAND MODEL
NEW MARKET VALUES (BASE SALES)

SALE NO.	DATE	TRACT	ACRES	MARKET VALUE	BASE VALUE	ADJUSTED MEAN	W	X	Y	Z	AA	AB	AC	AD
3	01/15/2013	2016	2013	06/24/2016	5176.500	10.00	13996							
4	01/15/2013	2017	21137	08/17/2017	5176.500	10.00	17950				1.774			1.01
5	01/15/2013	2017	8810	08/17/2017	5149.500	6.67	79505				1.606			0.000
6	01/15/2013	2017	21138	08/17/2017	5146.000	6.67	79505				1.606			0.000
7	01/15/2013	2017	19316	08/17/2017	5146.000	6.67	79505				0.991			0.047
8	01/15/2013	2017	15976	07/06/2017	5149.500	6.67	79505				0.991			0.047
9	01/15/2013	2015	29341	11/20/2015	5146.250	7.71	37915				0.928			0.040
10	01/15/2013	2017	2781	07/27/2017	5103.000	3.71	41306				0.850			0.072
11	01/15/2013	2015	14032	06/17/2015	5147.000	4.16	33484				0.765			0.128
12	01/15/2013	2015	18830	06/17/2015	5146.500	4.16	33347				0.765			0.128
13	01/15/2013	2015	20163	06/17/2015	5146.500	4.01	33347				0.632			0.252
14	01/15/2013	2016	21769	10/17/2016	5148.500	3.40	39079				0.602			0.278
15	01/15/2013	2016	27602	10/17/2016	5153.500	3.40	40375				0.602			0.278
16	01/15/2013	2016	31825	10/17/2016	5140.000	2.82	29131				0.602			0.278
17	01/15/2013	2017	36251	01/27/2017	5182.000	5.26	53558				0.765			0.252
18	01/15/2013	2017	40521	01/27/2017	5181.000	5.26	53558				0.765			0.252
19	01/15/2013	2014	13936	12/09/2014	5431.000	54.05	7993				1.203			0.201
20	01/15/2013	2014	13937	12/09/2014	5432.000	54.05	7993				1.203			0.201
21	01/15/2013	2015	13938	06/29/2015	5135.000	5.07	26827				1.203			0.201
22	01/15/2013	2015	13939	06/29/2015	5135.000	5.07	26827				1.203			0.201
23	01/15/2013	2015	14037	07/17/2015	5208.000	5.07	35446				1.021			0.163
24	01/15/2013	2015	14038	07/17/2015	5208.000	5.07	35446				1.021			0.163
25	01/15/2013	2016	16076	06/18/2016	5260.000	74.89	10080				1.021			0.163
26	01/15/2013	2016	16077	06/18/2016	5260.000	74.89	10080				1.021			0.163
27	01/15/2013	2015	21931	11/24/2015	5105.000	6.15	9654				0.850			0.072
28	01/15/2013	2015	21932	11/24/2015	5105.000	6.15	9654				0.850			0.072
29	01/15/2013	2015	22251	07/29/2015	5200.000	20.01	10565				0.765			0.252
30	01/15/2013	2015	22252	07/29/2015	5200.000	20.01	10565				0.765			0.252
31	01/15/2013	2015	22253	07/29/2015	5200.000	20.01	10565				0.765			0.252
32	01/15/2013	2015	22254	07/29/2015	5200.000	20.01	10565				0.765			0.252
33	01/15/2013	2015	22255	07/29/2015	5200.000	20.01	10565				0.765			0.252
34	01/15/2013	2015	22256	07/29/2015	5200.000	20.01	10565				0.765			0.252
35	01/15/2013	2016	11764	06/18/2016	5533.000	3.28	10311				0.850			0.072
36	01/15/2013	2016	11765	06/18/2016	5533.000	3.28	10311				0.850			0.072
37	01/15/2013	2016	11766	06/18/2016	5533.000	3.28	10311				0.850			0.072
38	01/15/2013	2016	11767	06/18/2016	5533.000	3.28	10311				0.850			0.072
39	01/15/2013	2016	11768	06/18/2016	5533.000	3.28	10311				0.850			0.072
40	01/15/2013	2016	11769	06/18/2016	5533.000	3.28	10311				0.850			0.072
41	01/15/2013	2016	11770	06/18/2016	5533.000	3.28	10311				0.850			0.072
42	01/15/2013	2016	11771	06/18/2016	5533.000	3.28	10311				0.850			0.072
43	01/15/2013	2016	11772	06/18/2016	5533.000	3.28	10311				0.850			0.072
44	01/15/2013	2016	11773	06/18/2016	5533.000	3.28	10311				0.850			0.072
45	01/15/2013	2016	11774	06/18/2016	5533.000	3.28	10311				0.850			0.072
46	01/15/2013	2015	13277	01/12/2015	549.000	4.16	21394				0.765			0.252
47	01/15/2013	2015	13278	01/12/2015	549.000	4.16	21394				0.765			0.252
48	01/15/2013	2016	10000	06/04/2016	576.500	3.05	25230				0.602			0.278
49	01/15/2013	2016	10001	06/04/2016	576.500	3.05	25230				0.602			0.278
50	01/15/2013	2016	13821	07/29/2016	577.500	3.61	21472				0.602			0.278
51	01/15/2013	2016	14085	06/01/2016	591.750	4.99	19549				0.765			0.252
52	01/15/2013	2016	14086	06/01/2016	591.750	4.99	19549				0.765			0.252
53	01/15/2013	2016	14087	06/01/2016	591.750	4.99	19549				0.765			0.252
54	01/15/2013	2016	14088	06/01/2016	591.750	4.99	19549				0.765			0.252

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SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:08

Parcel Information		Ownership Information	
Parcel Number :011600008	Map Number :2971-21-4-61566-000-0002	Current Owner :JOSEPH T & KRISTEN A MAY	Address :14790 W PLZ
Situs :16118 S 29TH PLAZA CIR	Legal :LOT 2 ROBB'S HILLTOP ACRES 3 (5.067 AC)	City ST. ZIP :OMAHA NE 68137	Cadastral # :000-000-001

Current Valuation		Assessment Data		Property Classification	
Land Value :145,426	Impr. Value :	District/TIF Fund :46020	School Base :77-0046 SPRINGFIELD	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :145,426	Affiliated Code :	Neighborhood :BACR	Zoning :01 - Single Family	Location :02 - Suburban
Exemptions :	Taxable Value :145,426	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
08/04/2017	2017-18910	STEVEN P & CASS E ROBB	JOSEPH T & KRISTEN A MAY	149,500	149,500

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

Assessment Milestones							
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Taxable
2018	ABSTRACT	1000		145,426	0	0	145,426
2017	CTL	1000		20,937	0	0	20,937
2017	BOE	1000		20,937			20,937

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	20,937			20,937		20,937	338.12



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: MB Inspection Date: 4/24/2017

Roll Year: 2018

Parcel ID #: 011600008

Map #: 2971-21-4-61566-000-0002

MAY/JOSEPH T & KRISTEN A

Situs : 16118 S 29TH PLAZA CIR

Legal : LOT 2 ROBB'S HILLTOP ACRES 3 (5.067 AC)

14790 W PLZ
 OMAHA NE 68137

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 220719

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 5.067

Unit Value : 21,259.74

Adjustments : 1.35

Lot Value : 145,426

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Physical Information

Type : N/A Year Built/Age :
 Quality : N/A Effective Age :
 Condition : N/A Remodel Date :
 Arch Type : Remodel Type :
 Style :
 Exterior Wall :
 Floor Area :
 Basement Area :
 Sub Floor :
 Bedrooms :
 Baths :
 Heat Type :
 Roof Type :
 Plumbing Fixt :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$145,426
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$145,426
FINAL ESTIMATE OF VALUE	\$145,426
Value per Square Foot	

Current Total Assessed Value for Parcel # 011600008 **E 123:7** \$145,426

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011600008

Map #: 2971-21-4-61566-000-0002

MAY/JOSEPH T & KRISTEN A

Situs : 16118 S 29TH PLAZA CIR

14790 W PLZ
 OMAHA NE 68137

Legal : LOT 2 ROBB'S HILLTOP ACRES 3 (5.067 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$145,426
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$145,426
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:08

Parcel Information		Ownership Information	
Parcel Number :011600008	Map Number :2971-21-4-61566-000-0002	Current Owner :JOSEPH T & KRISTEN A MAY	Address :14790 W PLZ
Situs :16118 S 29TH PLAZA CIR	Legal :LOT 2 ROBB'S HILLTOP ACRES 3 (5.067 AC)	City ST. ZIP :OMAHA NE 68137	Cadastral # :000-000-001

Current Valuation		Assessment Data		Property Classification	
Land Value :145,426	Impr. Value :	District/TIF Fund :46020	School Base :77-0046 SPRINGFIELD	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :145,426	Affiliated Code :	Neighborhood :BACR	Zoning :01 - Single Family	Location :02 - Suburban
Exemptions :	Taxable Value :145,426	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
08/04/2017	2017-18910	STEVEN P & CASS E ROBB	JOSEPH T & KRISTEN A MAY	149,500	149,500

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
2018	ABSTRACT	1000		145,426	0	0	145,426	145,426
2017	CTL	1000		20,937	0	0	20,937	20,937
2017	BOE	1000		20,937			20,937	20,937

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	20,937			20,937		20,937	338.12



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 4/24/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011600008

Map #: 2971-21-4-61566-000-0002

MAY/JOSEPH T & KRISTEN A

Situs : 16118 S 29TH PLAZA CIR
 Legal : LOT 2 ROBB'S HILLTOP ACRES 3 (5.067 AC)

14790 W PLZ
 OMAHA NE 68137

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 220719

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 5.067

Unit Value : 21,259.74

Adjustments : 1.35

Lot Value : 145,426

Physical Information

Type : N/A

Quality : N/A

Condition : N/A

Arch Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Fixt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$145,426
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$145,426
FINAL ESTIMATE OF VALUE	\$145,426
Value per Square Foot	

Current Total Assessed Value for Parcel # 011600008 **E 123:10** \$145,426

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011600008

Map #: 2971-21-4-61566-000-0002

MAY/JOSEPH T & KRISTEN A

Situs : 16118 S 29TH PLAZA CIR

14790 W PLZ
 OMAHA NE 68137

Legal : LOT 2 ROBB'S HILLTOP ACRES 3 (5.067 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

BASIC STRUCTURE COST	<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
			x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is:				
BASEMENT COST				
PARTITION FINISH	0		0	0
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST			x	=
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE				0

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$145,426
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$145,426
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:40

Parcel Information		Ownership Information	
Parcel Number :011600009	Map Number :2971-21-4-61566-000-0003	Current Owner :JAY & JANELLE SORENSEN	Address :17812 18TH ST
Situs :16112 S 29TH PLAZA CIR	Legal :LOT 3 ROBB'S HILLTOP ACRES 3 (5.067 AC)	City ST. ZIP :PLATTSMOUTH NE 68048	Cadastral # :000-000-002

Current Valuation	Assessment Data	Property Classification
Land Value :145,426	District/TIF Fund :46020	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :145,426	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :145,426	Greenbelt Date :	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
09/01/2017	2017-21333	STEVEN P & CASS E ROBB	JAY & JANELLE SORENSEN	146,000	146,000

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
2018	ABSTRACT	1000		145,426	0	0	145,426	145,426
2017	CTL	1000		20,937	0	0	20,937	20,937
2017	BOE	1000		20,937			20,937	20,937

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	20,937			20,937		20,937	338.12



SARPY COUNTY ASSESSOR'S OFFICE

Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: MB

Inspection Date: 4/24/2017

Roll Year: 2018

Parcel ID #: 011600009

Map #: 2971-21-4-61566-000-0003

SORENSEN/JAY & JANELLE

Situs : 16112 S 29TH PLAZA CIR

Legal : LOT 3 ROBB'S HILLTOP ACRES 3 (5.067 AC)

17812 18TH ST

PLATTSMOUTH NE 68048

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 220719

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 5.067

Unit Value : 21,259.74

Adjustments : 1.35

Lot Value : 145,426

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Physical Information

Type : N/A

Year Built/Age :

Quality : N/A

Effective Age :

Condition : N/A

Remodel Date :

Arch Type :

Remodel Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Fixt :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$145,426

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

Final Estimate

Improvement Value \$0

Land Value \$145,426

FINAL ESTIMATE OF VALUE \$145,426

Value per Square Foot

Current Total Assessed Value for Parcel # 011600009 \$145,426

E 123:13

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011600009

Map #: 2971-21-4-61566-000-0003

SORENSEN/JAY & JANELLE
 17812 18TH ST
 PLATTSMOUTH NE 68048

Situs : 16112 S 29TH PLAZA CIR
 Legal : LOT 3 ROBB'S HILLTOP ACRES 3 (5.067 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW

x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$145,426
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$145,426
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:43

Parcel Information		Ownership Information	
Parcel Number :011600010	Map Number :2971-21-4-61566-000-0004	Current Owner :MATT E & MARGARET H HAYNES	Address :1305 MARGARET CIR
Situs :16016 S 29TH PLAZA CIR	Legal :LOT 4 ROBB'S HILLTOP ACRES 3 (5.067 AC)	City ST. ZIP :PAPILLION NE 68046	Cadastral # :000-000-003

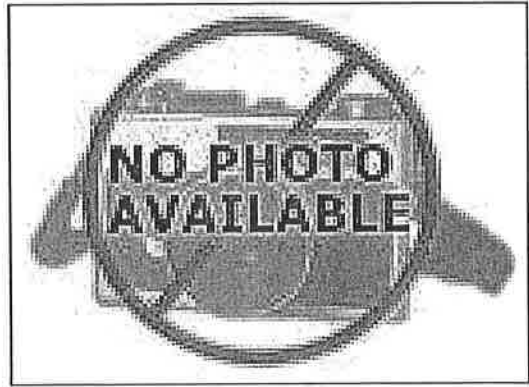
Current Valuation	Assessment Data	Property Classification
Land Value :145,426	District/TIF Fund :46020	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :145,426	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :145,426	Greenbelt Date :	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
08/07/2017	2017-19116	STEVEN P & CASS E ROBB	MATT E & MARGARET H HAYNES	146,000	146,000

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
2018	ABSTRACT	1000		145,426	0	0	145,426	145,426
2017	CTL	1000		20,937	0	0	20,937	20,937
2017	BOE	1000		20,937			20,937	20,937

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	20,937			20,937		20,937	338.12



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: MB Inspection Date: 4/24/2017

Roll Year: 2018

Parcel ID #: 011600010

Map #: 2971-21-4-61566-000-0004

HAYNES/MATT E & MARGARET H

Situs : 16016 S 29TH PLAZA CIR

Legal : LOT 4 ROBB'S HILLTOP ACRES 3 (5.067 AC)

1305 MARGARET CIR

PAPILLION NE 68046

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 220719

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 5.067

Unit Value : 21,259.74

Adjustments : 1.35

Lot Value : 145,426

Physical Information

Type : N/A

Quality : N/A

Condition : N/A

Arch Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Fixt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$145,426

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

Final Estimate

Improvement Value \$0

Land Value \$145,426

FINAL ESTIMATE OF VALUE \$145,426

Value per Square Foot

Current Total Assessed Value for Parcel # 011600010 **E 123:16** \$145,426

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011600010

Map #: 2971-21-4-61566-000-0004

HAYNES/MATT E & MARGARET H

Situs : 16016 S 29TH PLAZA CIR

1305 MARGARET CIR
 PAPILLION NE 68046

Legal : LOT 4 ROBB'S HILLTOP ACRES 3 (5.067 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$145,426
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$145,426
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:45

Parcel Information		Ownership Information	
Parcel Number :011600011	Map Number :2971-21-4-61566-000-0005	Current Owner :GERALD M & LAURA J MANNING	Address :7004 CAPEHART RD
Situs :16010 S 29TH PLAZA CIR	Legal :LOT 5 ROBB'S HILLTOP ACRES 3 (5.067 AC)	City ST. ZIP :PAPILLION NE 68133-0000	Cadastral # :000-000-004

Current Valuation		Assessment Data		Property Classification	
Land Value :145,426	Impr. Value :	District/TIF Fund :46020	School Base :77-0046 SPRINGFIELD	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :145,426	Affiliated Code :	Neighborhood :BACR	Zoning :01 - Single Family	Location :02 - Suburban
Exemptions :	Taxable Value :145,426	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :06 - 5.00-9.99 ac.

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
07/06/2017	2017-15878	STEVEN P & CASS E ROBB	GERALD M & LAURA J MANNING	149,500	149,500	

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
2018	ABSTRACT	1000		145,426	0	0	145,426	145,426
2017	CTL	1000		20,937	0	0	20,937	20,937
2017	BOE	1000		20,937			20,937	20,937

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	20,937			20,937		20,937	338.12



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
Inspected By: MB Inspection Date: 4/24/2017

Record: 1 Of 1
Roll Year: 2018

Parcel ID #: 011600011

Map #: 2971-21-4-61566-000-0005

MANNING/GERALD M & LAURA J

Situs : 16010 S 29TH PLAZA CIR
Legal : LOT 5 ROBB'S HILLTOP ACRES 3 (5.067 AC)

7004 CAPEHART RD
PAPILLION NE 68133

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 220719

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 5.067

Unit Value : 21,259.74

Adjustments : 1.35

Lot Value : 145,426

Physical Information

Type : N/A

Quality : N/A

Condition : N/A

Arch Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Fixt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$145,426
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$145,426
FINAL ESTIMATE OF VALUE	\$145,426
Value per Square Foot	

Current Total Assessed Value for Parcel # 011600011 **E 123:19** \$145,426

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011600011

Map #: 2971-21-4-61566-000-0005

MANNING/GERALD M & LAURA J

Situs : 16010 S 29TH PLAZA CIR

7004 CAPEHART RD
 PAPIILLION NE 68133

Legal : LOT 5 ROBB'S HILLTOP ACRES 3 (5.067 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2%Total	Physical	Functional	-2%Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$145,426
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$145,426
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:19

Parcel Information		Ownership Information	
Parcel Number :011574018	Map Number :2975-25-4-00000-000-0020	Current Owner :STEVE LAIRMORE & LESA EDMUNDSON	Address :9191 PLATTEVIEW RD
Situs :S 138TH ST	Legal :TAX LOT 11 25-13-11 (9.75 AC)	City ST. ZIP :PAPILLION NE 68046	Cadastral # :0010-0046

Current Valuation	Assessment Data	Property Classification
Land Value :49,471	District/TIF Fund :46016	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :05 - Agricultural
OutBuildings :	Affiliated Code :	Zoning :05 - Agricultural
Total Value :49,471	Neighborhood :FRM	Location :02 - Suburban
Exemptions :	Greenbelt Area :YES	City Size :00 - N/A
Taxable Value :49,471	Greenbelt Date :01/04/2001	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
07/25/2017	2017-17730	I INVESTMENTS LLC	STEVE LAIRMORE	185,000	185,000
03/31/2017	2017-09702	JAMES J & GINA T CRONICAN	I INVESTMENTS LLC	0	0
11/18/2000	2000-30314	KATHLEEN RIHA	JAMES J & GINA T CRONICAN	70,000	70,000

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
2018	ABSTRACT	4000		49,471	0	0	49,471	49,471
2017	CTL	4000		49,471	0	0	49,471	49,471
2017	BOE	4000		49,471	0	0	49,471	49,471
2017	ABSTRACT	4000		49,471	0	0	49,471	49,471
2016	CTL	4000		56,718	0	0	56,718	56,718

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	49,471			49,471		49,471	732.36
2016	56,718			56,718		56,718	865.72
2015	53,532			53,532		53,532	816.32
2014	40,638			40,638		40,638	627.48
2013	35,625			35,625		35,625	552.12



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date:

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011574018

Map #: 2975-25-4-00000-000-0020

LAIRMORE/STEVE
 & LESA EDMUNDSON
 9191 PLATTEVIEW RD
 PAPIILLION NE 68046

Situs : S 138TH ST
 Legal : TAX LOT 11 25-13-11 (9.75 AC)

Physical Information

Type: N/A	Year Built/Age:
Quality: N/A	Effective Age:
Condition: N/A	Remodel Date:
Arch Type:	Remodel Type:
Style:	
Exterior Wall:	
Floor Area:	
Basement Area:	
Sub Floor:	
Bedrooms:	
Baths:	
Heat Type:	
Roof Type:	
Plumbing Fixt:	

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$49,471
Total Value	\$49,471

Current Total Assessed Value for Parcel # 011574018	E 123:22	\$49,471
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SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011574018

Map #: 2975-25-4-00000-000-0020

LAIRMORE/STEVE
 & LESA EDMUNDSON
 9191 PLATTEVIEW RD
 PAPIILLION NE 68046

Situs : S 138TH ST

Legal : TAX LOT 11 25-13-11 (9.75 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	x 0.00	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	x	0 = 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$49,471
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$49,471
Value per Acre				\$5,070

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

AGLAND Inventory Report

Date of Print: 8/6/2018 at 13:19

Roll Year: 2018

Parcel # : 011574018
 Current Owner : LAIRMORE/STEVE
 & LESA EDMUNDSON
 9191 PLATTEVIEW RD

Map # : 2975-25-4-00000-000-0020
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 01/04/2001

PAPILLION NE 68046

Legal Description : TAX LOT 11 25-13-11 (9.75 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	2.75	5,555	25,575	15,276
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	R093	2.00	4,885	18,600	9,770
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	P407	1.00	4,885	40,700	4,885
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	S166	4.00	4,885	66,400	19,540
DRY Use Totals :						9.75		151,275	49,471
Parcel Totals :						9.75		151,275	49,471

E 123:24



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:26

Parcel Information		Ownership Information	
Parcel Number :011593024		Current Owner :J BOYD FARMS LTD	
Map Number :2975-26-2-61378-000-0002			
Situs :		Address :230 BELLEVUE BLVD N	
Legal :LOT 2 POLSON ESTATES (13.09 AC)		City ST. ZIP :BELLEVUE NE 68005-0000	
		Cadastral # :000-000-001	

Current Valuation	Assessment Data	Property Classification
Land Value :59,686	District/TIF Fund :46016	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :05 - Agricultural
OutBuildings :	Affiliated Code :	Zoning :05 - Agricultural
Total Value :59,686	Neighborhood :FRM	Location :02 - Suburban
Exemptions :	Greenbelt Area :YES	City Size :00 - N/A
Taxable Value :59,686	Greenbelt Date :11/06/2012	Lot Size :07 - 10.00-19.99 ac.

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
03/18/2015	2015-05847	MARILYN K POLSON	J BOYD FARMS LTD	600,000	600,000	
07/22/2013	2013-23744	MARILYN K POLSON	MARILYN K POLSON	0	0	
05/29/2013	2013-23745	MARILYN K POLSON	MARILYN K POLSON	0	0	
04/22/2013	2013-23743	MARILYN K POLSON	MARILYN K POLSON	0	0	

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
2018	ABSTRACT	4000		59,686	0	0	59,686	59,686
2017	CTL	4000		59,686	0	0	59,686	59,686
2017	BOE	4000		59,686	0	0	59,686	59,686
2017	ABSTRACT	4000		59,686	0	0	59,686	59,686
2016	CTL	4000		68,410	0	0	68,410	68,410

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	59,686			59,686		59,686	883.58
2016	68,410			68,410		68,410	1,044.16
2015	63,601			63,601		63,601	969.86
2014	47,751			47,751		47,751	737.32
2013	40,213			40,213		40,213	623.24



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date:

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011593024

Map #: 2975-26-2-61378-000-0002

J BOYD FARMS LTD

Situs :

230 BELLEVUE BLVD N
 BELLEVUE NE 68005

Legal : LOT 2 POLSON ESTATES (13.09 AC)

Physical Information

Type: N/A
 Quality: N/A
 Condition: N/A
 Arch Type:
 Style:
 Exterior Wall:
 Floor Area:
 Basement Area:
 Sub Floor:
 Bedrooms:
 Baths:
 Heat Type:
 Roof Type:
 Plumbing Fixt:

Year Built/Age:
 Effective Age:
 Remodel Date:
 Remodel Type:

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$59,686
Total Value	\$59,686

Current Total Assessed Value for Parcel # 011593024 **E 123:26** \$59,686

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011593024

Map #: 2975-26-2-61378-000-0002

J BOYD FARMS LTD

Situs :

230 BELLEVUE BLVD N
 BELLEVUE NE 68005

Legal : LOT 2 POLSON ESTATES (13.09 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	0.00	0
	x		=
			0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	0	0
	x		=
			0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$59,686
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$59,686
Value per Acre				\$4,560

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

AGLAND Inventory Report

Date of Print: 8/6/2018 at 13:26

Roll Year: 2018

Parcel # : 011593024
 Current Owner : J BOYD FARMS LTD

Map # : 2975-26-2-61378-000-0002
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 11/06/2012

230 BELLEVUE BLVD N

BELLEVUE NE 68005

Legal Description : LOT 2 POLSON ESTATES (13.09 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7234	JUDSON SILTY CLAY LOAM 2 TO	DRY	1D	Market	R093	1.55	5,555	14,415	8,610
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	3.08	5,555	28,644	17,109
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	R093	3.46	4,015	32,178	13,892
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	P407	1.00	4,015	40,700	4,015
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	S166	4.00	4,015	66,400	16,060
DRY Use Totals :						13.09		182,337	59,686
Parcel Totals :						13.09		182,337	59,686

E 123:28



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:18

Parcel Information		Ownership Information	
Parcel Number :010394036	Map Number :2975-14-2-00000-000-0009	Current Owner :DONALD A & JANET K KEYES	Address :13104 S 150TH ST
Situs :S 156TH ST	Legal :TAX LOT 9 14-13-11 (74.39 AC)	City ST. ZIP :SPRINGFIELD NE 68059	Cadastral # :0010-0033

Current Valuation	Assessment Data	Property Classification
Land Value :381,220	District/TIF Fund :46016	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :05 - Agricultural
OutBuildings :	Affiliated Code :	Zoning :05 - Agricultural
Total Value :381,220	Neighborhood :FRM	Location :02 - Suburban
Exemptions :0	Greenbelt Area :YES	City Size :00 - N/A
Taxable Value :381,220	Greenbelt Date :01/01/1995	Lot Size :09 - 40.01-160.00 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
05/15/2015	2015-10976	ALVIN & NANCY GLESMANN	DONALD A & JANET K KEYES	750,000	750,000

BOE Appeal History			Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
165	2016	KEYES/DONALD A & JANET K	BOARD VALUE				

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	4000		381,220	0	0	381,220	381,220
2017	CTL	4000		381,220	0	0	381,220	381,220
2017	BOE	4000		381,220	0	0	381,220	381,220
2017	ABSTRACT	4000		381,220	0	0	381,220	381,220
2016	CTL	4000		386,798	0	0	386,798	386,798

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	381,220			381,220		381,220	5,643.44
2016	386,798			386,798		386,798	5,903.86
2015	415,653			415,653		415,653	6,338.36
2014	317,008			317,008		317,008	4,894.86
2013	278,552			278,552		278,552	4,317.02



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 10/20/1999

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 010394036

Map #: 2975-14-2-00000-000-0009

KEYES/DONALD A & JANET K

Situs : S 156TH ST

13104 S 150TH ST
 SPRINGFIELD NE 68059

Legal : TAX LOT 9 14-13-11 (74.39 AC)

Physical Information

Type: N/A
 Quality: N/A
 Condition: N/A
 Arch Type:
 Style:
 Exterior Wall:
 Floor Area:
 Basement Area:
 Sub Floor:
 Bedrooms:
 Baths:
 Heat Type:
 Roof Type:
 Plumbing Fixt:

Year Built/Age:
 Effective Age:
 Remodel Date:
 Remodel Type:

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$381,220
Total Value	\$381,220

Current Total Assessed Value for Parcel # 010394036 **E 123:30** \$381,220

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 010394036

Map #: 2975-14-2-00000-000-0009

KEYES/DONALD A & JANET K

Situs : S 156TH ST

13104 S 150TH ST
 SPRINGFIELD NE 68059

Legal : TAX LOT 9 14-13-11 (74.39 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	x 0.00	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	x	0 = 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$381,220
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$381,220
Value per Acre				\$5,120

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

AGLAND Inventory Report

Date of Print: 8/6/2018 at 13:18

Roll Year: 2018

Parcel # : 010394036
 Current Owner : KEYES/DONALD A & JANET K

Map # : 2975-14-2-00000-000-0009
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 01/01/1995

13104 S 150TH ST

SPRINGFIELD NE 68059

Legal Description : TAX LOT 9 14-13-11 (74.39 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7234	JUDSON SILTY CLAY LOAM 2 TO	DRY	1D	Market	R093	16.13	5,555	150,009	89,602
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	9.36	5,555	87,048	51,995
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	R093	43.35	4,885	403,155	211,765
7234	JUDSON SILTY CLAY LOAM 2 TO	DRY	1D	Market	P407	1.00	5,555	40,700	5,555
7234	JUDSON SILTY CLAY LOAM 2 TO	DRY	1D	Market	S166	4.00	5,555	66,400	22,220
DRY Use Totals :						73.84		747,312	381,137
8153	CONTRARY-MARSHALL SILTY CLAY	WASTE	WASTE	Market	R093	0.55	150	5,115	83
WASTE Use Totals :						0.55		5,115	83
Parcel Totals :						74.39		752,427	381,220

E 123:32



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:13

Parcel Information		Ownership Information	
Parcel Number :011595055	Map Number :3253-07-1-61191-000-0001	Current Owner :JUSTIN D & SANDY WAGNER	Address :19357 LITTLE PRAIRIE LN
Situs :19357 LITTLE PRAIRIE LN	Legal :LOT 12 LITTLE PRAIRIE (3.45 AC)	City ST. ZIP :SPRINGFIELD NE 68059	Cadastral # :000-000-0000

Current Valuation		Assessment Data		Property Classification	
Land Value :65,096	Impr. Value :271,472	District/TIF Fund :46016	School Base :77-0046 SPRINGFIELD	Status :01 - Improved	Use :01 - Single Family
OutBuildings :	Total Value :336,568	Affiliated Code :	Neighborhood :AACR	Zoning :01 - Single Family	Location :03 - Rural
Exemptions :	Taxable Value :336,568	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
10/20/2016	2016-27571	ADVANTAGE DEVELOPMENT INC	JUSTIN D & SANDY WAGNER	306,096	306,096
04/12/2016	2016-08125	JOHN F LARKIN II	ADVANTAGE DEVELOPMENT INC	63,500	63,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ACT	03/09/2018	CHK FOR 2 NEW SHEDS	
				40549C	07/14/2017	SHED 54X30	40,500
				38114C	04/27/2016	SFR	217,923

Assessment Milestones							
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Taxable
2018	ABSTRACT	1000		65,096	271,472	0	336,568
2017	CTL	1000		76,738	245,626	0	322,364
2017	BOE	1000		76,738	245,626	0	322,364
2017	ABSTRACT	1000		76,738	245,626	0	322,364
2016	CTL	4000		17,740	0	0	17,740

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	76,738	245,626		322,364		322,364	4,828.92
2016	17,740			17,740		17,740	270.78
2015	15,986			15,986		15,986	243.78
2014	12,246			12,246		12,246	189.08



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 11/13/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011595055

Map #: 3253-07-1-61191-000-0001

WAGNER/JUSTIN D & SANDY

Situs : 19357 LITTLE PRAIRIE LN
 Legal : LOT 12 LITTLE PRAIRIE (3.45 AC)

19357 LITTLE PRAIRIE LN
 SPRINGFIELD NE 68059

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES
 Lot Width : 150282
 Lot Depth : 1
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 3.45
 Unit Value : 23,585.51
 Adjustments : 0.8
 Lot Value : 65,096

Physical Information

Type : 1 - Single Family
 Quality : 40 - Good
 Condition : 30 - Average
 Arch Type : RANCH
 Style : One Story 100%
 Exterior Wall : 90% SIDING 10% MASONRY-VENEER
 Floor Area : 1,731
 Basement Area : 1,731
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR
 Bedrooms : 2
 Baths : 2
 Heat Type : 100% WARM & COOLED AIR
 Roof Type : COMP SHINGLES
 Plumbing Fixt : 10

Year Built/Age : 2016 / 2
 Effective Age : 2
 Remodel Date :
 Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$336,568
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description Calculations 0 x 0	

Final Estimate

Improvement Value	\$271,472
Land Value	\$65,096
FINAL ESTIMATE OF VALUE	\$336,568
Value per Square Foot	\$156.83

Current Total Assessed Value for Parcel # 011595055 **E 123:34** \$336,568

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595055

Map #: 3253-07-1-61191-000-0001

WAGNER/JUSTIN D & SANDY

Situs : 19357 LITTLE PRAIRIE LN

19357 LITTLE PRAIRIE LN
 SPRINGFIELD NE 68059

Legal : LOT 12 LITTLE PRAIRIE (3.45 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

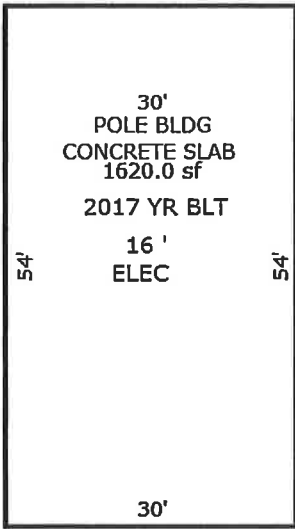
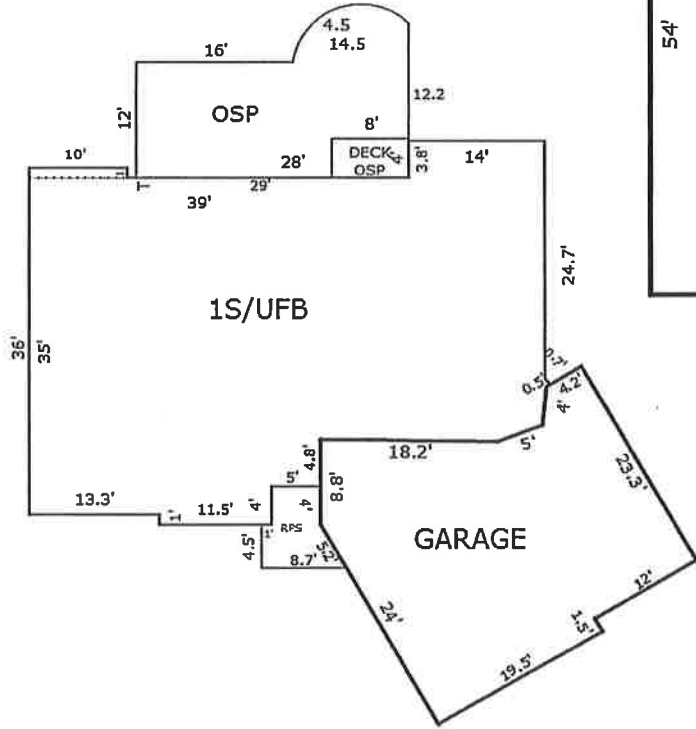
<u>Description</u>				
BASIC STRUCTURE COST		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
		1,731	x 103.61	= 179,349
	<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
	ROOFING	1,731	(1.53)	(1.53)
	SUBFLOOR			(2,648)
	HEATING & COOLING	1,731	2.44	2.44
	PLUMBING Base is: 12 (Under Base)	2	2,084.58	(2.22)
	BASEMENT COST	1,731	19.08	19.08
	PARTITION FINISH	0	0	0
	RECREATIONAL FINISH			
	MINIMUM FINISH			
	ADJUSTED STRUCTURE COST	1,731	x 121.38	= 210,109
	<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
	ATTACHED GARAGE	793	29.58	0.06
	BSMT OUTSIDE~ENTRY	1	2,032.73	
	UT-WELL/SEPTIC/EL~E	1	22,400.00	
	PORCH, OPEN SLAB	396	7.57	
	PORCH, ROOF, STEPS	53	41.34	
	DECK, WOOD	32	46.65	
	DRIVEWAY, 3 CAR	1	4,000.00	
	BLDG, POLE UTILITY	1620	12.23	

TOTAL REPLACEMENT COST NEW	1,731	x	166.67	= 288,502
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Depreciation :	6% Total	1% Physical	Functional	5% Economic	
				Less Depreciation/Plus Appreciation : (17,030)	

Improvement Value	\$271,472
Land Value	\$65,096
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$336,568
Value per Square Foot	\$156.83

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



Residential Record Card SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:15

Parcel Information	Ownership Information
Parcel Number :011595056	Current Owner :ANDREW B & REBECCA R CRAWFORD
Map Number :3253-07-1-61191-000-0002	Address :19415 LITTLE PRAIRIE LN
Situs :19415 LITTLE PRAIRIE LN	City ST. ZIP :SPRINGFIELD NE 68059
Legal :LOT 13 LITTLE PRAIRIE (3.96 AC)	Cadastral # :000-000-001

Current Valuation	Assessment Data	Property Classification
Land Value :71,869	District/TIF Fund :46016	Status :01 - Improved
Impr. Value :288,446	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :360,315	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :360,315	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
08/08/2017	2017-19077	BLUE RIDGE BUILDERS LLC	ANDREW B & REBECCA R CRAWFORD	409,000	409,000
12/01/2016	2016-31401	JAMES C & CHRISTIE M COUVILLION	BLUE RIDGE BUILDERS LLC	75,000	75,000
10/24/2014	2014-24014	JOHN F LARKIN II	JAMES C & CHRISTIE M COUVILLION	73,000	73,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				39539C	01/03/2017	SFR	270,265

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		71,869	288,446	0	360,315	360,315
2017	CTL	1000		84,388	0	0	84,388	84,388
2017	BOE	1000		84,388	0	0	84,388	84,388
2017	ABSTRACT	1000		84,388	0	0	84,388	84,388
2016	CTL	4000		20,434	0	0	20,434	20,434

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	84,388			84,388		84,388	1,264.10
2016	20,434			20,434		20,434	311.90
2015	18,597			18,597		18,597	283.58
2014	13,932			13,932		13,932	215.12



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 8/8/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011595056

Map #: 3253-07-1-61191-000-0002

CRAWFORD/ANDREW B & REBECCA R

Situs : 19415 LITTLE PRAIRIE LN
 Legal : LOT 13 LITTLE PRAIRIE (3.96 AC)

19415 LITTLE PRAIRIE LN
 SPRINGFIELD NE 68059

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES		Value Method : AC
Lot Width : 172498		# of Units : 3.96
Lot Depth : 1		Unit Value : 22,685.86
Topography :	<u>Amenities</u>	Adjustments : 0.8
Street Access :	DIFFERENTIAL : UNITS :	Lot Value : 71,869
Utilities :	VACANT LOT : FACTOR :	

Physical Information

Type : 1 - Single Family	Year Built/Age : 2017 / 1
Quality : 40 - Good	Effective Age : 1
Condition : 30 - Average	Remodel Date :
Arch Type : TWO STORY	Remodel Type :
Style : Two Story 100%	
Exterior Wall : 90% SIDING 10% MASONRY-VENEER	
Floor Area : 2,377	
Basement Area : 1,275	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 3	
Baths : 2.5	
Heat Type : 100% REV HEAT PUMP W/DUCT	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 12	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$360,315
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$288,446
Land Value	\$71,869
FINAL ESTIMATE OF VALUE	\$360,315
Value per Square Foot	\$121.35
Current Total Assessed Value for Parcel # 011595056	\$360,315

E 123:38

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595056

Map #: 3253-07-1-61191-000-0002

CRAWFORD/ANDREW B & REBECCA R

Situs : 19415 LITTLE PRAIRIE LN

19415 LITTLE PRAIRIE LN
 SPRINGFIELD NE 68059

Legal : LOT 13 LITTLE PRAIRIE (3.96 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

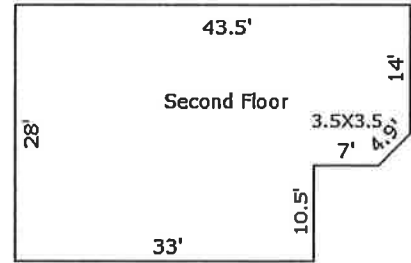
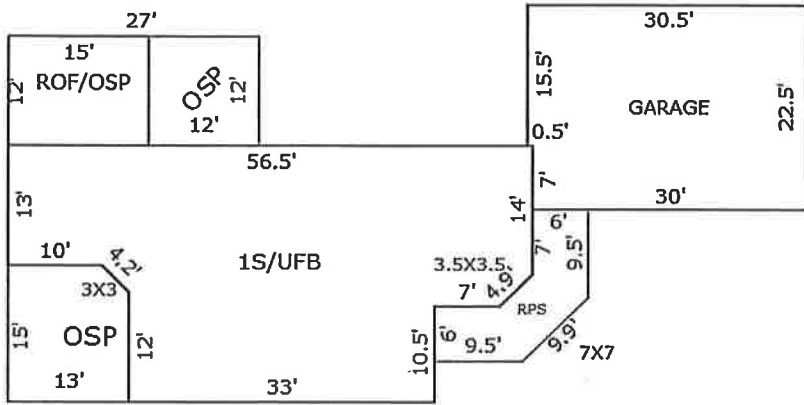
Cost factor : 0.92

Description	<u>Square Feet</u>	x	<u>Base SF Cost</u>	=	<u>Total Cost</u>
BASIC STRUCTURE COST	2,377		89.97		213,859
<u>ADJUSTMENTS</u>	<u>Units</u>		<u>Unit Cost</u>		<u>Area Adj.</u>
ROOFING	1,275		(2.84)		(1.53)
SUBFLOOR					(3,637)
HEATING & COOLING	2,377		3.15		3.15
PLUMBING Base is: 12					7,488
BASEMENT COST	1,275		20.08		10.77
PARTITION FINISH	0		0		0
RECREATIONAL FINISH					0
MINIMUM FINISH					0
 ADJUSTED STRUCTURE COST	 2,377	 x	 102.36	 =	 243,310
<u>IMPROVEMENTS</u>	<u>UNITS</u>		<u>UNIT COST</u>		<u>DEPR</u>
ATTACHED GARAGE	683		30.83		0.05
FIREPLACE, SGL 1/S	1		3,329.28		21,056
PORCH, ROOF, STEPS	144		32.82		3,330
ROOF ONLY	180		19.05		4,725
DRIVEWAY, 2 CAR	1		2,700.00		3,430
PORCH, OPEN SLAB	515		7.56		2,700
UT-WELL/SEPTIC/EL~E	1		22,400.00		3,895
					22,400
 TOTAL REPLACEMENT COST NEW	 2,377	 x	 128.25	 =	 304,846

Depreciation : 5% Total 0% Physical Functional 5% Economic
 Less Depreciation/Plus Appreciation : (16,400)

Improvement Value	\$288,446
Land Value	\$71,869
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$360,315
Value per Square Foot	\$121.35

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch

E 123:40



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:20

Parcel Information		Ownership Information	
Parcel Number :011595057	Map Number :3253-07-1-61191-000-0003	Current Owner :DAN & DONNA RING	Address :20322 S 192ND PLZ
Situs :20322 S 192ND PLZ	Legal :LOT 14 LITTLE PRAIRIE (4.78 AC)	City ST. ZIP :SPRINGFIELD NE 68059	Cadastral # :000-000-002

Current Valuation		Assessment Data		Property Classification	
Land Value :54,750	Impr. Value :311,997	District/TIF Fund :46016	School Base :77-0046 SPRINGFIELD	Status :01 - Improved	Use :05 - Agricultural
OutBuildings :	Total Value :366,747	Affiliated Code :	Neighborhood :FRM	Zoning :05 - Agricultural	Location :03 - Rural
Exemptions :	Taxable Value :366,747	Greenbelt Area :YES	Greenbelt Date :04/25/2014	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
03/23/2015	2015-06178	JOHN F LARKIN II	DAN & DONNA RING	79,000	79,000	

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
131	2016	RING/DAN & DONNA	BOARD VALUE	ACT 39744C	12/14/2017 03/07/2017	REVIEW SITE IN 2019 SFR	255,076

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	4000		54,750	358,378	0	413,128	413,128
2017	CTL	4000		22,484	0	0	22,484	22,484
2017	BOE	4000		22,484	0	0	22,484	22,484
2017	ABSTRACT	4000		22,484	0	0	22,484	22,484
2016	CTL	4000		22,793	0	0	22,793	22,793

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	22,484			22,484		22,484	332.88
2016	22,793			22,793		22,793	347.90
2015	23,878			23,878		23,878	364.12
2014	17,977			17,977		17,977	277.58



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 6/11/2018

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011595057

Map #: 3253-07-1-61191-000-0003

RING/DAN & DONNA

Situs : 20322 S 192ND PLZ

20322 S 192ND PLZ
 SPRINGFIELD NE 68059

Legal : LOT 14 LITTLE PRAIRIE (4.78 AC)

Physical Information

Type: 1 - Single Family
 Quality: 40 - Good
 Condition: 30 - Average
 Arch Type: RANCH
 Style: One Story 100%
 Exterior Wall: 90% SIDING 10% MASONRY-VENEER
 Floor Area: 2,015
 Basement Area: 1,993
 Sub Floor: WOOD JOIST/WOOD SUBFLOOR
 Bedrooms: 2
 Baths: 2
 Heat Type: 100% WARM & COOLED AIR
 Roof Type: COMP SHINGLES
 Plumbing Fixt: 10

Year Built/Age: 2017 / 1
 Effective Age: 1
 Remodel Date:
 Remodel Type:

Residence Valuation Summary

Improvement Value	\$311,997
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$311,997

Farm Valuation Summary

Residence Value	\$311,997
Outbuilding Value	
Agland Value	\$54,750
Total Value	\$366,747

Current Total Assessed Value for Parcel # 011595057	E 123:42 \$366,747
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SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595057

Map #: 3253-07-1-61191-000-0003

RING/DAN & DONNA

Situs : 20322 S 192ND PLZ

20322 S 192ND PLZ
 SPRINGFIELD NE 68059

Legal : LOT 14 LITTLE PRAIRIE (4.78 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	2,015	x 100.14	= 201,782
<u>ADJUSTMENTS</u>			
ROOFING			
SUBFLOOR			
HEATING & COOLING	2,015	2.44	2.44 4,917
PLUMBING Base is: 12 (Under Base)	2	2,084.58	(1.90) (3,829)
BASEMENT COST	1,993	18.5	18.3 36,871
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	2,015	x 117.45	= 236,662
<u>IMPROVEMENTS</u>			
NO GARAGE			
BSMT OUTSIDE ENTRY	1	2,032.73	2,035
UT-WELL/SEPTIC/EL E	1	22,400.00	22,400
FIREPLACE,SGL 1/S	1	3,329.28	3,330
STOOP,CONCRETE	234	19.52	4,570
PORCH,ROOF,STEPS	166	32.13	5,335
PORCH,ROOF,STEPS	192	31.30	6,010
DRIVEWAY,3 CAR	1	4,000.00	4,000
ATT GAR >1000	1109	26.07	28,910
TOTAL REPLACEMENT COST NEW	2,015	x 155.46	= 313,252

Depreciation : %Total %Physical Functional Economic
 Less Depreciation/Plus Appreciation : (1,255)

Improvement Value	\$311,997
Lump Sums	
Outbuilding Value	\$0
Land Value	\$54,750
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$366,747
Value per Acre	\$76,730

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

AGLAND Inventory Report

Date of Print: 8/6/2018 at 14:20

Roll Year: 2018

Parcel # : 011595057
 Current Owner : RING/DAN & DONNA

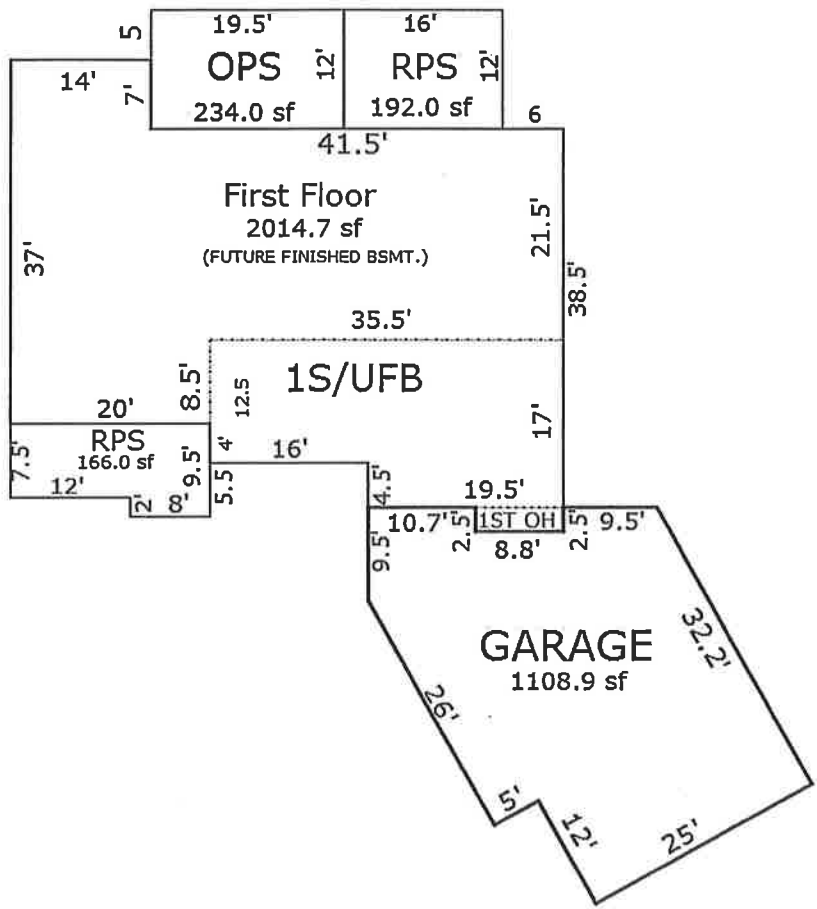
Map # : 3253-07-1-61191-000-0003
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 04/25/2014
 :

20322 S 192ND PLZ

SPRINGFIELD NE 68059

Legal Description : LOT 14 LITTLE PRAIRIE (4.78 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7234	JUDSON SILTY CLAY LOAM 2 TO	DRY	1D	Market	S132	0.87	5,555	11,554	4,833
8155	CONTRARY-MONONA SILTY CLAY L	DRY	3D1	Market	S132	1.93	4,885	25,630	9,428
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	S132	0.53	4,015	7,038	2,128
DRY Use Totals :						3.33		44,222	16,389
P325	SITE	HOME	P325	No		1.00	32,560	32,560	32,560
S132	SITE	HOME	S132	No		0.42	13,280	5,578	5,578
HOME Use Totals :						1.42		38,138	38,138
R074	SITE	SITE	R074	No		0.03	7,440	223	223
SITE Use Totals :						0.03		223	223
Parcel Totals :						4.78		82,583	54,750



Sketch by Apex Sketch

SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:21

Parcel Information		Ownership Information	
Parcel Number :011595058	Map Number :3253-07-1-61191-000-0004	Current Owner :GREGORY DALE COLEMAN & EMILY KATHRYN	Address :19356 LITTLE PRAIRIE LN
Situs :19356 LITTLE PRAIRIE LN	Legal :LOT 15 LITTLE PRAIRIE (3.18 AC)	City ST. ZIP :SPRINGFIELD NE 68059-5105	Cadastral # :000-000-003

Current Valuation	Assessment Data	Property Classification
Land Value :76,888	District/TIF Fund :46016	Status :01 - Improved
Impr. Value :292,848	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :369,736	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :369,736	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
01/18/2017	2017-01549	JOHN F LARKIN II	GREGORY DALE COLEMAN	82,000	82,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				40558C	07/17/2017	WELL	13,500
				40556C	07/17/2017	SFR	362,778

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outldg.	Total	Taxable
2018	ABSTRACT	1000		76,888	292,848	0	369,736	369,736
2017	CTL	4000		14,487	0	0	14,487	14,487
2017	BOE	4000		14,487	0	0	14,487	14,487
2017	ABSTRACT	4000		14,487	0	0	14,487	14,487
2016	CTL	4000		16,364	0	0	16,364	16,364

Historical Valuation Information							
Year	Land	Impr.	Outldg.	Total	Exempt	Taxable	Taxes
2017	14,487			14,487		14,487	214.68
2016	16,364			16,364		16,364	249.76
2015	14,790			14,790		14,790	225.54
2014	11,253			11,253		11,253	173.74



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018

Inspected By: MB Inspection Date: 12/11/2017

Record: 1 Of 1
Roll Year: 2018

Parcel ID #: 011595058

Map #: 3253-07-1-61191-000-0004

COLEMAN/GREGORY DALE
& EMILY KATHRYN
19356 LITTLE PRAIRIE LN
SPRINGFIELD NE 68059-5105

Situs : 19356 LITTLE PRAIRE LN
Legal : LOT 15 LITTLE PRAIRIE (3.18 AC)

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES		Value Method : AC
Lot Width : 138520.8		# of Units : 3.18
Lot Depth : 1		Unit Value : 24,178.62
Topography :	<u>Amenities</u>	Adjustments :
Street Access :	DIFFERENTIAL : UNITS :	Lot Value : 76,888
Utilities :	VACANT LOT : FACTOR :	

Physical Information

Type : 1 - Single Family	Year Built/Age :
Quality : 40 - Good	Effective Age : 0
Condition : 30 - Average	Remodel Date :
Arch Type : TWO STORY	Remodel Type :
Style : Two Story 100%	
Exterior Wall : 90% SIDING 10% MASONRY-VENEER	
Floor Area : 3,032	
Basement Area : 1,919	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 3	
Baths : 3.5	
Heat Type : 100% WARM & COOLED AIR	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 22	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$369,736
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$292,848
Land Value	\$76,888
FINAL ESTIMATE OF VALUE	\$369,736
Value per Square Foot	\$96.59
Current Total Assessed Value for Parcel # 011595058	\$369,736

E 123:47

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595058

Map #: 3253-07-1-61191-000-0004

COLEMAN/GREGORY DALE
 & EMILY KATHRYN
 19356 LITTLE PRAIRIE LN
 SPRINGFIELD NE 68059-5105

Situs : 19356 LITTLE PRAIRIE LN
 Legal : LOT 15 LITTLE PRAIRIE (3.18 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

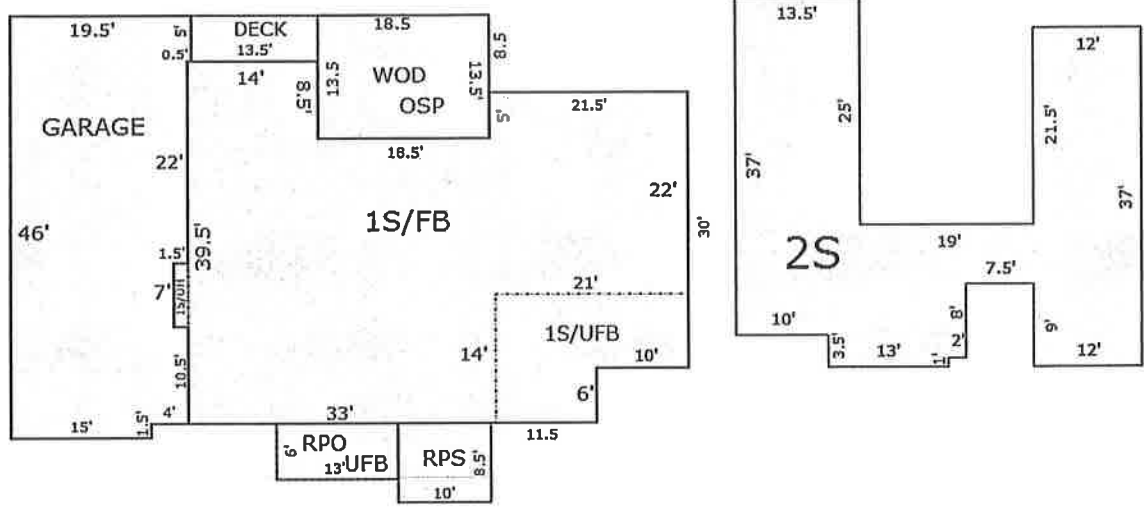
Cost factor : 0.92

Description	Square Feet	Base SF Cost	Total Cost
BASIC STRUCTURE COST	3,032	x 85.46	= 259,115
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	1,851	(2.50)	(1.53)
SUBFLOOR			(4,639)
HEATING & COOLING	3,032	2.44	2.44
PLUMBING Base is: 12 (Over Base)	10	2,084.58	6.33
BASEMENT COST	1,919	18.66	11.81
PARTITION FINISH	1,607	31.68	16.79
RECREATIONAL FINISH			50,910
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	3,032	x	121.30 = 367,782
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
ATTACHED GARAGE	860	28.82	0.34
BSMT OUTSIDE~ENTRY	1	2,032.73	
FIREPLACE,SGL 2/S	1	4,128.06	
PORCH,ROOFED	78	28.51	
PORCH,ROOF,STEPS	85	36.49	
DECK,WOOD	317	21.25	
BSMT BAR~CABINERY	1	3,181.66	
UT~WELL/SEPTIC/EL~E	1	22,400.00	
DRIVEWAY,3 CAR	1	4,000.00	
TOTAL REPLACEMENT COST NEW	3,032	x	145.24 = 440,373

Depreciation : 34% Total Physical 30% Functional 5% Economic
 Less Depreciation/Plus Appreciation : (147,525)

Improvement Value	\$292,848
Land Value	\$76,888
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$369,736
Value per Square Foot	\$96.59

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Aron Sketch



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:22

Parcel Information		Ownership Information	
Parcel Number :011595059	Map Number :3253-07-1-61191-000-0005	Current Owner :NICHOLAS & JOANNA BAUSCH	Address :19545 CORNISH PLZ
Situs :19545 CORNISH PLZ	Legal :LOT 16 LITTLE PRAIRIE (3.12 AC)	City ST. ZIP :SPRINGFIELD NE 68059	Cadastral # :000-000-004

Current Valuation		Assessment Data		Property Classification	
Land Value :75,726	Impr. Value :361,904	District/TIF Fund :46016	School Base :77-0046 SPRINGFIELD	Status :01 - Improved	Use :01 - Single Family
OutBuildings :	Total Value :437,630	Affiliated Code :	Neighborhood :AACR	Zoning :01 - Single Family	Location :03 - Rural
Exemptions :	Taxable Value :437,630	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
03/10/2017	2017-06357	ADVANTAGE DEVELOPMENT INC	NICHOLAS & JOANNA BAUSCH	474,145	474,145
06/17/2016	2016-14289	JOHN F LARKIN II	ADVANTAGE DEVELOPMENT INC	82,500	82,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ACT	12/22/2016	CHECK SITE IN 2019	
				38784C	08/17/2016	SFR	249,566

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		75,726	361,904	0	437,630	437,630
2017	CTL	1000		71,383	137,261	0	208,644	208,644
2017	BOE	1000		71,383	137,261	0	208,644	208,644
2017	ABSTRACT	1000		71,383	137,261	0	208,644	208,644
2016	CTL	4000		14,359	0	0	14,359	14,359

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	71,383	137,261		208,644		208,644	3,125.44
2016	14,359			14,359		14,359	219.16
2015	12,815			12,815		12,815	195.42
2014	9,355			9,355		9,355	144.44



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 3/20/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011595059

Map #: 3253-07-1-61191-000-0005

BAUSCH/NICHOLAS & JOANNA

Situs : 19545 CORNISH PLZ
 Legal : LOT 16 LITTLE PRAIRIE (3.12 AC)

19545 CORNISH PLZ
 SPRINGFIELD NE 68059

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES
 Lot Width : 135907
 Lot Depth : 1
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 3.11
 Unit Value : 24,349.20
 Adjustments :
 Lot Value : 75,726

Physical Information

Type : 1 - Single Family	Year Built/Age : 2017 / 1
Quality : 45 - Good +	Effective Age : 1
Condition : 30 - Average	Remodel Date :
Arch Type : RANCH	Remodel Type :
Style : One Story 100%	
Exterior Wall : 85% SIDING 15% MASONRY-VENEER	
Floor Area : 1,880	
Basement Area : 1,868	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 2	
Baths : 2	
Heat Type : 100% REV HEAT PUMP W/DUCT	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 14	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$437,630
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$361,904
Land Value	\$75,726
FINAL ESTIMATE OF VALUE	\$437,630
Value per Square Foot	\$192.50
Current Total Assessed Value for Parcel # 011595059	E 123:51 \$437,630

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595059

Map #: 3253-07-1-61191-000-0005

BAUSCH/NICHOLAS & JOANNA

Situs : 19545 CORNISH PLZ

19545 CORNISH PLZ
 SPRINGFIELD NE 68059

Legal : LOT 16 LITTLE PRAIRIE (3.12 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

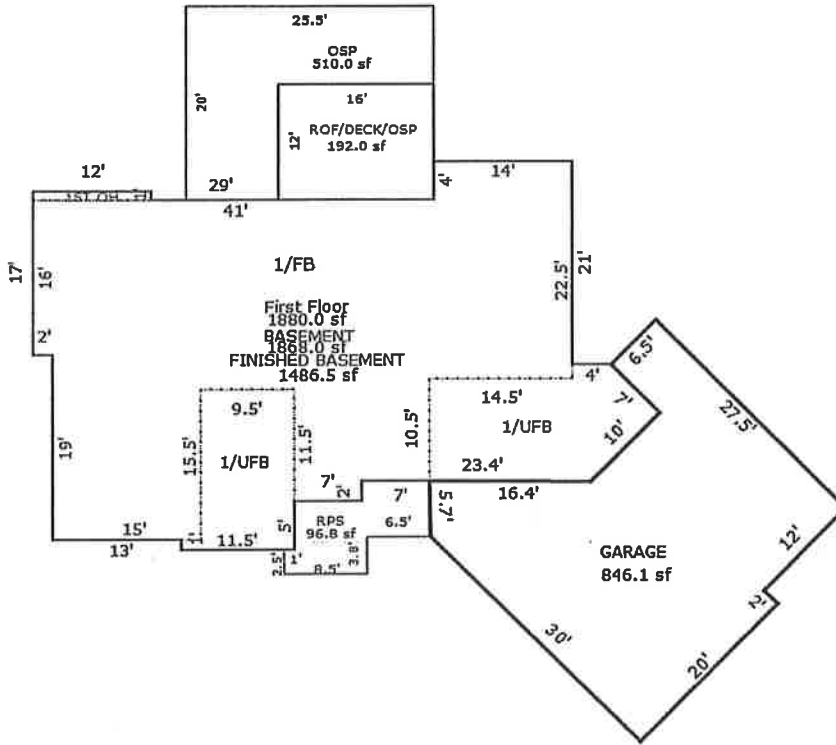
Cost factor : 0.92

<u>Description</u>		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,880	x 112.79	= 212,045
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING		1,880	(1.53)	(1.53)
SUBFLOOR				(2,876)
HEATING & COOLING		1,880	3.15	3.15
PLUMBING Base is: 12 (Over Base)		2	2,084.58	2.04
BASEMENT COST		1,868	18.77	18.65
PARTITION FINISH		1,487	34.61	27.38
RECREATIONAL FINISH				51,465
MINIMUM FINISH				
ADJUSTED STRUCTURE COST		1,880	x	162.48 =
<u>IMPROVEMENTS</u>		<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
ATTACHED GARAGE		846	28.98	0.05
BSMT OUTSIDE~ENTRY		1	2,209.95	
FIREPLACE,SGL 1/S		1	3,619.53	
PORCH,OPEN SLAB		510	8.22	
PORCH,ROOF,STEPS		97	37.69	
DECK,WOOD		192	26.17	
ROOF ONLY		192	20.55	
BSMT BAR~CABINetry		1	3,459.04	
DRIVEWAY,3 CAR		1	4,000.00	
UT-WELL/SEPTIC/EL~E		1	22,400.00	
TOTAL REPLACEMENT COST NEW		1,880	x	203.45 =
				382,484

Depreciation : 5% Total 0% Physical Functional 5% Economic
 Less Depreciation/Plus Appreciation : (20,580)

Improvement Value	\$361,904
Land Value	\$75,726
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$437,630
Value per Square Foot	\$192.50

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:24

Parcel Information		Ownership Information	
Parcel Number :011595061	Map Number :3253-07-1-61191-000-0007	Current Owner :MICHAEL & SHANNON SANDS	Address :17341 POPPLETON AVE
Situs :19610 LITTLE PRAIRIE LN	Legal :LOT 18 LITTLE PRAIRIE (4.05 AC)	City ST. ZIP :OMAHA NE 68130	Cadastral # :000-000-006

Current Valuation	Assessment Data	Property Classification
Land Value :77,631	District/TIF Fund :46016	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :77,631	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :77,631	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
07/17/2017	2017-16742	ERIC & KATE SORENSEN	MICHAEL & SHANNON SANDS	80,000	80,000
03/18/2016	2016-05781	JOHN F LARKIN II	ERIC & KATE SORENSEN	72,500	72,500

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
2018	ABSTRACT	1000		77,631	0	0	77,631	77,631
2017	CTL	1000		85,765	0	0	85,765	85,765
2017	BOE	1000		85,765	0	0	85,765	85,765
2017	ABSTRACT	1000		85,765	0	0	85,765	85,765
2016	CTL	4000		18,668	0	0	18,668	18,668

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	85,765			85,765		85,765	1,284.72
2016	18,668			18,668		18,668	284.94
2015	16,653			16,653		16,653	253.96
2014	12,156			12,156		12,156	187.70



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: MB Inspection Date: 12/20/2016

Roll Year: 2018

Parcel ID #: 011595061

Map #: 3253-07-1-61191-000-0007

SANDS/MICHAEL & SHANNON

Situs : 19610 LITTLE PRAIRIE LN

Legal : LOT 18 LITTLE PRAIRIE (4.05 AC)

17341 POPPLETON AVE
 OMAHA NE 68130

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width : 176418

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 4.05

Unit Value : 22,550.62

Adjustments : 0.85

Lot Value : 77,631

Physical Information

Type : N/A

Year Built/Age :

Quality : N/A

Effective Age :

Condition : N/A

Remodel Date :

Arch Type :

Remodel Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Fixt :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$77,631

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

Final Estimate

Improvement Value \$0

Land Value \$77,631

FINAL ESTIMATE OF VALUE \$77,631

Value per Square Foot

Current Total Assessed Value for Parcel # 011595061 **E 123:55** \$77,631

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595061

Map #: 3253-07-1-61191-000-0007

SANDS/MICHAEL & SHANNON

Situs : 19610 LITTLE PRAIRIE LN

17341 POPPLETON AVE
 OMAHA NE 68130

Legal : LOT 18 LITTLE PRAIRIE (4.05 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

BASIC STRUCTURE COST	<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
			x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is:				
BASEMENT COST				
PARTITION FINISH	0		0	0
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST			x	=
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE				0

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	5%Total	Physical	Functional	5%Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$77,631
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$77,631
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 12:00

Parcel Information		Ownership Information	
Parcel Number :010974199	Map Number :2973-22-2-00000-000-0013	Current Owner :CHRISTOPHER K POLENZ & JENNIFER E	Address :9501 PLATTEVIEW RD
Situs :PLATTEVIEW RD	Legal :TAX LOT 4 22-13-12 (54.03 AC)	City ST. ZIP :PAPILLION NE 68133	Cadastral # :0011-0006

Current Valuation	Assessment Data	Property Classification
Land Value :77,924	District/TIF Fund :46008	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :05 - Agricultural
OutBuildings :	Affiliated Code :	Zoning :05 - Agricultural
Total Value :77,924	Neighborhood :FRM	Location :03 - Rural
Exemptions :0	Greenbelt Area :YES	City Size :00 - N/A
Taxable Value :77,924	Greenbelt Date :01/01/1995	Lot Size :09 - 40.01-160.00 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
12/09/2014	2014-27826	KENNETH H & NORMA I POLENZ	CHRISTOPHER K POLENZ	432,000	432,000

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
2018	ABSTRACT	4000		77,924	0	0	77,924	77,924
2017	CTL	4000		77,986	0	0	77,986	77,986
2017	BOE	4000		77,986	0	0	77,986	77,986
2017	ABSTRACT	4000		77,986	0	0	77,986	77,986
2016	CTL	4000		98,199	0	0	98,199	98,199

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	77,986			77,986		77,986	1,203.08
2016	98,199			98,199		98,199	1,558.60
2015	90,738			90,738		90,738	1,445.16
2014	72,218			72,218		72,218	1,157.04
2013	61,543			61,543		61,543	993.28



SARPY COUNTY ASSESSOR'S OFFICE

Farm Residence Data

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: MB Inspection Date: 8/12/2002

Roll Year: 2018

Parcel ID #: 010974199

Map #: 2973-22-2-00000-000-0013

POLENZ/CHRISTOPHER K
& JENNIFER E
9501 PLATTEVIEW RD
PAPILLION NE 68133

Situs : PLATTEVIEW RD

Legal : TAX LOT 4 22-13-12 (54.03 AC)

Physical Information

Type: N/A
Quality: N/A
Condition: N/A
Arch Type:
Style:
Exterior Wall:
Floor Area:
Basement Area:
Sub Floor:
Bedrooms:
Baths:
Heat Type:
Roof Type:
Plumbing Fixt:

Year Built/Age:
Effective Age:
Remodel Date:
Remodel Type:

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$77,924
Total Value	\$77,924

Current Total Assessed Value for Parcel # 010974199 **E 123:58** \$77,924

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 010974199

Map #: 2973-22-2-00000-000-0013

POLENZ/CHRISTOPHER K
 & JENNIFER E
 9501 PLATTEVIEW RD
 PAPIILLION NE 68133

Situs : PLATTEVIEW RD
 Legal : TAX LOT 4 22-13-12 (54.03 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	x 0.00	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	x	0 = 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				\$0
Outbuilding Value				\$77,924
Land Value				\$77,924
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$1,440
Value per Acre				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE
AGLAND Inventory Report
 Date of Print: 8/6/2018 at 12:00

Roll Year: 2018

Parcel # : 010974199
 Current Owner : POLENZ/CHRISTOPHER K
 & JENNIFER E
 9501 PLATTEVIEW RD

Map # : 2973-22-2-00000-000-0013
 Tax District : 46008
 Neighborhood : FRM
 Greenbelt Area/Date YES 01/01/1995

PAPILLION NE 68133
 Legal Description : TAX LOT 4 22-13-12 (54.03 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7235	JUDSON-NODAWAY CHANNELED-CON	CRP	4C	Market	R093	0.02	2,650	186	53
8035	MARSHALL-CONTRARY SILTY CLAY	CRP	1C	Market	R093	2.44	3,700	22,692	9,028
8153	CONTRARY-MARSHALL SILTY CLAY	CRP	3C1	Market	R093	3.26	3,300	30,318	10,758
8157	CONTRARY-MONONA-IDA COMPLEX	CRP	4C1	Market	R093	2.82	2,810	26,226	7,924
CRP Use Totals :						8.54		79,422	27,763
7235	JUDSON-NODAWAY CHANNELED-CON	DRY	4D	Market	R093	0.02	3,795	186	76
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	0.34	5,555	3,162	1,889
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	R093	3.55	4,885	33,015	17,342
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	R093	0.55	4,015	5,115	2,208
DRY Use Totals :						4.46		41,478	21,515
7235	JUDSON-NODAWAY CHANNELED-CON	GRAS	4G	Market	R093	0.18	1,790	1,674	322
8153	CONTRARY-MARSHALL SILTY CLAY	GRAS	3G1	Market	R093	0.05	2,090	465	105
8157	CONTRARY-MONONA-IDA COMPLEX	GRAS	4G1	Market	R093	0.15	1,860	1,395	279
GRASS Use Totals :						0.38		3,534	706
7235	JUDSON-NODAWAY CHANNELED-CON	GRT2	4GT2	Market	R093	4.47	720	41,571	3,218
8035	MARSHALL-CONTRARY SILTY CLAY	GRT2	1GT2	Market	R093	2.05	1,075	19,065	2,204
8153	CONTRARY-MARSHALL SILTY CLAY	GRT2	3G1T2	Market	R093	4.38	890	40,734	3,898
8157	CONTRARY-MONONA-IDA COMPLEX	GRT2	4G1T2	Market	R093	17.12	790	159,216	13,525
8157	CONTRARY-MONONA-IDA COMPLEX	GRT2	4G1T2	Market	P407	1.00	790	40,700	790
8157	CONTRARY-MONONA-IDA COMPLEX	GRT2	4G1T2	Market	S166	4.00	790	66,400	3,160
GRT2 Use Totals :						33.02		367,686	26,795
7235	JUDSON-NODAWAY CHANNELED-CON	WASTE	WASTE	Market	R093	5.26	150	48,918	789
8035	MARSHALL-CONTRARY SILTY CLAY	WASTE	WASTE	Market	R093	0.02	150	186	3
8153	CONTRARY-MARSHALL SILTY CLAY	WASTE	WASTE	Market	R093	0.69	150	6,417	104
8157	CONTRARY-MONONA-IDA COMPLEX	WASTE	WASTE	Market	R093	1.66	150	15,438	249
WASTE Use Totals :						7.63		70,959	1,145
Parcel Totals :						54.03		563,079	77,924

E 123:60



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:26

Parcel Information		Ownership Information	
Parcel Number :011595064	Map Number :3253-07-1-61191-000-0010	Current Owner :STEVEN M DELANEY	Address :14902 S 20TH ST
Situs :19783 LITTLE PRAIRIE LN	Legal :LOT 21 LITTLE PRAIRIE (3.18 AC)	City ST. ZIP :BELLEVUE NE 68123	Cadastral # :000-000-009

Current Valuation		Assessment Data		Property Classification	
Land Value :12,767	Impr. Value :	District/TIF Fund :46016	School Base :77-0046 SPRINGFIELD	Status :01 - Improved	Use :05 - Agricultural
OutBuildings :21,138	Total Value :33,905	Affiliated Code :	Neighborhood :FRM	Zoning :05 - Agricultural	Location :03 - Rural
Exemptions :	Taxable Value :33,905	Greenbelt Area :YES	Greenbelt Date :04/25/2014	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
05/01/2017	2017-09646	JOHN F LARKIN II	STEVEN M DELANEY	95,000	95,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				41313C	11/08/2017	SFR	235,031
				41314C	11/07/2017	OUTBUILDING 50X36	32,402

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	4000		12,767	0	21,138	33,905	33,905
2017	CTL	4000		12,826	0	0	12,826	12,826
2017	BOE	4000		12,826	0	0	12,826	12,826
2017	ABSTRACT	4000		12,826	0	0	12,826	12,826
2016	CTL	4000		14,573	0	0	14,573	14,573

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	12,826			12,826		12,826	189.88
2016	14,573			14,573		14,573	222.42
2015	13,070			13,070		13,070	199.30
2014	9,628			9,628		9,628	148.68



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/11/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011595064

Map #: 3253-07-1-61191-000-0010

DELANEY/STEVEN M

Situs : 19783 LITTLE PRAIRIE LN

14902 S 20TH ST
 BELLEVUE NE 68123

Legal : LOT 21 LITTLE PRAIRIE (3.18 AC)

Physical Information

Type: N/A
 Quality: N/A
 Condition: N/A
 Arch Type:
 Style:
 Exterior Wall:
 Floor Area:
 Basement Area:
 Sub Floor:
 Bedrooms:
 Baths:
 Heat Type:
 Roof Type:
 Plumbing Fixt:

Year Built/Age:
 Effective Age:
 Remodel Date:
 Remodel Type:

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	\$21,138
Agland Value	\$12,767
Total Value	\$33,905

Current Total Assessed Value for Parcel # 011595064 **E 123:62** \$33,905

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595064

Map #: 3253-07-1-61191-000-0010

DELANEY/STEVEN M

Situs : 19783 LITTLE PRAIRIE LN

14902 S 20TH ST
 BELLEVUE NE 68123

Legal : LOT 21 LITTLE PRAIRIE (3.18 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	x 0.00	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	x	0 = 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW

x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$21,138
Land Value				\$12,767
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$33,905
Value per Acre				\$10,630

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

Rural Outbuildings

Date of Print: 8/6/2018 at 14:26

Roll Year: 2018

Parcel ID # : 011595064
 Current Owner : DELANEY/STEVEN M

Map # : 3253-07-1-61191-000-0010
 Tax District : 46016
 Neighborhood : FRM
 Legal : LOT 21 LITTLE PRAIRIE (3.18 AC)

14902 S 20TH ST
 BELLEVUE NE 68123

Cost Approach - Values by Marshall & Swift
 Appraisal Zone: 2018 Manual Date: 06/17 Cost Factor: 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 POLE	BLDG,POLE UTILIT	2017	30	Average	50 X 36 X 13	GABL	METAL	METAL	DIRT	1,800	9.66	17,388	0%	17,388
Notes :														
3 RPOL	POLE FIN CANOPY	2017	30	Average	50 X 10 X 11	SHED	METAL	NONE	DIRT	500	7.50	3,750	0%	3,750
Notes :														

Total Outbuilding Value : 21,138

SARPY COUNTY ASSESSOR'S OFFICE
AGLAND Inventory Report
 Date of Print: 8/6/2018 at 14:26

Roll Year: 2018

Parcel # : 011595064
 Current Owner : DELANEY/STEVEN M

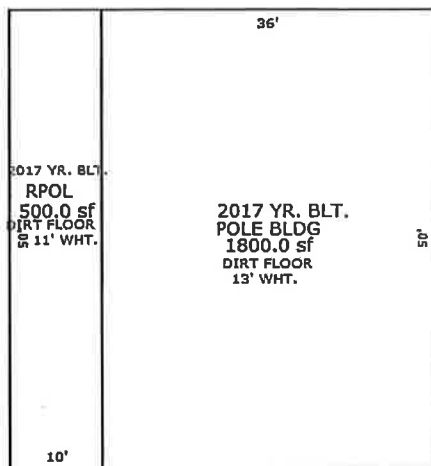
Map # : 3253-07-1-61191-000-0010
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 04/25/2014
 :

14902 S 20TH ST

BELLEVUE NE 68123

Legal Description : LOT 21 LITTLE PRAIRIE (3.18 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	S166	0.54	4,885	8,964	2,638
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	S166	1.40	4,015	23,240	5,621
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	P407	1.00	4,015	40,700	4,015
DRY Use Totals :						2.94		72,904	12,274
8153	CONTRARY-MARSHALL SILTY CLAY	GRAS	3G1	Market	S166	0.12	2,090	1,992	251
8157	CONTRARY-MONONA-IDA COMPLEX	GRAS	4G1	Market	S166	0.13	1,860	2,158	242
GRAS Use Totals :						0.25		4,150	493
Parcel Totals :						3.19		77,054	12,767



Sketch by Apex Sketch



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:27

Parcel Information		Ownership Information	
Parcel Number :011595066	Map Number :3253-07-1-61191-000-0012	Current Owner :HOME BUILDING CONSULTANTS INC	Address :8221 S 154TH AVE
Situs :	Legal :LOT 23 LITTLE PRAIRIE (3.05 AC)	City ST. ZIP :OMAHA NE 68138	Cadastral # :000-000-011

Current Valuation	Assessment Data	Property Classification
Land Value :74,730	District/TIF Fund :46016	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :74,730	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :74,730	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
05/04/2016	2016-10600	JOHN F LARKIN II	HOME BUILDING CONSULTANTS INC	76,950	76,950

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

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outldg.	Total	Taxable
2018	ABSTRACT	1000		74,730	0	0	74,730	74,730
2017	CTL	1000		70,465	0	0	70,465	70,465
2017	BOE	1000		70,465	0	0	70,465	70,465
2017	ABSTRACT	1000		70,465	0	0	70,465	70,465
2016	CTL	4000		17,018	0	0	17,018	17,018

Historical Valuation Information							
Year	Land	Impr.	Outldg.	Total	Exempt	Taxable	Taxes
2017	70,465			70,465		70,465	1,055.54
2016	17,018			17,018		17,018	259.76
2015	15,777			15,777		15,777	240.60
2014	12,147			12,147		12,147	187.56



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/20/2016

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011595066

Map #: 3253-07-1-61191-000-0012

HOME BUILDING CONSULTANTS INC

Situs :

Legal : LOT 23 LITTLE PRAIRIE (3.05 AC)

8221 S 154TH AVE
 OMAHA NE 68138

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width : 132858

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 3.05

Unit Value : 24,501.64

Adjustments :

Lot Value : 74,730

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Physical Information

Type : N/A	Year Built/Age :
Quality : N/A	Effective Age :
Condition : N/A	Remodel Date :
Arch Type :	Remodel Type :
Style :	
Exterior Wall :	
Floor Area :	
Basement Area :	
Sub Floor :	
Bedrooms :	
Baths :	
Heat Type :	
Roof Type :	
Plumbing Fixt :	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$74,730
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$74,730
FINAL ESTIMATE OF VALUE	\$74,730
Value per Square Foot	

Current Total Assessed Value for Parcel # 011595066	E 123:68 \$74,730
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SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595066

Map #: 3253-07-1-61191-000-0012

HOME BUILDING CONSULTANTS INC

Situs :

8221 S 154TH AVE
 OMAHA NE 68138

Legal : LOT 23 LITTLE PRAIRIE (3.05 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	5%Total	Physical	Functional	5%Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$74,730
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$74,730
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:28

Parcel Information		Ownership Information	
Parcel Number :011595067	Map Number :3253-07-1-61191-000-0013	Current Owner :PATRICK J & BARBARA D SHURTLIFF	Address :12416 S 218TH AVE
Situs :20120 S 192ND PLZ	Legal :LOT 24 LITTLE PRAIRIE (3.63 AC)	City ST. ZIP :GRETNA NE 68028	Cadastral # :000-000-012

Current Valuation	Assessment Data	Property Classification
Land Value :84,524	District/TIF Fund :46016	Status :01 - Improved
Impr. Value :489,007	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :573,531	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :573,531	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
02/17/2016	2016-03362	JOHN F LARKIN II	PATRICK J & BARBARA D SHURTLIFF	77,950	77,950

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
440	2014	LARKIN II/JOHN F	APPEAL REJECTED	ACT 38858C	12/22/2016 08/18/2016	CHECK SITE FOR 2019 SFR	437,970

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		84,524	489,007	0	573,531	573,531
2017	CTL	1000		79,492	61,316	0	140,808	140,808
2017	BOE	1000		79,492	61,316	0	140,808	140,808
2017	ABSTRACT	1000		79,492	61,316	0	140,808	140,808
2016	CTL	4000		18,330	0	0	18,330	18,330

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	79,492	61,316		140,808		140,808	2,109.26
2016	18,330			18,330		18,330	279.78
2015	16,766			16,766		16,766	255.66
2014	12,550			12,550		12,550	193.78



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 10/26/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011595067

Map #: 3253-07-1-61191-000-0013

SHURTLIFF/PATRICK J & BARBARA D

Situs : 20120 S 192ND PLZ
 Legal : LOT 24 LITTLE PRAIRIE (3.63 AC)

12416 S 218TH AVE
 GRETNA NE 68028

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width : 158558

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.64

Unit Value : 23,220.88

Adjustments :

Lot Value : 84,524

Physical Information

Type : 1 - Single Family

Quality : 40 - Good

Condition : 30 - Average

Arch Type : STORY 1/2

Style : 1 1/2-ST-FIN 100%

Exterior Wall : 70% MASONRY-VENEER 30% SIDING

Floor Area : 3,502

Basement Area : 2,621

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2

Baths : 2.5

Heat Type : 100% WARM & COOLED AIR

Roof Type : GALV METAL

Plumbing Fixt : 17

Year Built/Age : 2017 / 1

Effective Age : 1

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$573,531
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$489,007
Land Value	\$84,524
FINAL ESTIMATE OF VALUE	\$573,531
Value per Square Foot	\$139.64

Current Total Assessed Value for Parcel # 011595067 **E 123:71** \$573,531

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011595067

Map #: 3253-07-1-61191-000-0013

SHURTLIFF/PATRICK J & BARBARA D

Situs : 20120 S 192ND PLZ

12416 S 218TH AVE
 GRETNA NE 68028

Legal : LOT 24 LITTLE PRAIRIE (3.63 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

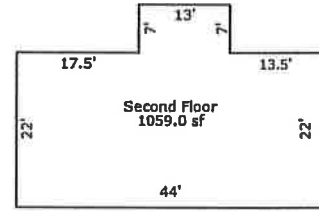
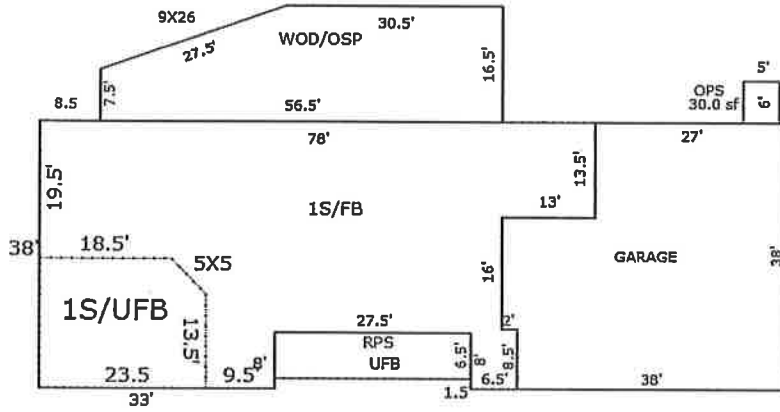
Cost factor : 0.92

Description	Square Feet	Base SF Cost	Total Cost
BASIC STRUCTURE COST	3,502	x 83.83	= 293,573
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	2,443	1.43	0.99
SUBFLOOR			
HEATING & COOLING	3,502	2.44	2.44
PLUMBING Base is: 12 (Over Base)	5	2,084.58	2.74
BASEMENT COST	2,621	17.61	13.18
PARTITION FINISH	2,020	31.17	17.98
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	3,502	x	121.16 = 424,302
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			
BSMT OUTSIDE~ENTRY	1	2,032.73	2,035
B-IN GAR >1000	1328	22.24	29,535
FIREPLACE,SGL 1/S	2	3,329.28	6,660
STOOP, CONCRETE	30	25.14	755
PORCH, ROOF, STEPS	179	31.72	5,680
DECK, WOOD	815	14.85	12,105
BSMT BAR~CABINERY	1	3,181.66	3,180
DRIVEWAY, 3 CAR	1	4,000.00	4,000
UT-WELL/SEPTIC/EL~E	1	22,400.00	22,400
PORCH, OPEN SLAB	815	7.56	6,160
 TOTAL REPLACEMENT COST NEW	 3,502	 x	 147.58 = 516,812

Depreciation : 5% Total 0% Physical Functional 5% Economic
 Less Depreciation/Plus Appreciation : (27,805)

Improvement Value	\$489,007
Land Value	\$84,524
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$573,531
Value per Square Foot	\$139.64

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



Residential Record Card
SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:11

Parcel Information		Ownership Information	
Parcel Number : 011596120	Map Number : 3253-06-3-00000-000-0014	Current Owner : MICHAEL J & SARAH J MINARICK & JOHN F MINARICK & DEBRA S	Address : PO BOX 27082
Situs : Legal : W 658.28 FT OF E 987.33 FT OF S1/2 S W1/4 6-12-11 (20.01 AC)		City ST. ZIP : OMAHA NE 68127	Cadastral # : 0010-0001

Current Valuation	Assessment Data	Property Classification
Land Value : 90,135	District/TIF Fund : 37008	Status : 02 - Unimproved
Impr. Value :	School Base : 77-0037 GRETNA SCHOO	Use : 05 - Agricultural
OutBuildings :	Affiliated Code :	Zoning : 05 - Agricultural
Total Value : 90,135	Neighborhood : FRM	Location : 03 - Rural
Exemptions :	Greenbelt Area : YES	City Size : 00 - N/A
Taxable Value : 90,135	Greenbelt Date : 01/01/1995	Lot Size : 08 - 20.00-40.00 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
01/26/2015	2015-02223	KRAJICEK INC	MICHAEL J & SARAH J MINARICK	200,200	200,200

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
2018	ABSTRACT	4000		90,135	0	0	90,135	90,135
2017	CTL	4000		90,434	0	0	90,434	90,434
2017	BOE	4000		90,434	0	0	90,434	90,434
2017	ABSTRACT	4000		90,434	0	0	90,434	90,434
2016	CTL	4000		103,051	0	0	103,051	103,051

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	90,434			90,434		90,434	1,645.46
2016	103,051			103,051		103,051	1,896.28
2015	95,087			95,087		95,087	1,735.42



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date:

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011596120

Map #: 3253-06-3-00000-000-0014

MINARICK/MICHAEL J & SARAH J
 & JOHN F MINARICK & DEBRA S
 PO BOX 27082
 OMAHA NE 68127

Situs :
 Legal : W 658.28 FT OF E 987.33 FT OF S1/2
 SW1/4 6-12-11 (20.01 AC)

Physical Information

Type: N/A
 Quality: N/A
 Condition: N/A
 Arch Type:
 Style:
 Exterior Wall:
 Floor Area:
 Basement Area:
 Sub Floor:
 Bedrooms:
 Baths:
 Heat Type:
 Roof Type:
 Plumbing Fixt:

Year Built/Age:
 Effective Age:
 Remodel Date:
 Remodel Type:

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$90,135
Total Value	\$90,135

Current Total Assessed Value for Parcel # 011596120 **E 123:75** \$90,135

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011596120

Map #: 3253-06-3-00000-000-0014

MINARICK/MICHAEL J & SARAH J
 & JOHN F MINARICK & DEBRA S
 PO BOX 27082
 OMAHA NE 68127

Situs :
 Legal : W 658.28 FT OF E 987.33 FT OF S1/2 SW1/4 6-12-11 (20.01 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	x 0.00	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	x	0 = 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
	Less Depreciation/Plus Appreciation : 0			
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$90,135
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$90,135
Value per Acre				\$4,500

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE
AGLAND Inventory Report
 Date of Print: 8/6/2018 at 14:11

Roll Year: 2018

Parcel # : 011596120
 Current Owner : MINARICK/MICHAEL J & SARAH J
 & JOHN F MINARICK & DEBRA S
 PO BOX 27082

Map # : 3253-06-3-00000-000-0014
 Tax District : 37008
 Neighborhood : FRM
 Greenbelt Area/Date YES 01/01/1995

OMAHA NE 68127

Legal Description : W 658.28 FT OF E 987.33 FT OF S1/2 SW1/4 6-12-11 (20.01 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot	LVG #	Acres	Ag/Acre	Mkt Value	Assessed Value
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	1.96	5,555	18,228	10,888	
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	R093	6.64	4,885	61,752	32,436	
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	R093	4.84	4,015	45,012	19,433	
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	P407	1.00	4,885	40,700	4,885	
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	S166	4.00	4,885	66,400	19,540	
DRY Use Totals :						18.44		232,092	87,182	
8153	CONTRARY-MARSHALL SILTY CLAY	GRAS	3G1	Market	R093	0.14	2,090	1,302	293	
8157	CONTRARY-MONONA-IDA COMPLEX	GRAS	4G1	Market	R093	1.43	1,860	13,299	2,660	
GRAS Use Totals :						1.57		14,601	2,953	
Parcel Totals :						20.01		246,693	90,135	



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:12

Parcel Information		Ownership Information	
Parcel Number :011587141	Map Number :3253-07-1-00000-000-0005	Current Owner :KEVIN H & JEANNE M COATS	Address :16610 HILO CIR
Situs :S 192ND ST	Legal :TAX LOT 2 7-12-11 (19.53 AC)	City ST. ZIP :PAPILLION NE 68046	Cadastral # :0010-0001

Current Valuation	Assessment Data	Property Classification
Land Value :95,402	District/TIF Fund :46016	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :05 - Agricultural
OutBuildings :	Affiliated Code :	Zoning :05 - Agricultural
Total Value :95,402	Neighborhood :FRM	Location :03 - Rural
Exemptions :	Greenbelt Area :YES	City Size :00 - N/A
Taxable Value :95,402	Greenbelt Date :11/02/2005	Lot Size :07 - 10.00-19.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/29/2015	2015-15689	KIM & PAUL WIMMER	KEVIN H & JEANNE M COATS	197,500	197,500
09/26/2005	2005-36070	JOHN F LARKIN II	KIM & PAUL WIMMER	175,500	175,500

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
2018	ABSTRACT	4000		95,402	0	0	95,402	95,402
2017	CTL	4000		95,402	0	0	95,402	95,402
2017	BOE	4000		95,402	0	0	95,402	95,402
2017	ABSTRACT	4000		95,402	0	0	95,402	95,402
2016	CTL	4000		109,366	0	0	109,366	109,366

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	95,402			95,402		95,402	1,412.30
2016	109,366			109,366		109,366	1,669.30
2015	102,581			102,581		102,581	1,564.26
2014	77,534			77,534		77,534	1,197.20
2013	67,113			67,113		67,113	1,040.12



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date:

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011587141

Map #: 3253-07-1-00000-000-0005

COATS/KEVIN H & JEANNE M

Situs : S 192ND ST

16610 HILO CIR
 PAPIILLION NE 68046

Legal : TAX LOT 2 7-12-11 (19.53 AC)

Physical Information

Type: N/A	Year Built/Age:
Quality: N/A	Effective Age:
Condition: N/A	Remodel Date:
Arch Type:	Remodel Type:
Style:	
Exterior Wall:	
Floor Area:	
Basement Area:	
Sub Floor:	
Bedrooms:	
Baths:	
Heat Type:	
Roof Type:	
Plumbing Fixt:	

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$95,402
Total Value	\$95,402

Current Total Assessed Value for Parcel # 011587141 **E 123:79** \$95,402

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011587141

Map #: 3253-07-1-00000-000-0005

COATS/KEVIN H & JEANNE M

Situs : S 192ND ST

16610 HILO CIR
 PAPILLION NE 68046

Legal : TAX LOT 2 7-12-11 (19.53 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	x 0.00	= 0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	x	0 = 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$95,402
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$95,402
Value per Acre				\$4,880

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

AGLAND Inventory Report

Date of Print: 8/6/2018 at 14:12

Roll Year: 2018

Parcel # : 011587141
 Current Owner : COATS/KEVIN H & JEANNE M

Map # : 3253-07-1-00000-000-0005
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 11/02/2005

16610 HILO CIR

PAPILLION NE 68046

Legal Description : TAX LOT 2 7-12-11 (19.53 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7234	JUDSON SILTY CLAY LOAM 2 TO	DRY	1D	Market	R093	2.51	5,555	23,343	13,943
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	2.98	5,555	27,714	16,554
8155	CONTRARY-MONONA SILTY CLAY L	DRY	3D1	Market	R093	4.81	4,885	44,733	23,497
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	R093	4.23	4,015	39,339	16,983
8155	CONTRARY-MONONA SILTY CLAY L	DRY	3D1	Market	P407	1.00	4,885	40,700	4,885
8155	CONTRARY-MONONA SILTY CLAY L	DRY	3D1	Market	S166	4.00	4,885	66,400	19,540
DRY Use Totals :						19.53		242,229	95,402
Parcel Totals :						19.53		242,229	95,402

E 123:81



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:20

Parcel Information		Ownership Information	
Parcel Number :011596143		Current Owner :JASON SCHENDT	
Map Number :2971-20-4-61465-000-0002		Address :612 SHANNON RD	
Situs :		City ST. ZIP :PAPILLION NE 68046	
Legal :LOT 2 LIMESTONE CREEK		Cadastral # :000-000-001	

Current Valuation		Assessment Data		Property Classification	
Land Value :154,344		District/TIF Fund :46013		Status :02 - Unimproved	
Impr. Value :		School Base :77-0046 SPRINGFIELD		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :154,344		Neighborhood :BACR		Location :02 - Suburban	
Exemptions :		Greenbelt Area :		City Size :00 - N/A	
Taxable Value :154,344		Greenbelt Date :		Lot Size :07 - 10.00-19.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
04/20/2017	2017-08753	RUSTIC8LLC	JASON SCHENDT	275,000	275,000
02/24/2016	2016-03800	MAR-VIC PROPERTIES LLC	RUSTIC8LLC	131,000	131,000
06/11/2015	2015-13765	LIMESTONE CREEK LAND CO LLC	MAR-VIC PROPERTIES LLC	125,000	125,000

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
2018	ABSTRACT	1000		154,344	0	0	154,344	154,344
2017	CTL	4000		15,059	0	0	15,059	15,059
2017	BOE	4000		15,059	0	0	15,059	15,059
2017	ABSTRACT	4000		15,059	0	0	15,059	15,059
2016	CTL	4000		14,444	0	0	14,444	14,444

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	15,059			15,059		15,059	232.30
2016	14,444			14,444		14,444	229.26
2015	9,374			9,374		9,374	149.30



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date:

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011596143

Map #: 2971-20-4-61465-000-0002

SCHENDT/JASON

Situs :
 Legal : LOT 2 LIMESTONE CREEK

612 SHANNON RD
 PAPILLION NE 68046

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width :
 Lot Depth :
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 10.08
 Unit Value : 15,311.90
 Adjustments :
 Lot Value : 154,344

Physical Information

Type : N/A Year Built/Age :
 Quality : N/A Effective Age :
 Condition : N/A Remodel Date :
 Arch Type : Remodel Type :
 Style :
 Exterior Wall :
 Floor Area :
 Basement Area :
 Sub Floor :
 Bedrooms :
 Baths :
 Heat Type :
 Roof Type :
 Plumbing Fixt :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$154,344
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$154,344
FINAL ESTIMATE OF VALUE	\$154,344
Value per Square Foot	

Current Total Assessed Value for Parcel # 011596143 **E 123:83** \$154,344

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011596143

Map #: 2971-20-4-61465-000-0002

SCHENDT/JASON

Situs :

612 SHANNON RD
 PAPILLION NE 68046

Legal : LOT 2 LIMESTONE CREEK

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
	x	0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	x		= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$154,344
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$154,344
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:37

Parcel Information		Ownership Information	
Parcel Number :011598182	Map Number :2971-21-0-61509-000-0001	Current Owner :WILLIS & JULIE WILLIAMSON	Address :1023 JONES ST APT 711
Situs :16272 DYSON HOLLOW RD	Legal :LOT 1 OAK RIDGE ESTATES REPLAT 2 (10 AC)	City ST. ZIP :OMAHA NE 68102-2938	Cadastral # :000-000-0000

Current Valuation	Assessment Data	Property Classification
Land Value :176,640	District/TIF Fund :46020	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :05 - Agricultural
Total Value :176,640	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :176,640	Greenbelt Date :	Lot Size :07 - 10.00-19.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
08/31/2017	2017-21132	SCOTT C & DONITA M WISE	WILLIS & JULIE WILLIAMSON	176,500	176,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ACT	02/24/2016	REVISE LAND VALUE FOR 2017	

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	4500		176,640	0	0	176,640	176,640
2017	CTL	4500		138,300	0	0	138,300	138,300
2017	BOE	4500		138,300	0	0	138,300	138,300
2017	ABSTRACT	4500		138,300	0	0	138,300	138,300
2016	CTL	4500		180,540	0	0	180,540	180,540

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	138,300			138,300		138,300	2,233.54
2016	180,540			180,540		180,540	2,953.12



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 2/22/2016

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011598182

Map #: 2971-21-0-61509-000-0001

WILLIAMSON/WILLIS & JULIE

Situs : 16272 DYSON HOLLOW RD

Legal : LOT 1 OAK RIDGE ESTATES REPLAT 2 (10 AC)

1023 JONES ST APT 711
 OMAHA NE 68102-2938

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 135600

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 10

Unit Value : 15,360.00

Adjustments : 1.15

Lot Value : 176,640

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Physical Information

Type : N/A	Year Built/Age :
Quality : N/A	Effective Age :
Condition : N/A	Remodel Date :
Arch Type :	Remodel Type :
Style :	
Exterior Wall :	
Floor Area :	
Basement Area :	
Sub Floor :	
Bedrooms :	
Baths :	
Heat Type :	
Roof Type :	
Plumbing Fixt :	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$176,640
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$176,640
FINAL ESTIMATE OF VALUE	\$176,640
Value per Square Foot	

Current Total Assessed Value for Parcel # 011598182	E 123:86 \$176,640
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SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011598182

Map #: 2971-21-0-61509-000-0001

WILLIAMSON/WILLIS & JULIE

Situs : 16272 DYSON HOLLOW RD

1023 JONES ST APT 711
 OMAHA NE 68102-2938

Legal : LOT 1 OAK RIDGE ESTATES REPLAT 2 (10 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$176,640
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$176,640
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

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SARPY COUNTY ASSESSOR'S OFFICE

Residential Record Card

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:25



Parcel Information	Ownership Information
Parcel Number : 011590222	Current Owner : THOMAS P RILEY JR
Map Number : 3253-07-1-61191-000-0009	& TONYA S
Situs : 20006 S 192ND PLZ	Address : 20006 S 192ND PLZ
Legal : LOT 9 LITTLE PRAIRIE (3.28 AC)	City ST. ZIP : SPRINGFIELD NE 68059
	Cadastral # : 010-001-008

Current Valuation	Assessment Data	Property Classification
Land Value : 78,548	District/TIF Fund : 46016	Status : 01 - Improved
Impr. Value : 361,683	School Base : 77-0046 SPRINGFIELD	Use : 01 - Single Family
OutBuildings :	Affiliated Code :	Zoning : 01 - Single Family
Total Value : 440,231	Neighborhood : AACR	Location : 03 - Rural
Exemptions :	Greenbelt Area : NO	City Size : 00 - N/A
Taxable Value : 440,231	Greenbelt Date :	Lot Size : 05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
11/10/2016	2016-29262	ADVANTAGE DEVELOPMENT INC	THOMAS P RILEY JR	446,275	446,275
04/11/2016	2016-08280	JASON E & KERRI A SPEER	ADVANTAGE DEVELOPMENT INC	70,000	70,000
10/20/2006	2006-36922	JOHN F LARKIN II	JASON E & KERRI A SPEER	68,500	68,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ACT	12/22/2016	CHECK SITE IN 2019	
				38690C	07/29/2016	SHED 30X45	10,692
				38115C	04/25/2016	SFR	251,466

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		78,548	361,683	0	440,231	440,231
2017	CTL	1000		59,187	355,781	0	414,968	414,968
2017	BOE	1000		59,187	355,781	0	414,968	414,968
2017	ABSTRACT	1000		59,187	355,781	0	414,968	414,968
2016	CTL	1000		59,187	0	0	59,187	59,187

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	59,187	355,781		414,968		414,968	6,216.12
2016	59,187			59,187		59,187	903.40
2015	62,130			62,130		62,130	947.42
2014	62,130			62,130		62,130	959.34
2013	62,130			62,130		62,130	962.90



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/20/2016

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011590222

Map #: 3253-07-1-61191-000-0009

RILEY JR/THOMAS P
 & TONYA S
 20006 S 192ND PLZ
 SPRINGFIELD NE 68059

Situs : 20006 S 192ND PLZ
 Legal : LOT 9 LITTLE PRAIRIE (3.28 AC)

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width : 142877

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 3.28

Unit Value : 23,947.56

Adjustments :

Lot Value : 78,548

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Physical Information

Type : 1 - Single Family

Quality : 45 - Good +

Condition : 30 - Average

Arch Type : RANCH

Style : One Story 100%

Exterior Wall : 90% SIDING 10% MASONRY-VENEER

Floor Area : 1,922

Basement Area : 1,922

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2

Baths : 2

Heat Type : 100% REV HEAT PUMP W/DUCT

Roof Type : COMP SHINGLES

Plumbing Fixt : 13

Year Built/Age : 2016 / 2

Effective Age : 2

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$440,231
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$361,683
Land Value	\$78,548
FINAL ESTIMATE OF VALUE	\$440,231
Value per Square Foot	\$188.18

Current Total Assessed Value for Parcel # 011590222	E 123:90 \$440,231
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SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011590222

Map #: 3253-07-1-61191-000-0009

RILEY JR/THOMAS P
 & TONYA S
 20006 S 192ND PLZ
 SPRINGFIELD NE 68059

Situs : 20006 S 192ND PLZ
 Legal : LOT 9 LITTLE PRAIRIE (3.28 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

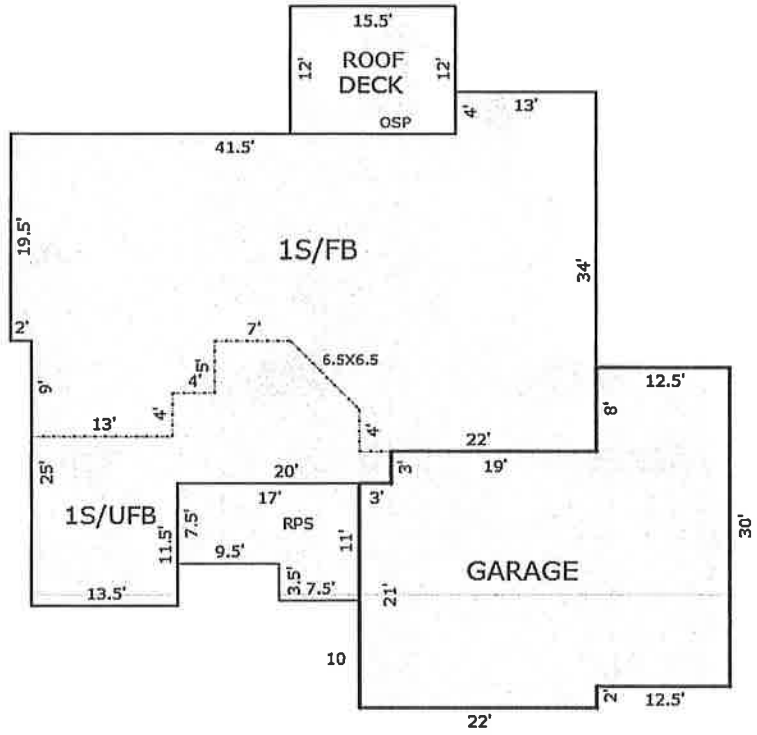
Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,922	x 111.64	= 214,572
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	1,922	(1.53)	(1.53)
SUBFLOOR			
HEATING & COOLING	1,922	3.15	3.15
PLUMBING Base is: 12 (Over Base)	1	2,084.58	1.00
BASEMENT COST	1,922	18.65	18.65
PARTITION FINISH	1,504	34.59	27.07
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	1,922	x	159.98 =
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
ATTACHED GARAGE	894	28.44	0.06
BSMT OUTSIDE~ENTRY	1	2,209.95	
UT~WELL/SEPTIC/EL~E	1	22,400.00	
FIREPLACE,SGL 1/S	1	3,619.53	
PORCH,OPEN SLAB	186	8.62	
PORCH,ROOF,STEPS	154	35.34	
DECK,WOOD	186	26.32	
ROOF ONLY	186	20.63	
BSMT BAR~CABINERY	1	3,459.04	
DRIVEWAY,3 CAR	1	4,000.00	
TOTAL REPLACEMENT COST NEW	1,922	x	199.98 =

Depreciation : 6% Total 1% Physical Functional 5% Economic
 Less Depreciation/Plus Appreciation : (22,685)

Improvement Value	\$361,683
Land Value	\$78,548
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$440,231
Value per Square Foot	\$188.18

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apen Sketch



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:14

Parcel Information		Ownership Information	
Parcel Number :011590215	Map Number :3253-07-1-61191-000-0002	Current Owner :BRADLEY T & MELANIE A LECHNER	Address :2510 JANE LN
Situs :20311 S 192ND PLZ	Legal :LOT 2 LITTLE PRAIRIE (3.28 AC)	City ST. ZIP :LINCOLN NE 68512	Cadastral # :010-001-001

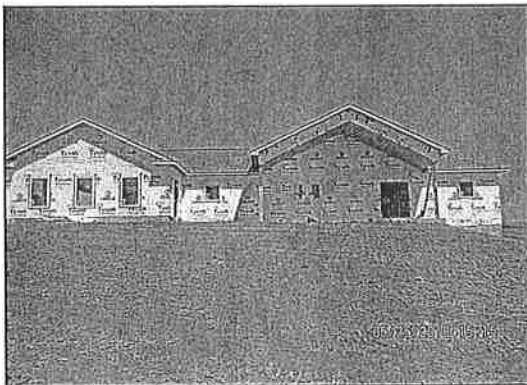
Current Valuation		Assessment Data		Property Classification	
Land Value :62,838	Impr. Value :	District/TIF Fund :46016	School Base :77-0046 SPRINGFIELD	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :62,838	Affiliated Code :	Neighborhood :AACR	Zoning :01 - Single Family	Location :03 - Rural
Exemptions :	Taxable Value :62,838	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/28/2017	2017-15105	SANDI S DOWNING	BRADLEY T & MELANIE A LECHNER	63,000	63,000
09/30/2016	2016-24977	BENJAMIN & ANNA TROESTER	SANDI S DOWNING	53,500	53,500
05/24/2016	2016-11764	JOHN F LARKIN II	BENJAMIN & ANNA TROESTER	53,500	53,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
134	2011	LARKIN II/JOHN F	APPEAL REJECTED	41728C	01/22/2018	SFR	242,529
1129	2009	LARKIN II/JOHN F	BOARD VALUE				
	2009	LARKIN II/JOHN F	BOARD VALUE				
252	2008	LARKIN II/JOHN F	APPEAL REJECTED				
243	2007	LARKIN II/JOHN F	APPEAL REJECTED				

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		62,838	0	0	62,838	62,838
2017	CTL	1000		73,984	0	0	73,984	73,984
2017	BOE	1000		73,984	0	0	73,984	73,984
2017	ABSTRACT	1000		73,984	0	0	73,984	73,984
2016	CTL	4000		18,411	0	0	18,411	18,411

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	73,984			73,984		73,984	1,108.28
2016	18,411			18,411		18,411	281.00
2015	17,010			17,010		17,010	259.40
2014	12,914			12,914		12,914	199.40
2013	11,319			11,319		11,319	175.44



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 1/5/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011590215

Map #: 3253-07-1-61191-000-0002

LECHNER/BRADLEY T & MELANIE A

Situs : 20311 S 192ND PLZ
 Legal : LOT 2 LITTLE PRAIRIE (3.28 AC)

2510 JANE LN
 LINCOLN NE 68512

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width : 142877

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.28

Unit Value : 23,947.56

Adjustments : 0.8

Lot Value : 62,838

Physical Information

Type : N/A

Quality : N/A

Condition : N/A

Arch Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Fixt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$62,838

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

Final Estimate

Improvement Value \$0

Land Value \$62,838

FINAL ESTIMATE OF VALUE \$62,838

Value per Square Foot

Current Total Assessed Value for Parcel # 011590215 **E 123:94** \$62,838

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011590215

Map #: 3253-07-1-61191-000-0002

LECHNER/BRADLEY T & MELANIE A

Situs : 20311 S 192ND PLZ

2510 JANE LN
 LINCOLN NE 68512

Legal : LOT 2 LITTLE PRAIRIE (3.28 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	5% Total	Physical	Functional	5% Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$62,838
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$62,838
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:17

Parcel Information		Ownership Information	
Parcel Number :011590216	Map Number :3253-07-1-61191-000-0003	Current Owner :CHRISTOPHER JASON HULL & AMY BETH	Address :20227 S 192ND PLZ
Situs :20227 S 192ND PLZ	Legal :LOT 3 LITTLE PRAIRIE (3.35 AC)	City ST. ZIP :SPRINGFIELD NE 68059-7225	Cadastral # :010-001-002

Current Valuation	Assessment Data	Property Classification
Land Value :79,710	District/TIF Fund :46016	Status :01 - Improved
Impr. Value :307,587	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :387,297	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :387,297	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
02/08/2017	2017-03212	JOHN F LARKIN II	CHRISTOPHER JASON HULL	60,000	60,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
135	2011	LARKIN II/JOHN F	APPEAL REJECTED	39765C	03/06/2017	SFR	258,125
1128	2009	LARKIN II/JOHN F	BOARD VALUE				
	2009	LARKIN II/JOHN F	BOARD VALUE				
253	2008	LARKIN II/JOHN F	APPEAL REJECTED				
244	2007	LARKIN II/JOHN F	APPEAL REJECTED				

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		79,710	307,587	0	387,297	387,297
2017	CTL	4000		13,367	0	0	13,367	13,367
2017	BOE	4000		13,367	0	0	13,367	13,367
2017	ABSTRACT	4000		16,541	0	0	16,541	16,541
2016	CTL	4000		18,960	0	0	18,960	18,960

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	13,367			13,367		13,367	197.96
2016	18,960			18,960		18,960	289.40
2015	17,597			17,597		17,597	268.34
2014	13,373			13,373		13,373	206.50
2013	11,727			11,727		11,727	181.74



SARPY COUNTY ASSESSOR'S OFFICE

Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: MB Inspection Date: 12/13/2017

Roll Year: 2018

Parcel ID #: 011590216

Map #: 3253-07-1-61191-000-0003

HULL/CHRISTOPHER JASON
& AMY BETH
20227 S 192ND PLZ
SPRINGFIELD NE 68059-7225

Situs : 20227 S 192ND PLZ
Legal : LOT 3 LITTLE PRAIRIE (3.35 AC)

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width : 145926

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.35

Unit Value : 23,794.03

Adjustments :

Lot Value : 79,710

Physical Information

Type : 1 - Single Family

Quality : 40 - Good

Condition : 30 - Average

Arch Type : RANCH

Style : One Story 100%

Exterior Wall : 90% SIDING 10% MASONRY-VENEER

Floor Area : 2,055

Basement Area : 2,055

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3

Baths : 2

Heat Type : 100% WARM & COOLED AIR

Roof Type : COMP SHINGLES

Plumbing Fixt : 11

Year Built/Age : 2017 / 1

Effective Age : 1

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$387,297

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

Final Estimate

Improvement Value \$307,587

Land Value \$79,710

FINAL ESTIMATE OF VALUE \$387,297

Value per Square Foot \$149.68

Current Total Assessed Value for Parcel # 011590216 **E 123:97** \$387,297

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011590216

Map #: 3253-07-1-61191-000-0003

HULL/CHRISTOPHER JASON
 & AMY BETH
 20227 S 192ND PLZ
 SPRINGFIELD NE 68059-7225

Situs : 20227 S 192ND PLZ
 Legal : LOT 3 LITTLE PRAIRIE (3.35 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

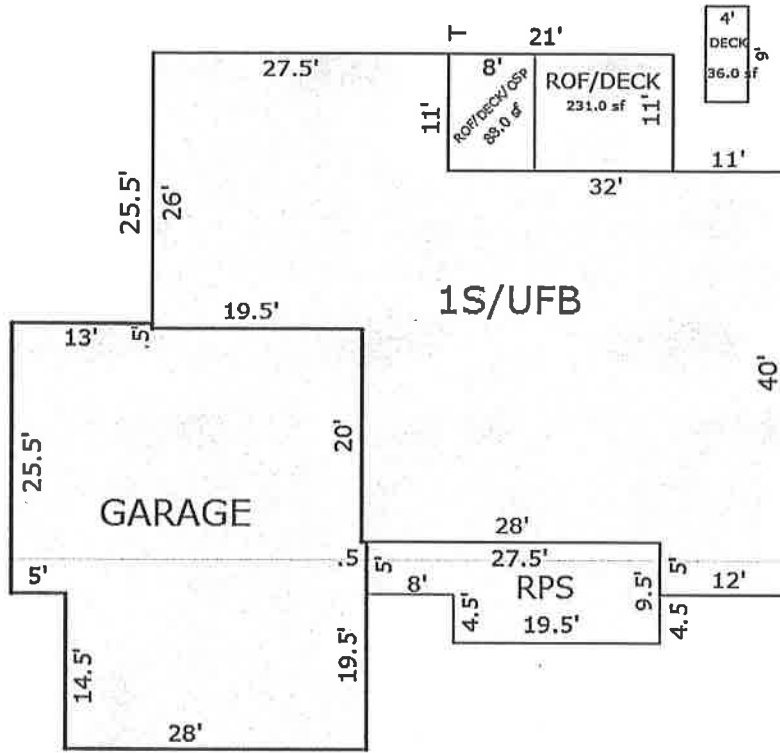
Cost factor : 0.92

<u>Description</u>		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		2,055	x 99.78	= 205,048
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING		2,055	(1.53)	(3,144)
SUBFLOOR				
HEATING & COOLING		2,055	2.44	5,014
PLUMBING Base is: 12 (Under Base)		1	2,084.58	(0.93)
BASEMENT COST		2,055	18.37	37,750
PARTITION FINISH		0	0	0
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST		2,055	x 118.13	= 242,757
<u>IMPROVEMENTS</u>		<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE				
UT-WELL/SEPTIC/EL~E		1	22,400.00	22,400
BSMT OUTSIDE~ENTRY		1	2,032.73	2,035
FIREPLACE,SGL 1/S		1	3,329.28	3,330
ATT GAR >1000		1228	25.86	31,755
PORCH,OPEN SLAB		88	8.28	730
PORCH,ROOF,STEPS		225	30.26	6,810
DECK,WOOD		231	23.19	5,355
DECK,WOOD		36	45.88	1,650
ROOF ONLY		231	18.42	4,255
DRIVEWAY,3 CAR		1	4,000.00	4,000
TOTAL REPLACEMENT COST NEW		2,055	x 158.19	= 325,077

Depreciation : 5% Total 0% Physical Functional 5% Economic
 Less Depreciation/Plus Appreciation : (17,490)

Improvement Value	\$307,587
Land Value	\$79,710
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$387,297
Value per Square Foot	\$149.68

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



Residential Record Card
SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
 Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:58

Parcel Information		Ownership Information	
Parcel Number :011589314	Map Number :2971-30-0-00000-000-0016	Current Owner :RUSSELL & AMANDA MATSON	Address :5040 S 81ST ST
Situs :4974 LA PLATTE RD	Legal :IRREG SOUTHWESTERLY 10.94 AC TAX LOT 16 30-13-13 (10.94 AC)	City ST. ZIP :RALSTON NE 68127	Cadastral # :0009-0039

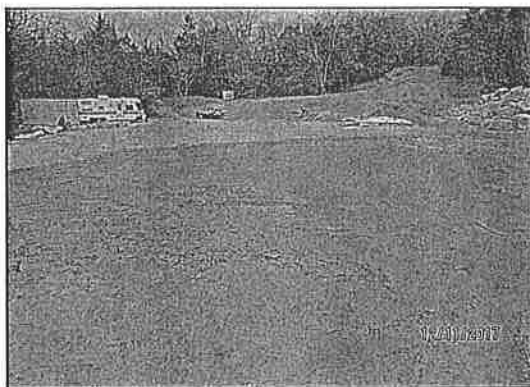
Current Valuation	Assessment Data	Property Classification
Land Value :162,342	District/TIF Fund :46013	Status :01 - Improved
Impr. Value :2,652	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :164,994	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :164,994	Greenbelt Date :	Lot Size :07 - 10.00-19.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
05/31/2017	2017-12437	ERIK & ROCHELLE VALIVAARA	RUSSELL & AMANDA MATSON	175,000	175,000
12/02/2016	2016-31349	KENNETH D & JULIE A SCHRAM	ERIK & ROCHELLE VALIVAARA	420,000	420,000
06/27/2006	2006-22101	GERARD P & MARCELLA M WEMHOFF	KENNETH D & JULIE A SCHRAM	277,500	277,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				5934B	11/01/2017	SFR	479,850

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		162,342	2,652	0	164,994	164,994
2017	CTL	1000		145,520	2,667	0	148,187	148,187
2017	BOE	1000		145,520	2,667	0	148,187	148,187
2017	ABSTRACT	1000		275,176	2,667	0	277,843	277,843
2016	CTL	4000		36,896	2,395	0	39,291	39,291

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	145,520	2,667		148,187		148,187	2,312.12
2016	36,896	2,395		39,291		39,291	623.62
2015	20,423	2,295		22,718		22,718	361.82
2014	18,492			18,492		18,492	296.28
2013	15,209			15,209		15,209	245.46



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 8/19/2014

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011589314

Map #: 2971-30-0-00000-000-0016

MATSON/RUSSELL &
 AMANDA

Situs 04974 LA PLATTE RD
 :

Legal IRREG SOUTHWESTERLY 10.94 AC TAX LOT 16 30-13-13 (10.94
 : AC)

5040 S 81ST ST
 RALSTON NE 68127

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 476735

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 10.94

Unit Value : 14,839.31

Adjustments :

Lot Value : 162,342

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Physical Information

Type : N/A

Quality : N/A

Condition : N/A

Arch Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Flxt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$164,994
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$2,652
Land Value	\$162,342
FINAL ESTIMATE OF VALUE	\$164,994
Value per Square Foot	

Current Total Assessed Value for Parcel # 011589314 **E 123:101** \$164,994

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011589314

Map #: 2971-30-0-00000-000-0016

MATSON/RUSSELL & AMANDA

Situs : 4974 LA PLATTE RD

5040 S 81ST ST
 RALSTON NE 68127

Legal : IRREG SOUTHWESTERLY 10.94 AC TAX LOT 16 30-13-13 (10.94 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			
DECK, WOOD	103	25.23	2,600

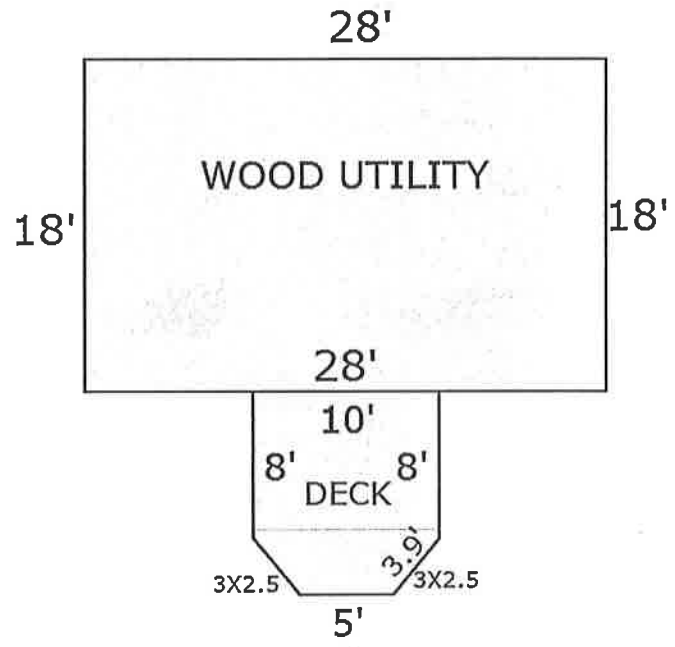
TOTAL REPLACEMENT COST NEW x = 2,600

Depreciation : -2% Total Physical Functional -2% Economic

Less Depreciation/Plus Appreciation : 52

Improvement Value	\$2,652
Land Value	\$162,342
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$164,994
Value per Square Foot	

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch

E 123:103



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:17

Parcel Information		Ownership Information	
Parcel Number :011597358	Map Number :2973-27-2-61486-000-0002	Current Owner :JAMES L NADRCHAL	Address :16533 S 96TH ST
Situs :16533 S 96TH ST	Legal :LOT 2 OLIVO ESTATES REPLAT 1 (2.99 A C)	City ST. ZIP :PAPILLION NE 68046	Cadastral # :000-000-001

Current Valuation		Assessment Data		Property Classification	
Land Value :2,470	Impr. Value :	District/TIF Fund :46008	School Base :77-0046 SPRINGFIELD	Status :02 - Unimproved	Use :05 - Agricultural
OutBuildings :	Total Value :2,470	Affiliated Code :	Neighborhood :FRM	Zoning :05 - Agricultural	Location :03 - Rural
Exemptions :	Taxable Value :2,470	Greenbelt Area :YES	Greenbelt Date :09/15/2015	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
11/17/2015	2015-28472	DUSTIN J STURGEON	JAMES L NADRCHAL	98,200	98,200

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
2018	ABSTRACT	4000		2,470	0	0	2,470	2,470
2017	CTL	4000		2,298	0	0	2,298	2,298
2017	BOE	4000		2,298	0	0	2,298	2,298
2017	ABSTRACT	4000		2,298	0	0	2,298	2,298
2016	CTL	4000		1,912	0	0	1,912	1,912

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	2,298			2,298		2,298	35.48
2016	1,912			1,912		1,912	30.34
2015	1,671			1,671		1,671	26.60



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date:

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011597358

Map #: 2973-27-2-61486-000-0002

NADRCHAL/JAMES L
 16533 S 96TH ST
 PAPHILLION NE 68046

Situs : 16533 S 96TH ST
 Legal : LOT 2 OLIVO ESTATES REPLAT 1 (2.99 AC)

Physical Information

Type: N/A
 Quality: N/A
 Condition: N/A
 Arch Type:
 Style:
 Exterior Wall:
 Floor Area:
 Basement Area:
 Sub Floor:
 Bedrooms:
 Baths:
 Heat Type:
 Roof Type:
 Plumbing Fixt:

Year Built/Age:
 Effective Age:
 Remodel Date:
 Remodel Type:

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$2,470
Total Value	\$2,470

Current Total Assessed Value for Parcel # 011597358 **E 123:105** \$2,470

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011597358

Map #: 2973-27-2-61486-000-0002

NADRCHAL/JAMES L

Situs : 16533 S 96TH ST

16533 S 96TH ST
 PAPILLION NE 68046

Legal : LOT 2 OLIVO ESTATES REPLAT 1 (2.99 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	0	0.00	0
	x	=	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	0	0	0
	x	=	=
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$2,470
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$2,470
Value per Acre				\$830

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE
AGLAND Inventory Report

Date of Print: 8/6/2018 at 13:17

Roll Year: 2018

Parcel # : 011597358
 Current Owner : NADRCHAL/JAMES L

Map # : 2973-27-2-61486-000-0002
 Tax District : 46008
 Neighborhood : FRM
 Greenbelt Area/Date YES 09/15/2015

16533 S 96TH ST

PAPILLION NE 68046

Legal Description : LOT 2 OLIVO ESTATES REPLAT 1 (2.99 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8100	MONONA-PHOHOCCO-IDA SILT LOA	GRT2	4GT2	Market	R093	0.17	720	1,581	122
8143	PHOCCO-MONONA SILT LOAMS 11	GRT2	4GT2	Market	R093	0.82	720	7,626	590
8100	MONONA-PHOHOCCO-IDA SILT LOA	GRT2	4GT2	Market	P407	1.00	720	40,700	720
8100	MONONA-PHOHOCCO-IDA SILT LOA	GRT2	4GT2	Market	S166	0.98	720	16,268	706
GRT2 Use Totals :						<u>2.97</u>		<u>66,175</u>	<u>2,138</u>
S166	SITE	SITE	S166	No		0.02	16,600	332	332
SITE Use Totals :						<u>0.02</u>		<u>332</u>	<u>332</u>
Parcel Totals :						<u>2.99</u>		<u>66,507</u>	<u>2,470</u>

E 123:107



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:59

Parcel Information		Ownership Information	
Parcel Number :011581403		Current Owner :DAVID MACFARLANE	
Map Number :2973-06-1-61024-000-0001			
Situs :12240 S 124TH AVE		Address :6693 GILES RD #401	
Legal :LOT 1 MOORE'S 2ND ADDITION (5.057 A C)		City ST. ZIP :PAPILLION NE 68133	
		Cadastral # :010-028-0000	

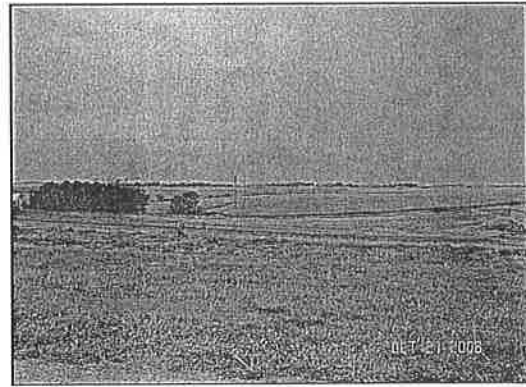
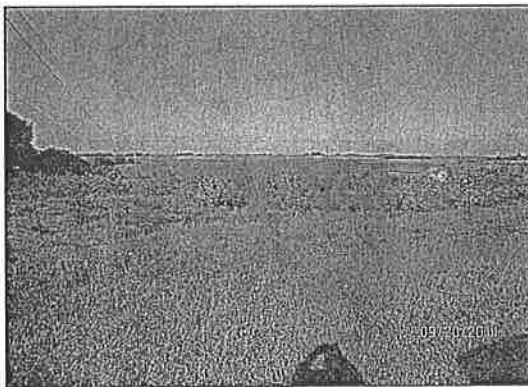
Current Valuation		Assessment Data		Property Classification	
Land Value :107,630		District/TIF Fund :46008		Status :02 - Unimproved	
Impr. Value :		School Base :77-0046 SPRINGFIELD		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :107,630		Neighborhood :AACR		Location :02 - Suburban	
Exemptions :		Greenbelt Area :		City Size :00 - N/A	
Taxable Value :107,630		Greenbelt Date :		Lot Size :06 - 5.00-9.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
03/21/2017	2017-06252	BRADLEY A & LISA M KUSTKA	DAVID MACFARLANE	180,000	180,000
08/05/2004	2004-30942	PATRICK M & NANCY K MOORE	BRADLEY A & LISA M KUSTKA	75,000	75,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2010	KUSTKA/BRADLEY A & LISA M	BOARD VALUE	105P	02/01/2018	SFR	562,841
				TE29414C	09/26/2007	POLE BARN- PERMIT EXPIRED	54,000

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		107,630	0	0	107,630	107,630
2017	CTL	1000		100,764	0	0	100,764	100,764
2017	BOE	1000		100,764	0	0	100,764	100,764
2017	ABSTRACT	1000		100,764	0	0	100,764	100,764
2016	CTL	4000		10,719	0	0	10,719	10,719

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	100,764			100,764		100,764	1,572.20
2016	10,719			10,719		10,719	170.14
2015	9,526			9,526		9,526	151.72
2014	8,321			8,321		8,321	133.30
2013	7,316			7,316		7,316	118.08



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 9/20/2011

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011581403 Map #: 2973-06-1-61024-000-0001

MACFARLANE/DAVID Situs : 12240 S 124TH AVE
Legal : LOT 1 MOORE'S 2ND ADDITION (5.057 AC)
 6693 GILES RD #401
 PAPPILLION NE 68133

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES		Value Method : AC
Lot Width : 220283		# of Units : 5.057
Lot Depth : 1		Unit Value : 21,283.39
Topography :	<u>Amenities</u>	Adjustments :
Street Access :	DIFFERENTIAL : UNITS :	Lot Value : 107,630
Utilities :	VACANT LOT : FACTOR :	

Physical Information

Type : N/A	Year Built/Age :
Quality : N/A	Effective Age :
Condition : N/A	Remodel Date :
Arch Type :	Remodel Type :
Style :	
Exterior Wall :	
Floor Area :	
Basement Area :	
Sub Floor :	
Bedrooms :	
Baths :	
Heat Type :	
Roof Type :	
Plumbing Fixt :	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$107,630
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$107,630
FINAL ESTIMATE OF VALUE	\$107,630
Value per Square Foot	

Current Total Assessed Value for Parcel # 011581403 **E 123:109** \$107,630

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011581403

Map #: 2973-06-1-61024-000-0001

MACFARLANE/DAVID

Situs : 12240 S 124TH AVE

6693 GILES RD #401
 PAPIILLION NE 68133

Legal : LOT 1 MOORE'S 2ND ADDITION (5.057 AC)

Appraisal Zone : 2018

COST APPROACH - Values by Marshall & Swift
 Manual Date : 06/17

Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW

x = 0

Depreciation :	5% Total	Physical	Functional	5% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$107,630
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$107,630
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:28

Parcel Information		Ownership Information	
Parcel Number :011136464		Current Owner :DAN & JENNIFER WILLIAMS	
Map Number :3253-10-4-00000-000-0024			
Situs :19260 RIHA RD		Address :7913 HIDDEN VALLEY DR	
Legal :TAX LOT 12 10-12-11 (11.19 AC)		City ST. ZIP :PAPILLION NE 68046	
		Cadastral # :0010-0007	

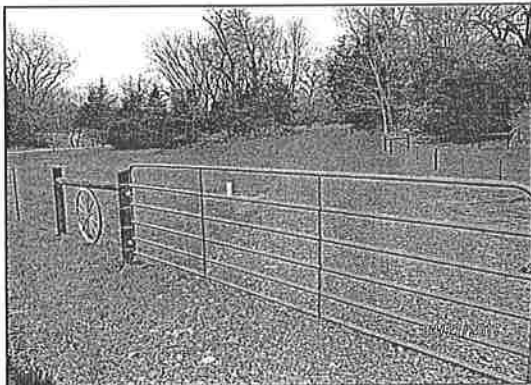
Current Valuation		Assessment Data		Property Classification	
Land Value :164,667		District/TIF Fund :46016		Status :01 - Improved	
Impr. Value :815		School Base :77-0046 SPRINGFIELD		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :165,482		Neighborhood :AACR		Location :03 - Rural	
Exemptions :0		Greenbelt Area :NO		City Size :00 - N/A	
Taxable Value :165,482		Greenbelt Date :09/11/2000		Lot Size :07 - 10.00-19.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
07/10/2018	2018-16397	CHAD C & SHERRY L NOLTE	DAN & JENNIFER WILLIAMS	180,000	180,000
07/20/2016	2016-17514	DSRD PROPERTIES LLC	CHAD C & SHERRY L NOLTE	180,000	180,000
01/27/2016	2016-03238	DSRD PROPERTIES LLC	DSRD PROPERTIES LLC	0	0
01/23/2016	2016-03237	DSRD PROPERTIES LLC	DSRD PROPERTIES LLC	0	0
01/21/2016	2016-03239	DSRD PROPERTIES LLC	DSRD PROPERTIES LLC	0	0

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
2018	ABSTRACT	1000		164,667	815	0	165,482	165,482
2017	CTL	1000		147,344	0	0	147,344	147,344
2017	BOE	1000		147,344	0	0	147,344	147,344
2017	ABSTRACT	1000		147,344	0	0	147,344	147,344
2016	CTL	1000		147,344	0	0	147,344	147,344

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	147,344			147,344		147,344	2,207.18
2016	147,344			147,344		147,344	2,248.98
2015	78,330			78,330		78,330	1,194.46
2014	78,330			78,330		78,330	1,209.48
2013	78,330			78,330		78,330	1,213.96



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 3/27/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011136464 Map #: 3253-10-4-00000-000-0024

WILLIAMS/DAN & JENNIFER Situs : 19260 RIHA RD
Legal : TAX LOT 12 10-12-11 (11.19 AC)
 7913 HIDDEN VALLEY DR
 PAPHILLION NE 68046

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES		Value Method : AC
Lot Width : 487443		# of Units : 11.19
Lot Depth : 1		Unit Value : 14,715.55
Topography :	<u>Amenities</u>	Adjustments :
Street Access :	DIFFERENTIAL : UNITS :	Lot Value : 164,667
Utilities :	VACANT LOT : FACTOR :	

Physical Information

Type : N/A	Year Built/Age :
Quality : N/A	Effective Age :
Condition : N/A	Remodel Date :
Arch Type :	Remodel Type :
Style :	
Exterior Wall :	
Floor Area :	
Basement Area :	
Sub Floor :	
Bedrooms :	
Baths :	
Heat Type :	
Roof Type :	
Plumbing Fixt :	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$165,482
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$164,667
FINAL ESTIMATE OF VALUE	\$165,482
Value per Square Foot	

Current Total Assessed Value for Parcel # 011136464 **E 123:112** \$165,482

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011136464

Map #: 3253-10-4-00000-000-0024

WILLIAMS/DAN & JENNIFER

Situs : 19260 RIHA RD

7913 HIDDEN VALLEY DR
 PAPHILLION NE 68046

Legal : TAX LOT 12 10-12-11 (11.19 AC)

COST APPROACH - Values by Marshall & Swift

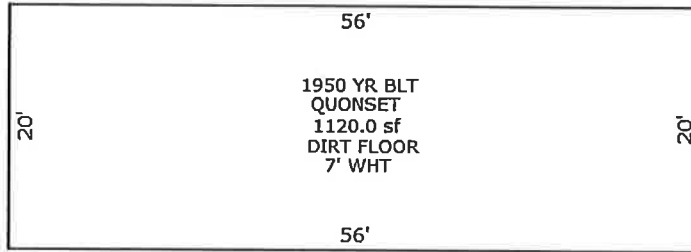
Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>	
		x	0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>	<u>Total Cost</u>
BASIC STRUCTURE COST				
ROOFING				
SUBFLOOR				
HEATING & COOLING				
PLUMBING Base is:				
BASEMENT COST				
PARTITION FINISH	0		0	0
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST		x	=	0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE				
BLDG, QUIONST~IMPLMNT	1120	18.51	95%	1,035 *
NO CON FLOOR ADJ	1120	-3.93	95%	-220 *

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	5%Total	Physical	Functional	5%Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$164,667
Lump Sums					\$815 *
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$165,482
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Aron Sketch

E 123:114



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:47

Parcel Information		Ownership Information	
Parcel Number :011593498	Map Number :2971-28-2-61405-000-0001	Current Owner :BEVERLY J & DENNIS M HILL	Address :16401 S 36TH ST
Situs :16401 S 36TH ST	Legal :LOT 1 ROBB'S HILLTOP ACRES 2 (3.71 A C)	City ST. ZIP :BELLEVUE NE 68123	Cadastral # :000-000-0000

Current Valuation	Assessment Data	Property Classification
Land Value :132,813	District/TIF Fund :46008	Status :01 - Improved
Impr. Value :607,223	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :740,036	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :740,036	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
11/30/2017	2017-28969	BELT CONSTRUCTION CO INC	BEVERLY J & DENNIS M HILL	758,475	758,475
07/07/2017	2017-16068	BEVERLY J & DENNIS M HILL	BELT CONSTRUCTION CO INC	80,563	80,563
04/07/2017	2017-07741	CHASE RYAN WOODLE	BEVERLY J & DENNIS M HILL	161,000	161,000
11/30/2015	2015-29341	STEVEN P & CASS E ROBB	CHASE RYAN WOODLE	140,750	140,750

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				5316B	10/11/2017	INGROUND POOL 12X26	35,000
				3070B	07/11/2017	SFR	477,443

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		132,813	607,223	0	740,036	740,036
2017	CTL	1000		120,845	0	0	120,845	120,845
2017	BOE	1000		120,845	0	0	120,845	120,845
2017	ABSTRACT	1000		80,563	0	0	80,563	80,563
2016	CTL	4000		2,428	0	0	2,428	2,428

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	120,845			120,845		120,845	1,885.52
2016	2,428			2,428		2,428	38.54
2015	2,141			2,141		2,141	34.10
2014	2,020			2,020		2,020	32.36
2013	1,666			1,666		1,666	26.88



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 10/24/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011593498

Map #: 2971-28-2-61405-000-0001

HILL/BEVERLY J & DENNIS M

Situs : 16401 S 36TH ST

Legal : LOT 1 ROBB'S HILLTOP ACRES 2 (3.71 AC)

16401 S 36TH ST
 BELLEVUE NE 68123

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 161594

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.71

Unit Value : 23,095.96

Adjustments : 1.55

Lot Value : 132,813

Physical Information

Type : 1 - Single Family

Quality : 55 - Very Good +

Condition : 30 - Average

Arch Type : RANCH

Style : One Story 100%

Exterior Wall : 85% SIDING 15% MASONRY-VENEER

Floor Area : 2,689

Basement Area : 2,282

Sub Floor : CONCRETE SLAB

Bedrooms : 1

Baths : 1.5

Heat Type : 100% WARM & COOLED AIR

Roof Type : COMP SHINGLES

Plumbing Fixt : 12

Year Built/Age : 2017 / 1

Effective Age : 1

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$740,036
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$607,223
Land Value	\$132,813
FINAL ESTIMATE OF VALUE	\$740,036
Value per Square Foot	\$225.82

Current Total Assessed Value for Parcel # 011593498 **E 123:116** \$740,036

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011593498

Map #: 2971-28-2-61405-000-0001

HILL/BEVERLY J & DENNIS M

Situs : 16401 S 36TH ST

16401 S 36TH ST
 BELLEVUE NE 68123

Legal : LOT 1 ROBB'S HILLTOP ACRES 2 (3.71 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

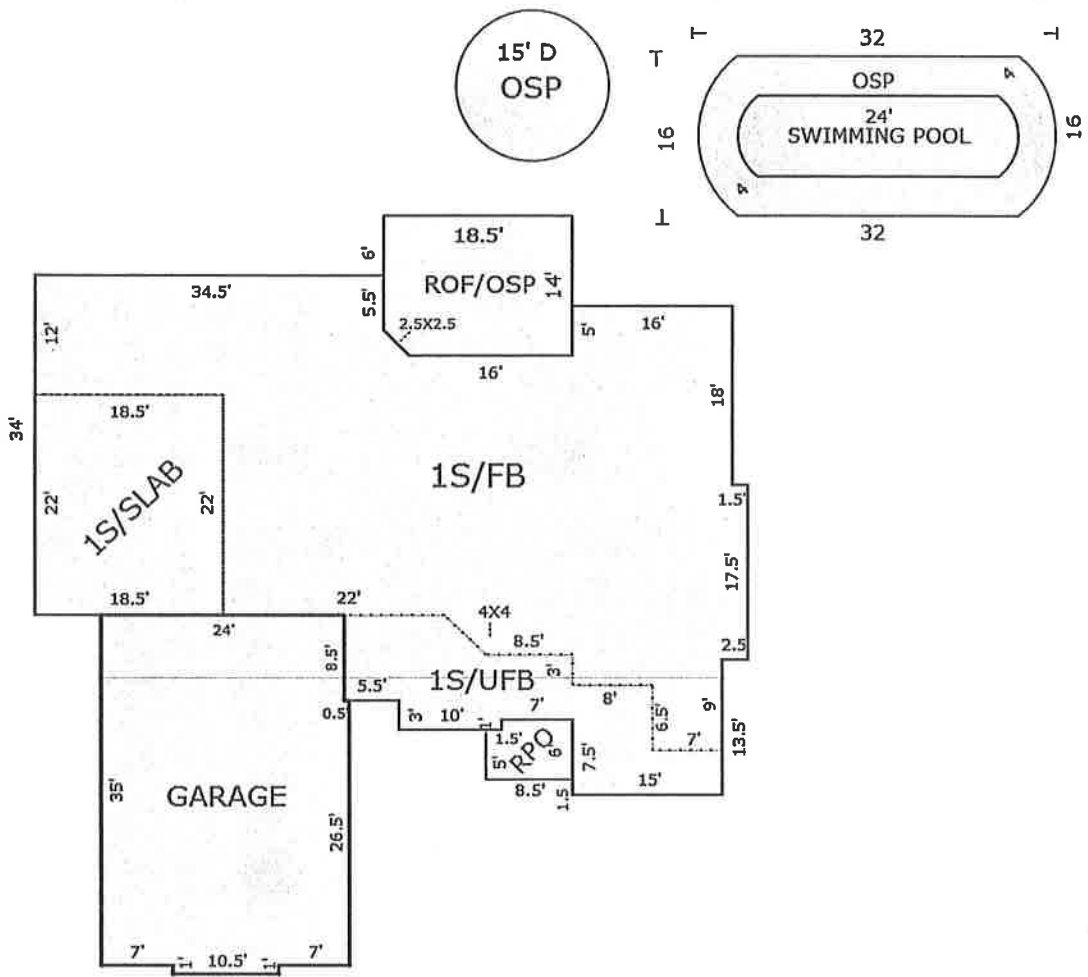
Cost factor : 0.92

Description	Square Feet	Base SF Cost	Total Cost
BASIC STRUCTURE COST	2,689	x 143.34	= 385,441
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING	2,689	(1.95)	(1.95) (5,244)
SUBFLOOR			
HEATING & COOLING	2,689	2.58	2.58 6,938
PLUMBING Base is: 15 (Under Base)	3	2,690.33	(2.76) (7,422)
BASEMENT COST	2,282	17.95	15.23 40,960
PARTITION FINISH	1,969	44.34	32.47 87,305
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	2,689	x	188.20 = 506,070
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
ATTACHED GARAGE	864	35.39	-0.02 30,573
BSMT OUTSIDE~ENTRY	1	2,885.69	2,885
FIREPLACE,SGL 1/S	1	4,726.27	4,725
PORCH,OPEN SLAB	256	11.09	2,840
PORCH,ROOFED	50	41.17	2,060
ROOF ONLY	256	25.72	6,585
PORCH,OPEN SLAB	499	10.74	5,360
SWIM~POOL, CONCRETE	214	64.98	50% 6,955 *
DRIVEWAY,3 CAR	1	4,000.00	4,000
DRIVEWAY PK PAD	1	1,000.00	1,000
UT~WELL/SEPTIC/EL~E	1	22,400.00	22,400
TOTAL REPLACEMENT COST NEW	2,689	x	218.85 = 588,498

Depreciation : -2%Total Physical Functional -2%Economic
 Less Depreciation/Plus Appreciation : 11,770

Improvement Value	\$600,268
Land Value	\$132,813
Lump Sums	\$6,955 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$740,036
Value per Square Foot	\$225.82

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:49

Parcel Information		Ownership Information	
Parcel Number :011593499	Map Number :2971-28-2-61405-000-0002	Current Owner :BRIAN M & BERNADETTE T MILLER	Address :16415 S 36TH ST
Situs :16415 S 36TH ST	Legal :LOT 2 ROBB'S HILLTOP ACRES 2 (4.61 A C)	City ST. ZIP :BELLEVUE NE 68123	Cadastral # :000-000-001

Current Valuation	Assessment Data	Property Classification
Land Value :155,970	District/TIF Fund :46008	Status :01 - Improved
Impr. Value :475,863	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :631,833	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :631,833	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
12/15/2017	2017-30372	EPIC CUSTOM HOMES INC	BRIAN M & BERNADETTE T MILLER	677,625	677,625
04/05/2017	2017-07894	BRIAN M & BERNADETTE T MILLER	EPIC CUSTOM HOMES INC	72,200	72,200
07/20/2015	2015-17658	STEVEN P & CASS E ROBB	BRIAN M & BERNADETTE T MILLER	146,500	146,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				619B	03/03/2017	SFR	540,771
				3258B	09/16/2016	SFR	528,183

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		155,970	475,863	0	631,833	631,833
2017	CTL	1000		141,270	0	0	141,270	141,270
2017	BOE	1000		141,270	0	0	141,270	141,270
2017	ABSTRACT	1000		94,180	0	0	94,180	94,180
2016	CTL	4000		2,980	0	0	2,980	2,980

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	141,270			141,270		141,270	2,204.22
2016	2,980			2,980		2,980	47.30
2015	2,694			2,694		2,694	42.90
2014	2,542			2,542		2,542	40.72
2013	2,098			2,098		2,098	33.86



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 10/24/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011593499

Map #: 2971-28-2-61405-000-0002

MILLER/BRIAN M & BERNADETTE T

Situs : 16415 S 36TH ST

Legal : LOT 2 ROBB'S HILLTOP ACRES 2 (4.61 AC)

16415 S 36TH ST
 BELLEVUE NE 68123

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 200680

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 4.61

Unit Value : 21,827.77

Adjustments : 1.55

Lot Value : 155,970

Physical Information

Type : 1 - Single Family

Quality : 45 - Good +

Condition : 30 - Average

Arch Type : RANCH

Style : One Story 100%

Exterior Wall : 95% SIDING 5% MASONRY-VENEER

Floor Area : 2,277

Basement Area : 2,249

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3

Baths : 2

Heat Type : 100% WARM & COOLED AIR

Roof Type : COMP SHINGLES

Plumbing Fixt : 14

Year Built/Age : 2017 / 1

Effective Age : 1

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$631,833

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

Final Estimate

Improvement Value \$475,863

Land Value \$155,970

FINAL ESTIMATE OF VALUE \$631,833

Value per Square Foot \$208.99

Current Total Assessed Value for Parcel # 011593499 **E 123:120** \$631,833

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011593499

Map #: 2971-28-2-61405-000-0002

MILLER/BRIAN M & BERNADETTE T

Situs : 16415 S 36TH ST

16415 S 36TH ST
 BELLEVUE NE 68123

Legal : LOT 2 ROBB'S HILLTOP ACRES 2 (4.61 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description

BASIC STRUCTURE COST

<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
2,277	x 107.66	= 245,142

ADJUSTMENTS

<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
2,277	(1.53)	(1.53)	(3,484)

ROOFING

SUBFLOOR

HEATING & COOLING

PLUMBING Base is: 12 (Over Base)

BASEMENT COST

PARTITION FINISH

RECREATIONAL FINISH

MINIMUM FINISH

2,277	2.44	2.44	5,556
2	2,084.58	1.68	3,825
2,249	17.94	17.72	40,346
1,923	34.02	28.73	65,420

ADJUSTED STRUCTURE COST

2,277	x	156.70	= 356,806
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IMPROVEMENTS

<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
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NO GARAGE

BSMT OUTSIDE~ENTRY

ATT GAR >1000

FIREPLACE, SGL 1/S

PORCH, OPEN SLAB

PORCH, ROOF, STEPS

DECK, WOOD

BSMT BAR~CABINERY

DRIVEWAY, 3 CAR

DRIVEWAY PK PAD

UT~WELL/SEPTIC/EL~E

1	2,209.95		2,210
1918	26.81		51,420
1	3,619.53		3,620
1508	8.22		12,395
153	35.37		5,410
224	25.38		5,685
1	3,459.04		3,460
1	4,000.00		4,000
1	1,000.00		1,000
1	22,400.00		22,400

TOTAL REPLACEMENT COST NEW

2,277	x	205.71	= 468,406
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Depreciation :

-2% Total

0% Physical

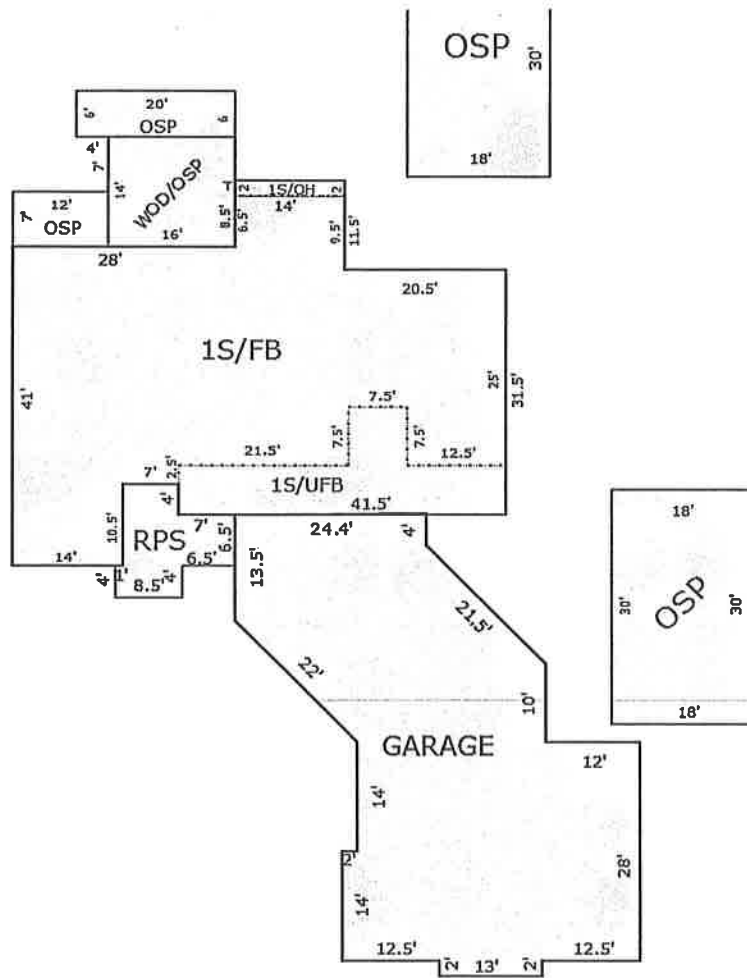
Functional

-2% Economic

Less Depreciation/Plus Appreciation : 7,457

Improvement Value	\$475,863
Land Value	\$155,970
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$631,833
Value per Square Foot	\$208.99

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apen Sketch



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:52

Parcel Information		Ownership Information	
Parcel Number :011593500	Map Number :2971-28-2-61405-000-0003	Current Owner :SHANE M & LISA M JANSEN	Address :3719 SCHUEMANN DR
Situs :16421 S 36TH ST	Legal :LOT 3 ROBB'S HILLTOP ACRES 2 (4.47 A C)	City ST. ZIP :BELLEVUE NE 68123	Cadastral # :000-000-002

Current Valuation	Assessment Data	Property Classification
Land Value :152,368	District/TIF Fund :46008	Status :01 - Improved
Impr. Value :87,882	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :240,250	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :240,250	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/19/2015	2015-14827	STEVEN P & CASS E ROBB	SHANE M & LISA M JANSEN	147,000	147,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				6264B	11/14/2017	SFR	627,732

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		152,368	87,882	0	240,250	240,250
2017	CTL	1000		138,287	0	0	138,287	138,287
2017	BOE	1000		138,287	0	0	138,287	138,287
2017	ABSTRACT	1000		92,191	0	0	92,191	92,191
2016	CTL	4000		3,443	0	0	3,443	3,443

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	138,287			138,287		138,287	2,157.68
2016	3,443			3,443		3,443	54.66
2015	3,352			3,352		3,352	53.38
2014	3,163			3,163		3,163	50.68
2013	2,642			2,642		2,642	42.64



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB

Inspection Date: 12/11/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011593500

Map #: 2971-28-2-61405-000-0003

JANSEN/SHANE M & LISA M

Situs : 16421 S 36TH ST

Legal : LOT 3 ROBB'S HILLTOP ACRES 2 (4.47 AC)

3719 SCHUEMANN DR
 BELLEVUE NE 68123

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 194575

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 4.47

Unit Value : 21,991.50

Adjustments : 1.55

Lot Value : 152,368

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Physical Information

Type : N/A Year Built/Age :
 Quality : N/A Effective Age :
 Condition : N/A Remodel Date :
 Arch Type : Remodel Type :
 Style :
 Exterior Wall :
 Floor Area :
 Basement Area :
 Sub Floor :
 Bedrooms :
 Baths :
 Heat Type :
 Roof Type :
 Plumbing Fixt :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$240,250
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$152,368
FINAL ESTIMATE OF VALUE	\$240,250
Value per Square Foot	

Current Total Assessed Value for Parcel # 011593500 **E 123:124** \$240,250

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011593500

Map #: 2971-28-2-61405-000-0003

JANSEN/SHANE M & LISA M

Situs : 16421 S 36TH ST

3719 SCHUEMANN DR
 BELLEVUE NE 68123

Legal : LOT 3 ROBB'S HILLTOP ACRES 2 (4.47 AC)

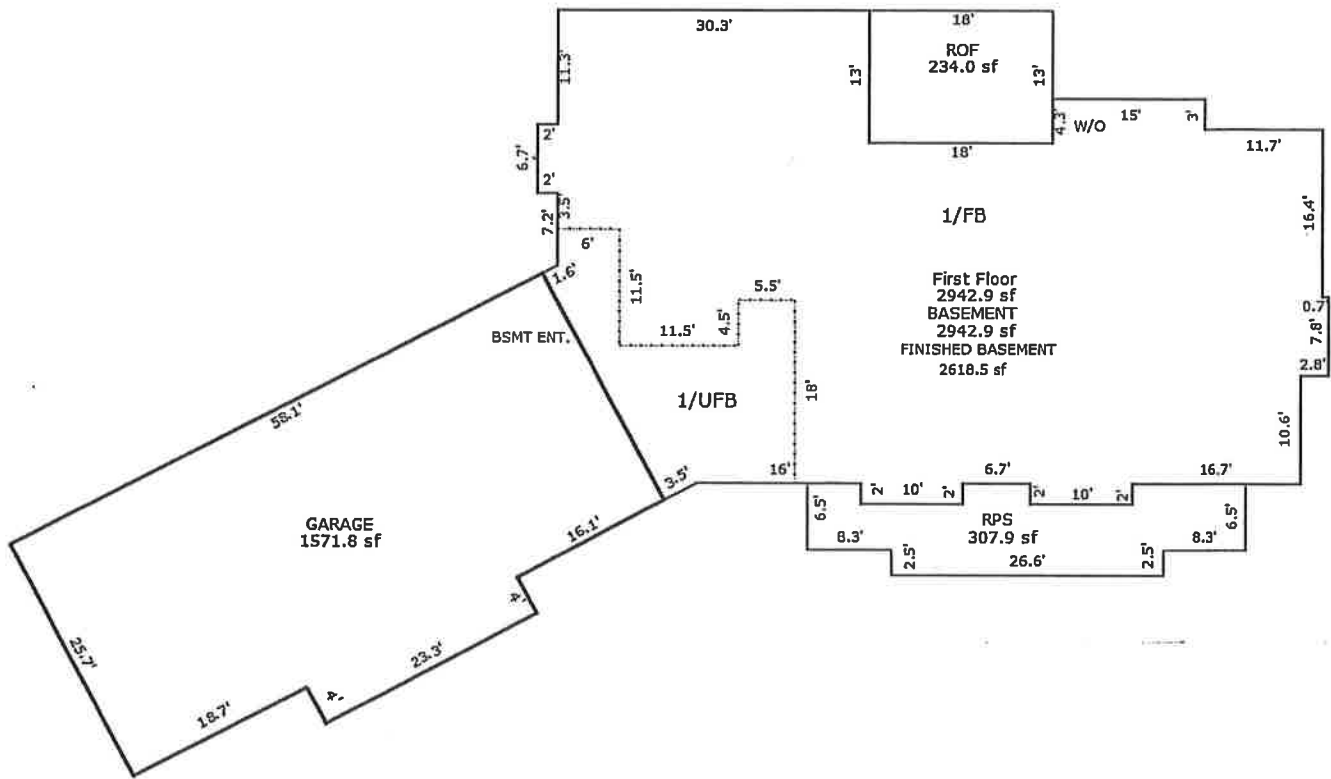
COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic	Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$152,368
Lump Sums					87882 *
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$240,250
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:52

Parcel Information		Ownership Information	
Parcel Number :011593501		Current Owner :GREGORY T & JODI L PUGH	
Map Number :2971-28-2-61405-000-0004			
Situs :16433 S 36TH ST		Address :16433 S 36TH ST	
Legal :LOT 4 ROBB'S HILLTOP ACRES 2 (4.39 A C)		City ST. ZIP :BELLEVUE NE 68123	
		Cadastral # :000-000-003	

Current Valuation		Assessment Data		Property Classification	
Land Value :150,310		District/TIF Fund :46008		Status :01 - Improved	
Impr. Value :435,913		School Base :77-0046 SPRINGFIELD		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :586,223		Neighborhood :BACR		Location :02 - Suburban	
Exemptions :		Greenbelt Area :		City Size :00 - N/A	
Taxable Value :586,223		Greenbelt Date :		Lot Size :05 - 2.00-4.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
05/13/2015	2015-10830	STEVEN P & CASS E ROBB	GREGORY T & JODI L PUGH	146,500	146,500

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ACT 3480B	12/21/2016 10/13/2016	CHECK SITE IN 2019 SFR	437,635

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		150,310	435,913	0	586,223	586,223
2017	CTL	1000		136,221	109,409	0	245,630	245,630
2017	BOE	1000		136,221	109,409	0	245,630	245,630
2017	ABSTRACT	1000		90,814	109,409	0	200,223	200,223
2016	CTL	4000		2,364	0	0	2,364	2,364

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	136,221	109,409		245,630		245,630	3,832.52
2016	2,364			2,364		2,364	37.52
2015	2,092			2,092		2,092	33.32
2014	1,957			1,957		1,957	31.36
2013	1,610			1,610		1,610	25.98



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 10/24/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011593501

Map #: 2971-28-2-61405-000-0004

PUGH/GREGORY T & JODI L
 16433 S 36TH ST
 BELLEVUE NE 68123

Situs : 16433 S 36TH ST
 Legal : LOT 4 ROBB'S HILLTOP ACRES 2 (4.39 AC)

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)		Value Method : AC
Lot Width : 191233		# of Units : 4.39
Lot Depth : 1		Unit Value : 22,089.75
Topography :	<u>Amenities</u>	Adjustments : 1.55
Street Access :	DIFFERENTIAL : UNITS :	Lot Value : 150,310
Utilities :	VACANT LOT : FACTOR :	

Physical Information

Type : 1 - Single Family	Year Built/Age : 2017 / 1
Quality : 50 - Very Good	Effective Age : 1
Condition : 30 - Average	Remodel Date :
Arch Type : RANCH	Remodel Type :
Style : One Story 100%	
Exterior Wall : 90% SIDING 10% MASONRY-VENEER	
Floor Area : 2,138	
Basement Area : 2,070	
Sub Floor : CONCRETE SLAB	
Bedrooms : 2	
Baths : 2	
Heat Type : 100% WARM & COOLED AIR	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 15	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$586,223
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$435,913
Land Value	\$150,310
FINAL ESTIMATE OF VALUE	\$586,223
Value per Square Foot	\$203.89

Current Total Assessed Value for Parcel # 011593501	E 123:128 \$586,223
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SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011593501

Map #: 2971-28-2-61405-000-0004

PUGH/GREGORY T & JODI L

Situs : 16433 S 36TH ST

16433 S 36TH ST
 BELLEVUE NE 68123

Legal : LOT 4 ROBB'S HILLTOP ACRES 2 (4.39 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

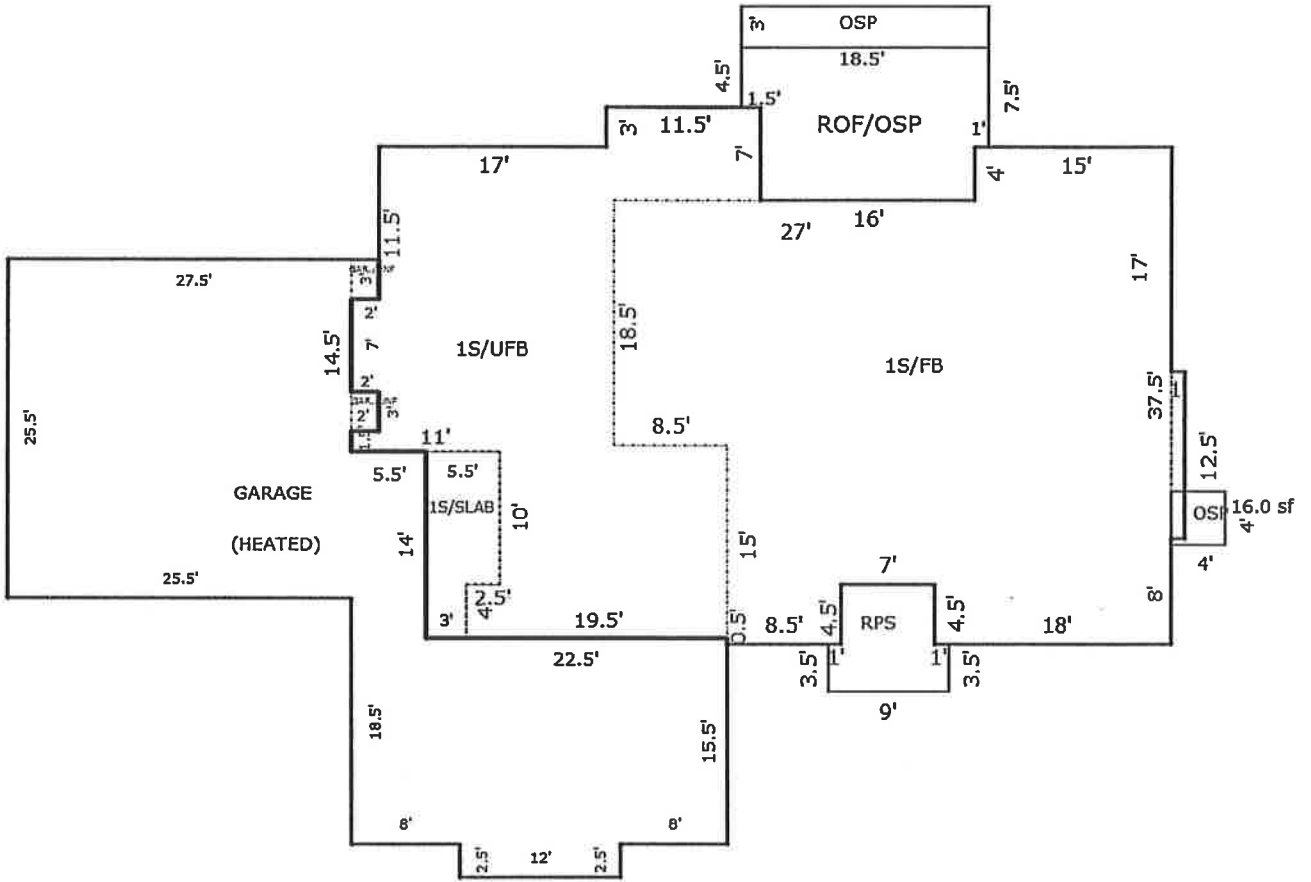
Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	2,138	x 119.90	= 256,346
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	2,138	(1.95)	(4,169)
SUBFLOOR			
HEATING & COOLING	2,138	2.58	5,516
PLUMBING Base is: 15	BASE		
BASEMENT COST	2,070	18.42	38,126
PARTITION FINISH	1,308	37.64	49,233
RECREATIONAL FINISH			
MINIMUM FINISH			
 ADJUSTED STRUCTURE COST	 2,138	 x	 161.24 =
			344,731
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>
BSMT OUTSIDE~ENTRY	1	2,387.17	2,385
ATT GAR >1000	1203	30.42	36,595
FIREPLACE,SGL 1/S	1	3,909.79	3,910
FIREPLACE,SGL 2/S	1	4,847.85	4,850
PORCH,OPEN SLAB	270	9.14	2,470
PORCH,ROOF,STEPS	63	46.77	2,945
ROOF ONLY	198	22.11	4,380
DRIVEWAY,2 CAR	1	2,700.00	2,700
UT-WELL/SEPTIC/EL~E	1	22,400.00	22,400
 TOTAL REPLACEMENT COST NEW	 2,138	 x	 199.89 =
			427,366

Depreciation : -2%Total Physical Functional -2%Economic
 Less Depreciation/Plus Appreciation : 8,547

Improvement Value	\$435,913
Land Value	\$150,310
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$586,223
Value per Square Foot	\$203.89

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apen Sketch



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:55

Parcel Information		Ownership Information	
Parcel Number :011593502	Map Number :2971-28-2-61405-000-0005	Current Owner :ROGER W & TERESA A VIERREGGER	TRUSTEES REVOCABLE TRUST
Situs :3360 LA PLATTE RD	Legal :LOT 5 ROBB'S HILLTOP ACRES 2 (4.02 A C)	Address :3360 LA PLATTE RD	City ST. ZIP :BELLEVUE NE 68123-2303
		Cadastral # :000-000-004	

Current Valuation		Assessment Data		Property Classification	
Land Value :140,790	Impr. Value :463,543	District/TIF Fund :46008	School Base :77-0046 SPRINGFIELD	Status :01 - Improved	Use :01 - Single Family
OutBuildings :	Total Value :604,333	Affiliated Code :	Neighborhood :BACR	Zoning :01 - Single Family	Location :02 - Suburban
Exemptions :	Taxable Value :604,333	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
10/29/2015	2015-26613	STEVEN P & CASS E ROBB	ROGER W & TERESA A VIERREGGER	149,000	149,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				2086B	07/01/2016	SFR	297,964

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		140,790	463,543	0	604,333	604,333
2017	CTL	1000		128,189	148,982	0	277,171	277,171
2017	BOE	1000		128,189	148,982	0	277,171	277,171
2017	ABSTRACT	1000		85,459	148,982	0	234,441	234,441
2016	CTL	4000		1,693	0	0	1,693	1,693

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	128,189	148,982		277,171		277,171	4,324.64
2016	1,693			1,693		1,693	26.86
2015	1,508			1,508		1,508	24.02
2014	1,387			1,387		1,387	22.22
2013	1,141			1,141		1,141	18.40



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 7/7/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011593502

Map #: 2971-28-2-61405-000-0005

VIERREGGER/ROGER W & TERESA A
 TRUSTEES REVOCABLE TRUST
 3360 LA PLATTE RD
 BELLEVUE NE 68123-2303

Situs : 03360 LA PLATTE RD
 Legal : LOT 5 ROBB'S HILLTOP ACRES 2 (4.02 AC)

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)

Lot Width : 174933

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 4.02

Unit Value : 22,595.02

Adjustments : 1.55

Lot Value : 140,790

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Physical Information

Type : 1 - Single Family

Quality : 50 - Very Good

Condition : 30 - Average

Arch Type : RANCH

Style : One Story 100%

Exterior Wall : 90% SIDING 10% MASONRY-VENEER

Floor Area : 2,297

Basement Area : 2,297

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3

Baths : 2

Heat Type : 100% WARM & COOLED AIR

Roof Type : COMP SHINGLES

Plumbing Fixt : 15

Year Built/Age : 2017 / 1

Effective Age : 1

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$604,333
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$463,543
Land Value	\$140,790
FINAL ESTIMATE OF VALUE	\$604,333
Value per Square Foot	\$201.80

Current Total Assessed Value for Parcel # 011593502 **E 123:132** \$604,333

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011593502

Map #: 2971-28-2-61405-000-0005

VIERREGGER/ROGER W & TERESA A
 TRUSTEES REVOCABLE TRUST
 3360 LA PLATTE RD
 BELLEVUE NE 68123-2303

Situs : 3360 LA PLATTE RD

Legal : LOT 5 ROBB'S HILLTOP ACRES 2 (4.02 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

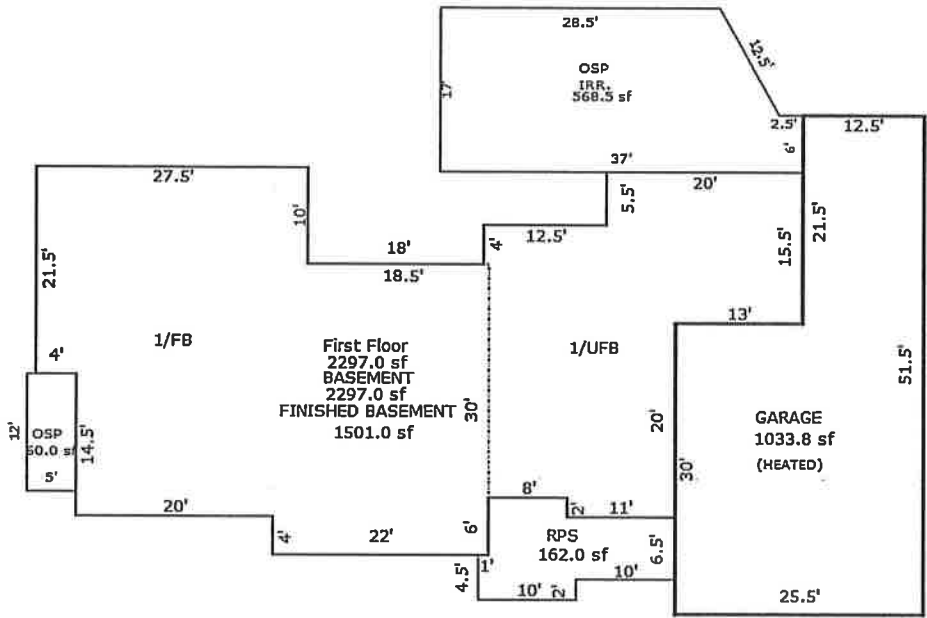
Cost factor : 0.92

Description	Square Feet	Base SF Cost	Total Cost
BASIC STRUCTURE COST	2,297	x 117.88	= 270,770
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING	2,297	(1.95)	(1.95)
SUBFLOOR			(4,479)
HEATING & COOLING	2,297	2.58	2.58
PLUMBING Base is: 15			5,926
BASEMENT COST	2,297	17.92	17.92
PARTITION FINISH	1,501	37.36	24.41
RECREATIONAL FINISH			56,077
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	2,297	x	160.84 = 369,449
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>
BSMT OUTSIDE~ENTRY	1	2,387.17	2,385
UT~WELL/SEPTIC/EL~E	1	22,400.00	22,400
ATT GAR >1000	1034	30.77	31,815
HEAT SUSPENDED~SPACE	1034	1.36	1,405
FIREPLACE,SGL 1/S	1	3,909.79	3,910
FIREPLACE,SGL 2/S	1	4,847.85	4,850
PORCH,OPEN SLAB	60	10.27	615
PORCH,OPEN SLAB	569	8.88	5,055
PORCH,ROOF,STEPS	162	37.88	6,135
BSMT BAR~CABINetry	1	3,736.43	3,735
DRIVEWAY,2 CAR	1	2,700.00	2,700
 TOTAL REPLACEMENT COST NEW	 2,297	 x	 197.85 = 454,454

Depreciation : -2% Total Physical Functional -2% Economic
 Less Depreciation/Plus Appreciation : 9,089

Improvement Value	\$463,543
Land Value	\$140,790
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$604,333
Value per Square Foot	\$201.80

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 11:56

Parcel Information		Ownership Information	
Parcel Number :011593503		Current Owner :JOSEPH H & MARNI E HEYDT	
Map Number :2971-28-2-61405-000-0006			
Situs :16441 S 36TH ST		Address :16441 S 36TH ST	
Legal :LOT 6 ROBB'S HILLTOP ACRES 2 (3.80 A C)		City ST. ZIP :BELLEVUE NE 68123	
		Cadastral # :000-000-005	

Current Valuation	Assessment Data	Property Classification
Land Value :135,129	District/TIF Fund :46008	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :135,129	Neighborhood :BACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :135,129	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
10/24/2016	2016-27692	EDWARD A SAULEY III	JOSEPH H & MARNI E HEYDT	153,500	153,500
10/17/2014	2014-23379	STEVEN P & CASS E ROBB	EDWARD A SAULEY III	148,500	148,500

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
2018	ABSTRACT	1000		135,129	0	0	135,129	135,129
2017	CTL	1000		122,910	0	0	122,910	122,910
2017	BOE	1000		122,910	0	0	122,910	122,910
2017	ABSTRACT	1000		81,940	0	0	81,940	81,940
2016	CTL	4000		2,104	0	0	2,104	2,104

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	122,910			122,910		122,910	1,917.74
2016	2,104			2,104		2,104	33.40
2015	1,884			1,884		1,884	30.00
2014	1,764			1,764		1,764	28.26
2013	1,452			1,452		1,452	23.44



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 1/4/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011593503

Map #: 2971-28-2-61405-000-0006

HEYDT/JOSEPH H & MARNI E
 16441 S 36TH ST
 BELLEVUE NE 68123

Situs : 16441 S 36TH ST
 Legal : LOT 6 ROBB'S HILLTOP ACRES 2 (3.80 AC)

Lot Information

Neighborhood : BACR BELLEVUE ACREAGES (IN ETJ)		
Lot Width : 165641		Value Method : AC
Lot Depth : 1		# of Units : 3.8
Topography :	<u>Amenities</u>	Unit Value : 22,942.11
Street Access :	DIFFERENTIAL : UNITS :	Adjustments : 1.55
Utilities :	VACANT LOT : FACTOR :	Lot Value : 135,129

Physical Information

Type : N/A	Year Built/Age :
Quality : N/A	Effective Age :
Condition : N/A	Remodel Date :
Arch Type :	Remodel Type :
Style :	
Exterior Wall :	
Floor Area :	
Basement Area :	
Sub Floor :	
Bedrooms :	
Baths :	
Heat Type :	
Roof Type :	
Plumbing Fixt :	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$135,129
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$135,129
FINAL ESTIMATE OF VALUE	\$135,129
Value per Square Foot	

Current Total Assessed Value for Parcel # 011593503 **E 123:136** \$135,129

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011593503

Map #: 2971-28-2-61405-000-0006

HEYDT/JOSEPH H & MARNI E

Situs : 16441 S 36TH ST

16441 S 36TH ST
 BELLEVUE NE 68123

Legal : LOT 6 ROBB'S HILLTOP ACRES 2 (3.80 AC)

COST APPROACH - Values by Marshall & Swift
 Manual Date : 06/17

Appraisal Zone : 2018

Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
		x 0.00	=
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			<u>Total Cost</u>
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	-2% Total	Physical	Functional	-2% Economic
Less Depreciation/Plus Appreciation :				
Improvement Value				\$0
Land Value				\$135,129
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$135,129
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Residential Record Card SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:28

Parcel Information	Ownership Information
Parcel Number :011597552	Current Owner :CHAD J & KELLY M JEPSEN
Map Number :2977-15-1-61490-000-0002	
Situs :23205 FAIRVIEW RD	Address :23205 FAIRVIEW RD
Legal :LOT 2 KIRWAN PLACE (5.24 AC)	City ST. ZIP :GRETNA NE 68028-6341
	Cadastral # :000-000-001

Current Valuation	Assessment Data	Property Classification
Land Value :109,332	District/TIF Fund :37010	Status :01 - Improved
Impr. Value :333,975	School Base :77-0037 GRETNA SCHOO	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :443,307	Neighborhood :GACR	Location :02 - Suburban
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :443,307	Greenbelt Date :	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
11/24/2015	2015-29283	KODY & HOLLI KIRWAN	CHAD J & KELLY M JEPSEN	105,000	105,000

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				151306	10/27/2015	SFR	197,740

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		109,332	333,975	0	443,307	443,307
2017	CTL	1000		102,124	322,547	0	424,671	424,671
2017	BOE	1000		102,124	322,547	0	424,671	424,671
2017	ABSTRACT	1000		102,124	322,547	0	424,671	424,671
2016	CTL	1000		102,124	69,209	0	171,333	171,333

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	102,124	322,547		424,671		424,671	7,677.70
2016	102,124	69,209		171,333		171,333	3,079.54
2015	42,210			42,210		42,210	752.18



**SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet**

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 7/28/2016

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011597552 Map #: 2977-15-1-61490-000-0002

JEPSEN/CHAD J & KELLY M Situs : 23205 FAIRVIEW RD
Legal : LOT 2 KIRWAN PLACE (5.24 AC)
 23205 FAIRVIEW RD
 GRETNA NE 68028-6341

Lot Information

Neighborhood : GACR GRETNA AREA RURAL ACREAGES		
Lot Width : 288076		Value Method : AC
Lot Depth : 1		# of Units : 5.24
Topography :	<u>Amenities</u>	Unit Value : 20,864.89
Street Access :	DIFFERENTIAL : UNITS :	Adjustments :
Utilities :	VACANT LOT : FACTOR :	Lot Value : 109,332

Physical Information

Type : 1 - Single Family	Year Built/Age : 2016 / 2
Quality : 40 - Good	Effective Age : 2
Condition : 30 - Average	Remodel Date :
Arch Type : RANCH	Remodel Type :
Style : One Story 100%	
Exterior Wall : 85% SIDING 15% MASONRY-VENEER	
Floor Area : 1,783	
Basement Area : 1,846	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 3	
Baths : 2.5	
Heat Type : 100% WARM & COOLED AIR	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 15	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$443,307
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$333,975
Land Value	\$109,332
FINAL ESTIMATE OF VALUE	\$443,307
Value per Square Foot	\$187.31

Current Total Assessed Value for Parcel # 011597552 **E 123:139** \$443,307

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011597552

Map #: 2977-15-1-61490-000-0002

JEPSEN/CHAD J & KELLY M

Situs : 23205 FAIRVIEW RD

23205 FAIRVIEW RD
 GRETNA NE 68028-6341

Legal : LOT 2 KIRWAN PLACE (5.24 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

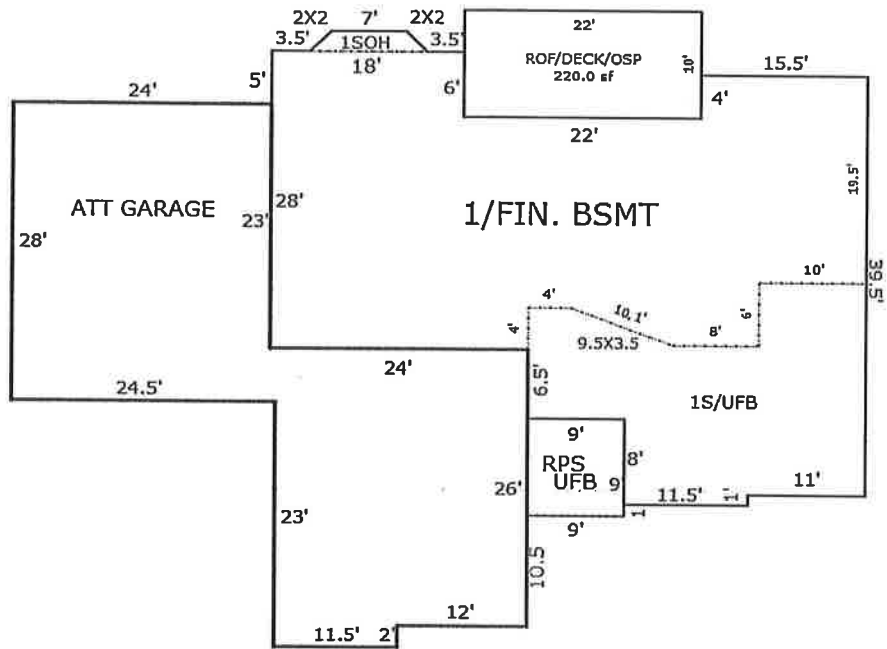
<u>Description</u>		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		1,783	x 103.55	= 184,630
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING		1,783	(1.53)	(1.53)
SUBFLOOR				
HEATING & COOLING		1,783	2.44	2.44
PLUMBING Base is: 12 (Over Base)		3	2,084.58	3.23
BASEMENT COST		1,846	18.82	19.49
PARTITION FINISH		1,285	32.08	23.12
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST		1,783	x	150.30 =
<u>IMPROVEMENTS</u>		<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE				
ATT GAR >1000		1309	25.72	33,665
BSMT OUTSIDE~ENTRY		1	2,032.73	2,035
PORCH, OPEN SLAB		220	7.87	1,730
PORCH, ROOF, STEPS		81	37.10	3,005
DECK, WOOD		220	23.44	5,155
ROOF ONLY		220	18.56	4,085
DRIVEWAY, 3 CAR		1	4,000.00	4,000
UT~WELL/SEPTIC/EL~E		1	22,400.00	22,400

TOTAL REPLACEMENT COST NEW 1,783 x 192.97 = 344,060

Depreciation : 3% Total 1% Physical Functional 2% Economic
 Less Depreciation/Plus Appreciation : (10,085)

Improvement Value	\$333,975
Land Value	\$109,332
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$443,307
Value per Square Foot	\$187.31

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apen Sketch



SARPY COUNTY ASSESSOR'S OFFICE

Residential Record Card

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:11

Parcel Information	Ownership Information
Parcel Number :010421599	Current Owner :BENJAMIN D & JILL M MILLER
Map Number :3253-06-3-00000-000-0003	& MICHAEL J MINARICK & SARAH J
Situs :S 204TH ST	Address :PO BOX 27082
Legal :W 658.52 FT OF E 1645.77 FT S1/2 SW	City ST. ZIP :OMAHA NE 68127
1/4 6-12-11 (20.01 AC)	Cadastral # :0010-0001

Current Valuation	Assessment Data	Property Classification
Land Value :152,586	District/TIF Fund :37008	Status :01 - Improved
Impr. Value :484,883	School Base :77-0037 GRETNA SCHOO	Use :05 - Agricultural
OutBuildings :40,413	Affiliated Code :	Zoning :05 - Agricultural
Total Value :677,882	Neighborhood :FRM	Location :03 - Rural
Exemptions :0	Greenbelt Area :YES	City Size :00 - N/A
Taxable Value :677,882	Greenbelt Date :01/01/1995	Lot Size :09 - 40.01-160.00 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
01/26/2015	2015-02225	KRAJICEK INC	BENJAMIN D & JILL M MILLER	200,200	200,200

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ACT	12/10/2015	2016 HOME AND SITE REVIEW	
				37319C	10/27/2015	SFR	467,465
				37044C	09/01/2015	WATER WELL	6,000
				36952C	08/10/2015	OUTBUILDING 60X36	26,000

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	4000		152,586	484,883	40,413	677,882	677,882
2017	CTL	4000		148,008	474,245	39,396	661,649	661,649
2017	BOE	4000		148,008	474,245	39,396	661,649	661,649
2017	ABSTRACT	4000		148,008	474,245	39,396	661,649	661,649
2016	CTL	4000		101,477	65,445	32,595	199,517	199,517

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	148,008	474,245	39,396	661,649		661,649	12,142.56
2016	101,477	65,445	32,595	199,517		199,517	3,671.38
2015	93,379			93,379		93,379	1,704.24
2014	141,048			141,048		141,048	2,553.64
2013	191,820			191,820		191,820	3,523.26



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 7/26/2016

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 010421599

Map #: 3253-06-3-00000-000-0003

MILLER/BENJAMIN D & JILL M
 & MICHAEL J MINARICK & SARAH J
 PO BOX 27082
 OMAHA NE 68127

Situs : S 204TH ST
 Legal : W 658.52 FT OF E 1645.77 FT S1/2 SW1/4
 6-12-11 (20.01 AC)

Physical Information

Type: 1 - Single Family	Year Built/Age: 2016 / 2
Quality: 45 - Good +	Effective Age: 2
Condition: 30 - Average	Remodel Date:
Arch Type: STORY 1/2	Remodel Type:
Style: 1 1/2-ST-FIN 100%	
Exterior Wall: 85% SIDING 15% MASONRY-VENEER	
Floor Area: 3,833	
Basement Area: 2,733	
Sub Floor: WOOD JOIST/WOOD SUBFLOOR	
Bedrooms: 4	
Baths: 3.5	
Heat Type: 100% WARM & COOLED AIR	
Roof Type: COMP SHINGLES	
Plumbing Fixt: 17	

Residence Valuation Summary

Improvement Value	\$484,883
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$484,883

Farm Valuation Summary

Residence Value	\$484,883
Outbuilding Value	\$40,413
Agland Value	\$152,586
Total Value	\$677,882

Current Total Assessed Value for Parcel # 010421599 **E 123:143** \$677,882

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 010421599

Map #: 3253-06-3-00000-000-0003

MILLER/BENJAMIN D & JILL M
 & MICHAEL J MINARICK & SARAH J
 PO BOX 27082
 OMAHA NE 68127

Situs : S 204TH ST
 Legal : W 658.52 FT OF E 1645.77 FT S1/2 SW1/4 6-12-11 (20.01 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	3,833	x 87.90	= 336,921
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING			
SUBFLOOR			
HEATING & COOLING	3,833	2.44	2.44 9,353
PLUMBING Base is: 12 (Over Base)	5	2,084.58	2.50 9,583
BASEMENT COST	2,733	17.6	12.55 48,101
PARTITION FINISH			
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	3,833	x 103.87	= 398,134
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
BUILT-IN GARAGE	932	22.33	0.01 20,809
BSMT OUTSIDE ENTRY	1	2,209.95	2,210
UT-WELL/SEPTIC/EL E	1	22,400.00	22,400
STOOP, CONCRETE	100	25.24	2,525
PORCH, ROOFED	944	23.36	22,050
PORCH, ROOF, STEPS	131	36.13	4,735
DECK, WOOD	131	30.06	3,940
ROOF ONLY	131	21.37	2,800
FIREPLACE, DBLE 2/S	1	5,929.93	5,930
DRIVEWAY, 3 CAR	1	4,000.00	4,000
 TOTAL REPLACEMENT COST NEW	 3,833	 x	 127.72 = 489,533

Depreciation : 1% Total 1% Physical Functional Economic
 Less Depreciation/Plus Appreciation : (4,650)

Improvement Value	\$484,883
Lump Sums	
Outbuilding Value	\$40,413
Land Value	\$152,586
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$677,882
Value per Acre	\$33,880

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

Rural Outbuildings

Date of Print: 8/6/2018 at 14:11

Roll Year: 2018

Parcel ID # : 010421599

Map # : 3253-06-3-00000-000-0003

Current Owner : MILLER/BENJAMIN D & JILL M

Tax District 37008

& MICHAEL J MINARICK & SARAH J

Neighborhood FRM

PO BOX 27082
OMAHA NE 68127

Legal : W 658.52 FT OF E 1645.77 FT S1/2 SW1/4 6-12-11 (20.01 AC)

Cost Approach - Values by Marshall & Swift

Appraisal Zone: 2018 Manual Date: 06/17 Cost Factor: 1

Code	Description	Year	Qual	Condition	Dimensions	Roof	Cover	Wall	Floor	Units	Cost	RCN	Depr	Value
1 POLE	BLDG,POLE UTILIT	2015	30	Average	60 X 36 X 18	GABL	METAL	METAL	CONC	2,160	14.10	30,456	2%	29,847
Notes :														
2 CPOL	POLE BLD CANOPY	2015	30	Average	60 X 9 X 10	SHED	METAL	OTHER	DIRT	540	5.94	3,208	2%	3,143
Notes :														
3 CONC	CONC PAVING 4"	2015	30	Average	60 X 9 X					540	5.23	2,824	2%	2,768
Notes :														
4 CONC	CONC PAVING 4"	2016	30	Average	45 X 24 X					1,080	4.31	4,655	0%	4,655
Notes :														

Total Outbuilding Value : 40,413

SARPY COUNTY ASSESSOR'S OFFICE

AGLAND Inventory Report

Date of Print: 8/6/2018 at 14:11

Roll Year: 2018

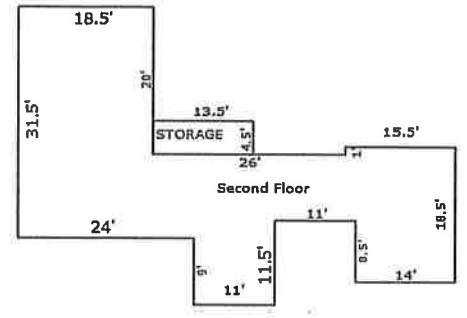
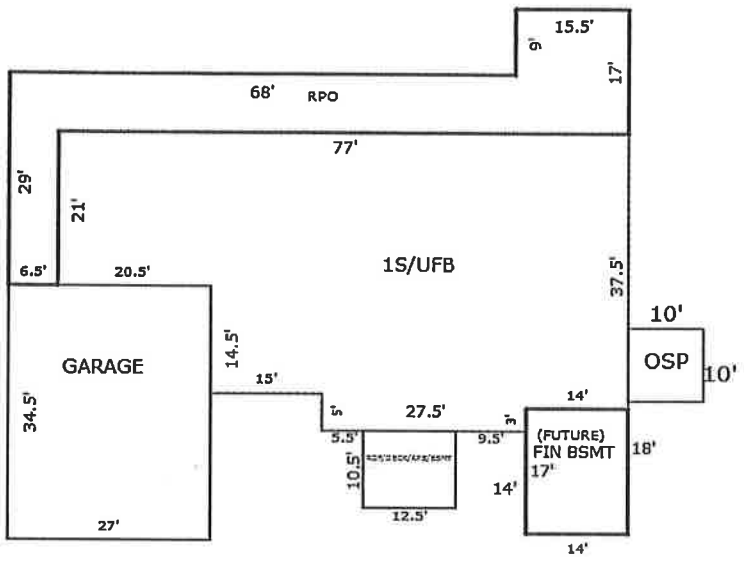
Parcel # : 010421599
 Current Owner : MILLER/BENJAMIN D & JILL M
 & MICHAEL J MINARICK & SARAH J
 PO BOX 27082

Map # : 3253-06-3-00000-000-0003
 Tax District : 37008
 Neighborhood : FRM
 Greenbelt Area/Date YES 01/01/1995
 :

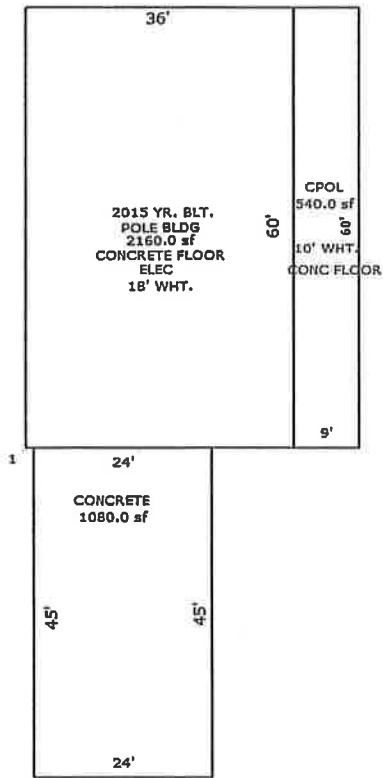
OMAHA NE 68127

Legal Description : W 658.52 FT OF E 1645.77 FT S1/2 SW1/4 6-12-11 (20.01 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	2.56	5,555	23,808	14,221
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	R093	2.75	4,885	25,575	13,434
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	R093	9.19	4,015	85,467	36,898
8157	CONTRARY-MONONA-IDA COMPLEX	DRY	4D1	Market	S166	1.63	4,015	27,058	6,544
8155	CONTRARY-MONONA SILTY CLAY L	DRY	3D1	Market	R093	0.14	4,885	1,302	684
DRY Use Totals :						16.27		163,210	71,781
8035	MARSHALL-CONTRARY SILTY CLAY	GRAS	1G	Market	R093	0.03	2,350	279	71
8153	CONTRARY-MARSHALL SILTY CLAY	GRAS	3G1	Market	R093	0.26	2,090	2,418	543
8157	CONTRARY-MONONA-IDA COMPLEX	GRAS	4G1	Market	R093	0.08	1,860	744	149
GRASS Use Totals :						0.37		3,441	763
P407	SITE	HOME	P407	No		1.00	40,700	40,700	40,700
S166	SITE	HOME	S166	No		1.19	16,600	19,754	19,754
HOME Use Totals :						2.19		60,454	60,454
S166	SITE	SITE	S166	No		1.18	16,600	19,588	19,588
SITE Use Totals :						1.18		19,588	19,588
Parcel Totals :						20.01		246,693	152,586



Sketch by Aron Sketch



HOUSE

Sketch by Apex Sketch

E 123:148



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:19



Parcel Information		Ownership Information	
Parcel Number :010391657		Current Owner :PATRICIA A ISKE	
Map Number :2975-20-4-00000-000-0002		TRUSTEE REVOCABLE TRUST	
Situs :PFLUG RD		Address :16911 S 192ND ST	
Legal :E1/2 SE1/4 20-13-11 (75.22 AC)		City ST. ZIP :GRETNA NE 68028	
		Cadastral # :0010-0042	

Current Valuation	Assessment Data	Property Classification
Land Value :389,746	District/TIF Fund :46016	Status :02 - Unimproved
Impr. Value :	School Base :77-0046 SPRINGFIELD	Use :05 - Agricultural
OutBuildings :	Affiliated Code :	Zoning :05 - Agricultural
Total Value :389,746	Neighborhood :FRM	Location :03 - Rural
Exemptions :0	Greenbelt Area :YES	City Size :00 - N/A
Taxable Value :389,746	Greenbelt Date :01/01/1995	Lot Size :09 - 40.01-160.00 ac.

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
09/23/2016	2016-26716	RICK L ISKE	PATRICIA A ISKE	0	0	0
09/23/2016	2016-26715	VICKI LEA SCHOLTING	RICK L ISKE	790,000	790,000	0
01/14/2003	2003-2131	GERALD E GOSCH JR	VICKI LEA SCHOLTING			0

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
2018	ABSTRACT	4000		389,746	0	0	389,746	389,746
2017	CTL	4000		389,746	0	0	389,746	389,746
2017	BOE	4000		389,746	0	0	389,746	389,746
2017	ABSTRACT	4000		389,746	0	0	389,746	389,746
2016	CTL	4000		445,726	0	0	445,726	445,726

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	389,746			389,746		389,746	5,769.66
2016	445,726			445,726		445,726	6,803.32
2015	424,126			424,126		424,126	6,467.56
2014	323,578			323,578		323,578	4,996.30
2013	284,377			284,377		284,377	4,407.30



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 10/21/1999

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 010391657

Map #: 2975-20-4-00000-000-0002

ISKE/PATRICIA A
 TRUSTEE REVOCABLE TRUST
 16911 S 192ND ST
 GRETNA NE 68028

Situs : PFLUG RD
 Legal : E1/2 SE1/4 20-13-11 (75.22 AC)

Physical Information

Type: N/A	Year Built/Age:
Quality: N/A	Effective Age:
Condition: N/A	Remodel Date:
Arch Type:	Remodel Type:
Style:	
Exterior Wall:	
Floor Area:	
Basement Area:	
Sub Floor:	
Bedrooms:	
Baths:	
Heat Type:	
Roof Type:	
Plumbing Fixt:	

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$389,746
Total Value	\$389,746

Current Total Assessed Value for Parcel # 010391657 **E 123:150** \$389,746

SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 010391657

Map #: 2975-20-4-00000-000-0002

ISKE/PATRICIA A
 TRUSTEE REVOCABLE TRUST
 16911 S 192ND ST
 GRETNA NE 68028

Situs : PFLUG RD
 Legal : E1/2 SE1/4 20-13-11 (75.22 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description	<u>Square Feet</u>	x	<u>Base SF Cost</u>	=	<u>Total Cost</u>
BASIC STRUCTURE COST	0		0.00		0
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>		<u>Total Cost</u>
ROOFING					
SUBFLOOR					
HEATING & COOLING					
PLUMBING Base is:					
BASEMENT COST					
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST	0		0		0
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>		<u>TOTAL COST</u>
NO GARAGE					

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$389,746
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$389,746
Value per Acre				\$5,170

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE

AGLAND Inventory Report

Date of Print: 8/6/2018 at 13:19

Roll Year: 2018

Parcel # : 010391657
 Current Owner : ISKE/PATRICIA A
 TRUSTEE REVOCABLE TRUST
 16911 S 192ND ST

Map # : 2975-20-4-00000-000-0002
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 01/01/1995

GRETNA NE 68028

Legal Description : E1/2 SE1/4 20-13-11 (75.22 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7234	JUDSON SILTY CLAY LOAM 2 TO	DRY	1D	Market	R093	2.33	5,555	21,669	12,943
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	R093	24.49	5,555	227,757	136,042
8153	CONTRARY-MARSHALL SILTY CLAY	DRY	3D1	Market	R093	43.60	4,885	405,480	212,986
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	P407	1.00	5,555	40,700	5,555
8035	MARSHALL-CONTRARY SILTY CLAY	DRY	1D	Market	S166	4.00	5,555	66,400	22,220
DRY Use Totals :						75.42		762,006	389,746
Parcel Totals :						75.42		762,006	389,746

E 123:152



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:27

Parcel Information		Ownership Information	
Parcel Number :011594672		Current Owner :JACOB & KIMBERLY ROHLOFF	
Map Number :2977-03-4-61425-000-0006			
Situs :12338 S 230TH CIR		Address :7412 S 183RD ST	
Legal :LOT 6 GRAND VISTA ESTATES REPLAT 1		City ST. ZIP :OMAHA NE 68136	
(ALLA) (3.59 AC)		Cadastral # :000-000-005	

Current Valuation		Assessment Data		Property Classification	
Land Value :125,541		District/TIF Fund :37010		Status :02 - Unimproved	
Impr. Value :		School Base :77-0037 GRETNA SCHOO		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :125,541		Neighborhood :GACR		Location :02 - Suburban	
Exemptions :		Greenbelt Area :		City Size :00 - N/A	
Taxable Value :125,541		Greenbelt Date :		Lot Size :05 - 2.00-4.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
11/14/2014	2014-25496	REED DEVELOPMENT LLC	JACOB & KIMBERLY ROHLOFF	128,700	128,700

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
2018	ABSTRACT	1000		125,541	0	0	125,541	125,541
2017	CTL	1000		78,727	0	0	78,727	78,727
2017	BOE	1000		78,727	0	0	78,727	78,727
2017	ABSTRACT	1000		78,727	0	0	78,727	78,727
2016	CTL	4000		18,358	0	0	18,358	18,358

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	78,727			78,727		78,727	1,423.32
2016	18,358			18,358		18,358	329.96
2015	16,746			16,746		16,746	298.40
2014	12,424			12,424		12,424	219.18



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 1/4/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011594672

Map #: 2977-03-4-61425-000-0006

ROHLOFF/JACOB & KIMBERLY

Situs : 12338 S 230TH CIR

Legal : LOT 6 GRAND VISTA ESTATES REPLAT 1 (ALLA) (3.59 AC)

7412 S 183RD ST
 OMAHA NE 68136

Lot Information

Neighborhood : GACR GRETNA AREA RURAL ACREAGES

Lot Width : 156182

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.59

Unit Value : 23,313.09

Adjustments : 1.5

Lot Value : 125,541

Physical Information

Type : N/A

Quality : N/A

Condition : N/A

Arch Type :

Style :

Exterior Wall :

Floor Area :

Basement Area :

Sub Floor :

Bedrooms :

Baths :

Heat Type :

Roof Type :

Plumbing Fixt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$125,541

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description

Calculations 0 x 0

Final Estimate

Improvement Value \$0

Land Value \$125,541

FINAL ESTIMATE OF VALUE \$125,541

Value per Square Foot

Current Total Assessed Value for Parcel # 011594672 **E 123:154** \$125,541

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011594672

Map #: 2977-03-4-61425-000-0006

ROHLOFF/JACOB & KIMBERLY

Situs : 12338 S 230TH CIR

7412 S 183RD ST
 OMAHA NE 68136

Legal : LOT 6 GRAND VISTA ESTATES REPLAT 1 (ALLA)
 (3.59 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

<u>Description</u>		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST				
		x	0.00	=
	<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
	ROOFING			
	SUBFLOOR			
	HEATING & COOLING			
	PLUMBING Base is:			
	BASEMENT COST			
	PARTITION FINISH	0	0	0
	RECREATIONAL FINISH			
	MINIMUM FINISH			
ADJUSTED STRUCTURE COST				
		x		=
	<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
	NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	2% Total	Physical	Functional	2% Economic	
					Less Depreciation/Plus Appreciation :
Improvement Value					\$0
Land Value					\$125,541
Lump Sums					
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$125,541
Value per Square Foot					

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:29

Parcel Information		Ownership Information	
Parcel Number :011590725		Current Owner :NATHAN & REBECCA PETERSON	
Map Number :3253-18-1-61221-000-0002			
Situs :19552 VAN CIR		Address :19553 VAN CIR	
Legal :LOT 2 PLATFORD HILLS (4.99 AC)		City ST. ZIP :SPRINGFIELD NE 68059	
		Cadastral # :000-000-001	

Current Valuation		Assessment Data		Property Classification	
Land Value :9,453		District/TIF Fund :46016		Status :02 - Unimproved	
Impr. Value :		School Base :77-0046 SPRINGFIELD		Use :05 - Agricultural	
OutBuildings :		Affiliated Code :		Zoning :05 - Agricultural	
Total Value :9,453		Neighborhood :FRM		Location :03 - Rural	
Exemptions :		Greenbelt Area :YES		City Size :00 - N/A	
Taxable Value :9,453		Greenbelt Date :07/11/2007		Lot Size :05 - 2.00-4.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
05/14/2018	2018-10382	ROBERT J & LAURA A HAMELL	NATHAN & REBECCA PETERSON	125,000	125,000
06/01/2016	2016-14085	ANDREW K HARPENAU	ROBERT J & LAURA A HAMELL	97,750	97,750
01/15/2016	2016-13763	ANDREW K HARPENAU	ANDREW K HARPENAU	0	0
01/05/2016	2016-13764	ANDREW K HARPENAU	ANDREW K HARPENAU	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	HARPENAU/ANDREW K	BOARD VALUE				

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	4000		9,453	0	0	9,453	9,453
2017	CTL	4000		9,947	0	0	9,947	9,947
2017	BOE	4000		9,947	0	0	9,947	9,947
2017	ABSTRACT	4000		9,947	0	0	9,947	9,947
2016	CTL	4000		10,013	0	0	10,013	10,013

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	9,947			9,947		9,947	147.34
2016	10,013			10,013		10,013	152.84
2015	7,794			7,794		7,794	118.84
2014	5,688			5,688		5,688	87.84
2013	5,584			5,584		5,584	86.54



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date:

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011590725 Map #: 3253-18-1-61221-000-0002

PETERSON/NATHAN & REBECCA Situs : 19552 VAN CIR
 19553 VAN CIR Legal : LOT 2 PLATFORD HILLS (4.99 AC)
 SPRINGFIELD NE 68059

Physical Information

Type: N/A	Year Built/Age:
Quality: N/A	Effective Age:
Condition: N/A	Remodel Date:
Arch Type:	Remodel Type:
Style:	
Exterior Wall:	
Floor Area:	
Basement Area:	
Sub Floor:	
Bedrooms:	
Baths:	
Heat Type:	
Roof Type:	
Plumbing Fixt:	

Residence Valuation Summary

Improvement Value	\$0
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$0

Farm Valuation Summary

Residence Value	\$0
Outbuilding Value	
Agland Value	\$9,453
Total Value	\$9,453

Current Total Assessed Value for Parcel # 011590725	E 123:157	\$9,453
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SARPY COUNTY ASSESSOR'S OFFICE
Farm Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011590725

Map #: 3253-18-1-61221-000-0002

PETERSON/NATHAN & REBECCA

Situs : 19552 VAN CIR

19553 VAN CIR
 SPRINGFIELD NE 68059

Legal : LOT 2 PLATFORD HILLS (4.99 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	x	<u>Base SF Cost</u>	=	<u>Total Cost</u>
BASIC STRUCTURE COST	0		0.00		0
<u>ADJUSTMENTS</u>	<u>Units</u>		<u>Unit Cost</u>		<u>Area Adj</u>
ROOFING					<u>Total Cost</u>
SUBFLOOR					
HEATING & COOLING					
PLUMBING Base is:					
BASEMENT COST					
PARTITION FINISH					
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST	0	x	0.00	=	0
<u>IMPROVEMENTS</u>	<u>UNITS</u>		<u>UNIT COST</u>		<u>DEPR</u>
NO GARAGE					<u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	Total	Physical	Functional	Economic
				Less Depreciation/Plus Appreciation : 0
Improvement Value				\$0
Lump Sums				
Outbuilding Value				\$0
Land Value				\$9,453
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$9,453
Value per Acre				\$1,890

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.

SARPY COUNTY ASSESSOR'S OFFICE
AGLAND Inventory Report
 Date of Print: 8/6/2018 at 14:29

Roll Year: 2018

Parcel # : 011590725
 Current Owner : PETERSON/NATHAN & REBECCA

Map # : 3253-18-1-61221-000-0002
 Tax District : 46016
 Neighborhood : FRM
 Greenbelt Area/Date YES 07/11/2007
 :

19553 VAN CIR

SPRINGFIELD NE 68059

Legal Description : LOT 2 PLATFORD HILLS (4.99 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
7275	DICKINSON-MONONA COMPLEX 6 T	GRAS	4G	Market	S166	3.45	1,790	57,270	6,176
8155	CONTRARY-MONONA SILTY CLAY L	GRAS	3G1	Market	S166	0.16	2,090	2,656	334
8157	CONTRARY-MONONA-IDA COMPLEX	GRAS	4G1	Market	S166	0.32	1,860	5,312	595
7275	DICKINSON-MONONA COMPLEX 6 T	GRAS	4G	Market	P407	1.00	1,790	40,700	1,790
				GRASS Use Totals :		4.93		105,938	8,895
R093	SITE	SITE	R093	No		0.06	9,300	558	558
				SITE Use Totals :		0.06		558	558
				Parcel Totals :		4.99		106,496	9,453

E 123:159



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:30



Parcel Information		Ownership Information	
Parcel Number :011590730		Current Owner :JOSEPH D OLTMAN	
Map Number :3253-18-1-61221-000-0007			
Situs :21662 S 196TH CIR		Address :21662 S 196TH CIR	
Legal :LOT 7 PLATFORD HILLS (5.47 AC)		City ST. ZIP :SPRINGFIELD NE 68059	
		Cadastral # :000-000-006	

Current Valuation	Assessment Data	Property Classification
Land Value :111,471	District/TIF Fund :46016	Status :01 - Improved
Impr. Value :334,242	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :445,713	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :445,713	Greenbelt Date :	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
10/17/2017	2017-26020	JOSEPH & ANDREA OLTMAN	JOSEPH D OLTMAN	0	0
12/11/2015	2015-30985	BARR HOMES INC	JOSEPH & ANDREA OLTMAN	451,346	451,346
01/23/2015	2015-02024	KENNETH J & JANE L HARPENAU	BARR HOMES INC	105,000	105,000

BOE Appeal History			Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	HARPENAU/KENNETH J & JANE L	BOARD VALUE	36146C	03/16/2015	SFR	312,499

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		111,471	334,242	0	445,713	445,713
2017	CTL	1000		103,796	329,095	0	432,891	432,891
2017	BOE	1000		103,796	329,095	0	432,891	432,891
2017	ABSTRACT	1000		103,796	329,095	0	432,891	432,891
2016	CTL	1000		100,620	337,997	0	438,617	438,617

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	103,796	329,095		432,891		432,891	6,484.60
2016	100,620	337,997		438,617		438,617	6,694.82
2015	7,516			7,516		7,516	114.60
2014	5,812			5,812		5,812	89.74
2013	5,711			5,711		5,711	88.52



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/10/2015

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011590730

Map #: 3253-18-1-61221-000-0007

OLTMAN/JOSEPH D

Situs : 21662 S 196TH CIR
 Legal : LOT 7 PLATFORD HILLS (5.47 AC)

21662 S 196TH CIR
 SPRINGFIELD NE 68059

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width : 238273

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 5.47

Unit Value : 20,378.61

Adjustments :

Lot Value : 111,471

Physical Information

Type : 1 - Single Family

Quality : 45 - Good +

Condition : 30 - Average

Arch Type : TWO STORY

Style : Two Story 100%

Exterior Wall : 85% SIDING 15% MASONRY-VENEER

Floor Area : 2,656

Basement Area : 1,310

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 4

Baths : 3.5

Heat Type : 100% REV HEAT PUMP W/DUCT

Roof Type : COMP SHINGLES

Plumbing Fixt : 16

Year Built/Age : 2015 / 3

Effective Age : 3

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$445,713
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$334,242
Land Value	\$111,471
FINAL ESTIMATE OF VALUE	\$445,713
Value per Square Foot	\$125.84

Current Total Assessed Value for Parcel # 011590730 **E 123:161** \$445,713

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011590730

Map #: 3253-18-1-61221-000-0007

OLTMAN/JOSEPH D

Sitius : 21662 S 196TH CIR

21662 S 196TH CIR
 SPRINGFIELD NE 68059

Legal : LOT 7 PLATFORD HILLS (5.47 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	2,656	x 98.69	= 262,121
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	1,316	(3.08)	(4,064)
SUBFLOOR			
HEATING & COOLING	2,656	3.15	8,366
PLUMBING Base is: 12 (Over Base)	4	2,084.58	7,676
BASEMENT COST	1,310	19.99	26,188
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	2,656	x 113.06	= 300,287
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE			<u>TOTAL COST</u>
B-IN GAR >1000	1056	24.63	26,010
PORCH, ROOF, STEPS	121	36.47	4,415
DECK, WOOD	30	51.13	1,535
DRIVEWAY, 3 CAR	1	4,000.00	4,000
UT-WELL/SEPTIC/EL~E	1	22,400.00	22,400

TOTAL REPLACEMENT COST NEW	2,656	x	135.03	= 358,647
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Depreciation : 7% Total 2% Physical Functional 5% Economic
 Less Depreciation/Plus Appreciation : (24,405)

Improvement Value	\$334,242
Land Value	\$111,471
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$445,713
Value per Square Foot	\$125.84

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 14:30

Parcel Information		Ownership Information	
Parcel Number :011590732		Current Owner :TIMOTHY L & SARAH C ROBB	
Map Number :3253-18-1-61221-000-0009		Address :19565 HARP CIR	
Situs :19565 HARP CIR		City ST. ZIP :SPRINGFIELD NE 68059-7167	
Legal :LOT 9 PLATFORD HILLS (5.00 AC)		Cadastral # :000-000-008	

Current Valuation		Assessment Data		Property Classification	
Land Value :107,379		District/TIF Fund :46016		Status :01 - Improved	
Impr. Value :226,143		School Base :77-0046 SPRINGFIELD		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :333,522		Neighborhood :AACR		Location :03 - Rural	
Exemptions :		Greenbelt Area :		City Size :00 - N/A	
Taxable Value :333,522		Greenbelt Date :		Lot Size :06 - 5.00-9.99 ac.	

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
05/16/2018	2018-10526	ADVANTAGE DEVELOPMENT INC	TIMOTHY L & SARAH C ROBB	598,365	598,365	
06/12/2017	2017-13628	TIMOTHY L & SARAH C ROBB	ADVANTAGE DEVELOPMENT INC	112,000	112,000	
08/24/2016	2016-21920	VANDEBROUCKE PROPERTIES LLC	TIMOTHY L & SARAH C ROBB	112,000	112,000	
06/09/2016	2016-14030	VANDEBROUCKE PROPERTIES LLC	VANDEBROUCKE PROPERTIES LLC	0	0	
06/09/2016	2016-14029	LINDA VANDEBROUCKE	VANDEBROUCKE PROPERTIES LLC	0	0	

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	VANDEBROUCKE/JOHN C & LINDA M	BOARD VALUE	40357C	06/08/2017	SFR	268,804

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		107,379	226,143	0	333,522	333,522
2017	CTL	1000		100,528	0	0	100,528	100,528
2017	BOE	1000		100,528	0	0	100,528	100,528
2017	ABSTRACT	1000		100,528	0	0	100,528	100,528
2016	CTL	4000		13,568	0	0	13,568	13,568

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	100,528			100,528		100,528	1,505.88
2016	13,568			13,568		13,568	207.08
2015	10,441			10,441		10,441	159.22
2014	8,804			8,804		8,804	135.94
2013	8,683			8,683		8,683	134.58



**SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet**

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/11/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011590732 Map #: 3253-18-1-61221-000-0009

ROBB/TIMOTHY L & SARAH C Situs : 19565 HARP CIR
 19565 HARP CIR Legal : LOT 9 PLATFORD HILLS (5.00 AC)
 SPRINGFIELD NE 68059-7167

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES		Value Method : AC
Lot Width : 217800		# of Units : 5.03
Lot Depth : 1		Unit Value : 21,347.71
Topography :	<u>Amenities</u>	Adjustments :
Street Access :	DIFFERENTIAL : UNITS :	Lot Value : 107,379
Utilities :	VACANT LOT : FACTOR :	

Physical Information

Type : 1 - Single Family	Year Built/Age :
Quality : 40 - Good	Effective Age : 0
Condition : 30 - Average	Remodel Date :
Arch Type : RANCH	Remodel Type :
Style : One Story 100%	
Exterior Wall : 90% SIDING 10% MASONRY-VENEER	
Floor Area : 2,054	
Basement Area : 2,039	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 2	
Baths : 2	
Heat Type : 100% WARM & COOLED AIR	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 15	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$333,522
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$226,143
Land Value	\$107,379
FINAL ESTIMATE OF VALUE	\$333,522
Value per Square Foot	\$110.10

Current Total Assessed Value for Parcel # 011590732 **E 123:165** \$333,522

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011590732

Map #: 3253-18-1-61221-000-0009

ROBB/TIMOTHY L & SARAH C

Situs : 19565 HARP CIR

19565 HARP CIR
 SPRINGFIELD NE 68059-7167

Legal : LOT 9 PLATFORD HILLS (5.00 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	2,054	x 99.79	= 204,969
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	2,054	(1.53)	(1.53) (3,143)
SUBFLOOR			
HEATING & COOLING	2,054	2.44	2.44 5,012
PLUMBING Base is: 12 (Over Base)	3	2,084.58	2.80 5,751
BASEMENT COST	2,039	18.4	18.26 37,515
PARTITION FINISH	1,614	31.67	24.89 51,115
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST	2,054	x 146.65	= 301,219
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
ATTACHED GARAGE	898	28.39	0.34 25,494
FIREPLACE, SGL 1/S	2	3,329.28	6,660
PORCH, ROOF, STEPS	147	32.73	4,810
ROOF ONLY	192	18.90	3,630
BSMT BAR~CABINTRY	1	3,181.66	3,180

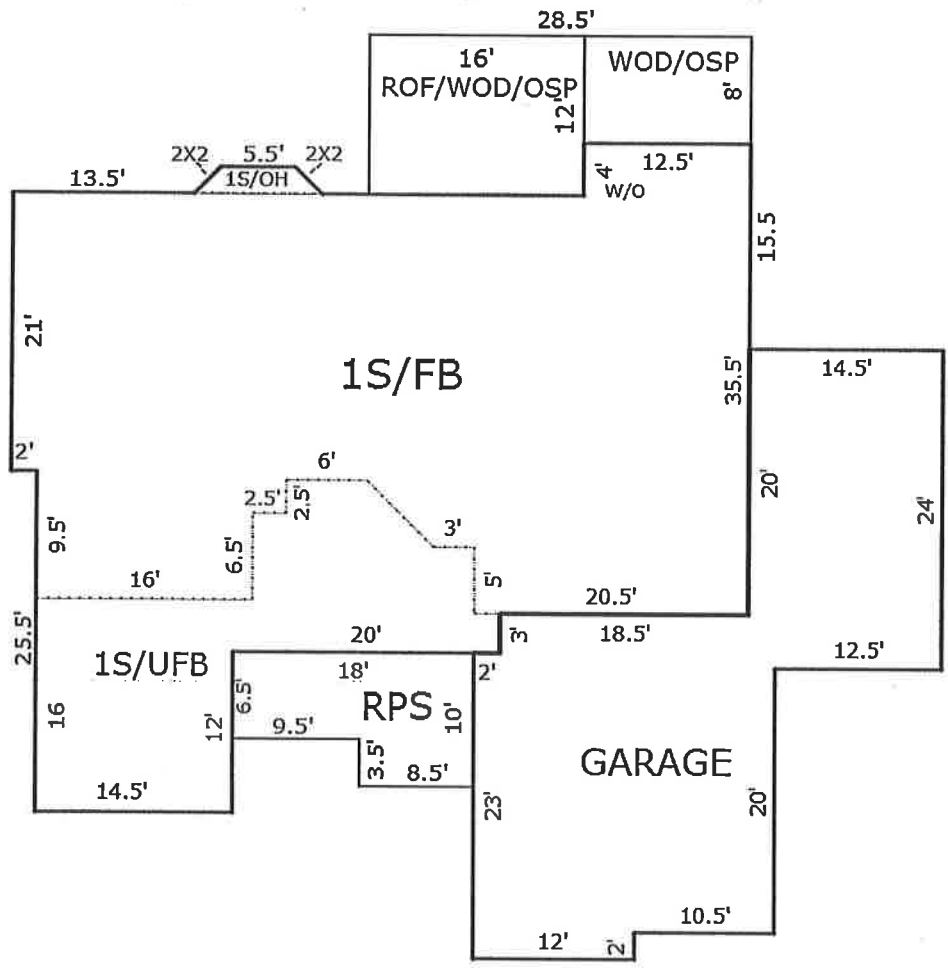
TOTAL REPLACEMENT COST NEW 2,054 x 167.96 = 344,993

Depreciation : 34% Total Physical 31% Functional 5% Economic

Less Depreciation/Plus Appreciation : (118,850)

Improvement Value	\$226,143
Land Value	\$107,379
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$333,522
Value per Square Foot	\$110.10

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch

E 123:167



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card



Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 12:00

Parcel Information		Ownership Information	
Parcel Number :011589779	Map Number :2973-24-1-61184-000-0002	Current Owner :MATTHEW & COURTNEY MATTHIES	Address :2121 LIBERTY LN
Situs :6440 RUSSELL EMMETT CT	Legal :LOT 2 CAINCREST (5.07 AC)	City ST. ZIP :PAPILLION NE 68133	Cadastral # :011-005-001

Current Valuation		Assessment Data		Property Classification	
Land Value :129,301	Impr. Value :	District/TIF Fund :46008	School Base :77-0046 SPRINGFIELD	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :129,301	Affiliated Code :	Neighborhood :AACR	Zoning :01 - Single Family	Location :03 - Rural
Exemptions :	Taxable Value :129,301	Greenbelt Area :	Greenbelt Date :	City Size :00 - N/A	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/28/2017	2017-15859	MATTHEW & COURTNEY MATTHIES	MATTHEW & COURTNEY MATTHIES	33,750	135,000
06/28/2017	2017-15858	MATTHEW & COURTNEY MATTHIES	MATTHEW & COURTNEY MATTHIES	67,500	101,250
06/28/2017	2017-15857	DAVID M SMITH	MATTHEW & COURTNEY MATTHIES	33,750	33,750
05/29/2014	2014-12574	CAINCREST LLC	DAVID M SMITH	0	0
06/25/2007	2007-19471	EVERETT R & JOANN D SMITH	CAINCREST LLC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	CAINCREST LLC	BOARD VALUE	TE32863C	08/29/2012	ELEC SERVICE	500

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		129,301	0	0	129,301	129,301
2017	CTL	4000		11,708	0	0	11,708	11,708
2017	BOE	4000		11,708	0	0	11,708	11,708
2017	ABSTRACT	4000		11,708	0	0	11,708	11,708
2016	CTL	4000		10,964	0	0	10,964	10,964

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	11,708			11,708		11,708	180.76
2016	10,964			10,964		10,964	174.02
2015	9,022			9,022		9,022	143.70
2014	7,301			7,301		7,301	116.98
2013	6,735			6,735		6,735	108.70



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/8/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011589779

Map #: 2973-24-1-61184-000-0002

MATTHIES/MATTHEW & COURTNEY

 2121 LIBERTY LN
 PAPHILLION NE 68133

Situs : 06440 RUSSELL EMMETT CT
 Legal : LOT 2 CAINCREST (5.07 AC)

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES		
Lot Width :		Value Method : AC
Lot Depth :		# of Units : 5.07
Topography :		Unit Value : 21,252.66
Street Access :	<u>Amenities</u>	Adjustments : 1.2
Utilities :	DIFFERENTIAL : UNITS :	Lot Value : 129,301
	VACANT LOT : FACTOR :	

Physical Information

Type : N/A	Year Built/Age :
Quality : N/A	Effective Age :
Condition : N/A	Remodel Date :
Arch Type :	Remodel Type :
Style :	
Exterior Wall :	
Floor Area :	
Basement Area :	
Sub Floor :	
Bedrooms :	
Baths :	
Heat Type :	
Roof Type :	
Plumbing Fixt :	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$129,301
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$129,301
FINAL ESTIMATE OF VALUE	\$129,301
Value per Square Foot	

Current Total Assessed Value for Parcel # 011589779	E 123:169 \$129,301
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SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011589779

Map #: 2973-24-1-61184-000-0002

MATTHIES/MATTHEW & COURTNEY

Situs : 6440 RUSSELL EMMETT CT

2121 LIBERTY LN
 PAPILLION NE 68133

Legal : LOT 2 CAINCREST (5.07 AC)

COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
<u>ADJUSTMENTS</u>			
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
<hr/>			
ADJUSTED STRUCTURE COST		x	=
<u>IMPROVEMENTS</u>			
NO GARAGE	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u> <u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	5% Total	Physical	Functional	5% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$129,301
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$129,301
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:15



Parcel Information		Ownership Information	
Parcel Number :011589783		Current Owner :MATTHEW & KATHERINE CORE	
Map Number :2973-24-1-61184-000-0006		Address :1207 MACKENSEY DR	
Situs :6840 RUSSELL EMMETT CT		City ST. ZIP :PAPILLION NE 68046	
Legal :LOT 6 CAINCREST (5.74 AC)		Cadastral # :011-005-005	

Current Valuation		Assessment Data		Property Classification	
Land Value :136,778		District/TIF Fund :46008		Status :01 - Improved	
Impr. Value :80,604		School Base :77-0046 SPRINGFIELD		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :217,382		Neighborhood :AACR		Location :03 - Rural	
Exemptions :		Greenbelt Area :		City Size :00 - N/A	
Taxable Value :217,382		Greenbelt Date :		Lot Size :06 - 5.00-9.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/09/2017	2017-13439	MATTHEW & KATHERINE CORE	MATTHEW & KATHERINE CORE	33,750	135,000
06/09/2017	2017-13438	MATTHEW & KATHERINE CORE	MATTHEW & KATHERINE CORE	67,500	101,250
06/09/2017	2017-13437	DAVID M SMITH	MATTHEW & KATHERINE CORE	33,750	33,750
05/29/2014	2014-12574	CAINCREST LLC	DAVID M SMITH	0	0
06/25/2007	2007-19471	EVERETT R & JOANN D SMITH	CAINCREST LLC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	CAINCREST LLC	BOARD VALUE	ACT	12/19/2017	CHK SITE IN 2019	
	2007	CAINCREST LLC	BOARD VALUE	41139C	09/25/2017	SFR	322,415

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		136,778	80,604	0	217,382	217,382
2017	CTL	4000		14,454	0	0	14,454	14,454
2017	BOE	4000		14,454	0	0	14,454	14,454
2017	ABSTRACT	4000		14,454	0	0	14,454	14,454
2016	CTL	4000		12,707	0	0	12,707	12,707

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	14,454			14,454		14,454	223.02
2016	12,707			12,707		12,707	201.68
2015	11,493			11,493		11,493	183.04
2014	10,068			10,068		10,068	161.30
2013	8,826			8,826		8,826	142.46



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/18/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011589783

Map #: 2973-24-1-61184-000-0006

CORE/MATTHEW & KATHERINE

Situs : 06840 RUSSELL EMMETT CT
 Legal : LOT 6 CAINCREST (5.74 AC)

1207 MACKENSEY DR
 PAPHILLION NE 68046

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES
 Lot Width :
 Lot Depth :
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 5.74
 Unit Value : 19,857.49
 Adjustments : 1.2
 Lot Value : 136,778

Physical Information

Type : N/A
 Quality : N/A
 Condition : N/A
 Arch Type :
 Style :
 Exterior Wall :
 Floor Area :
 Basement Area :
 Sub Floor :
 Bedrooms :
 Baths :
 Heat Type :
 Roof Type :
 Plumbing Fixt :

Year Built/Age :
 Effective Age :
 Remodel Date :
 Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$217,382
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$136,778
FINAL ESTIMATE OF VALUE	\$217,382
Value per Square Foot	

Current Total Assessed Value for Parcel # 011589783 **E 123:172** \$217,382

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011589783

Map #: 2973-24-1-61184-000-0006

CORE/MATTHEW & KATHERINE

Situs : 6840 RUSSELL EMMETT CT

1207 MACKENSEY DR
 PAPILLION NE 68046

Legal : LOT 6 CAINCREST (5.74 AC)

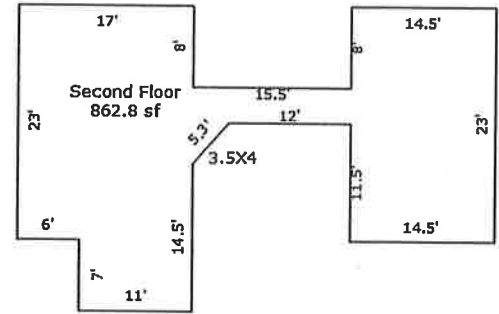
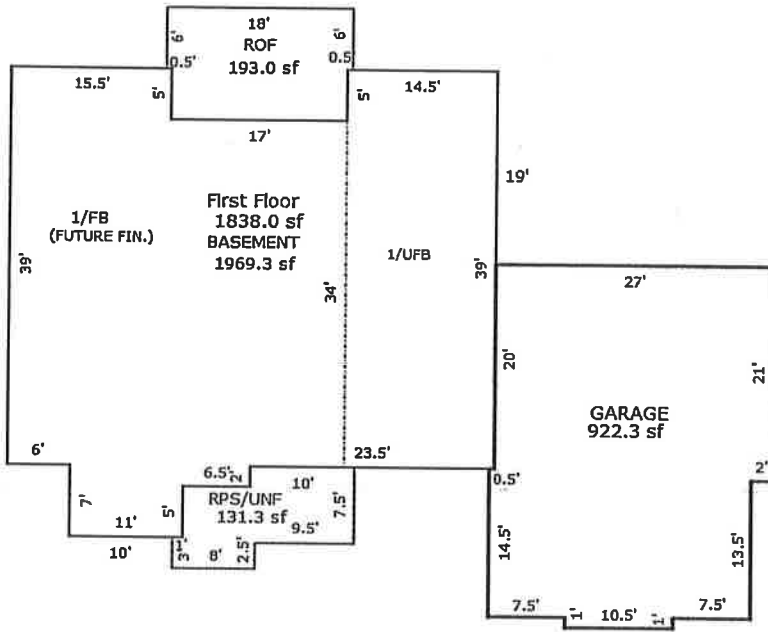
COST APPROACH - Values by Marshall & Swift
 Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

<u>Description</u>	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
<u>ADJUSTMENTS</u>			
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
ADJUSTED STRUCTURE COST		x	= 0
<u>IMPROVEMENTS</u>			
NO GARAGE	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u> <u>TOTAL COST</u>

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	5% Total	Physical	Functional	5% Economic
Less Depreciation/Plus Appreciation :				
Improvement Value				\$0
Land Value				\$136,778
Lump Sums				80604 *
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$217,382
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Aren Sketch



Residential Record Card SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card
Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:16

Parcel Information	Ownership Information
Parcel Number :011589787	Current Owner :CHRISTOPHER J CONOVER & CAROLYN R
Map Number :2973-24-1-61184-000-0010	Address :12102 HARMON CIR
Situs :6341 RUSSELL EMMETT CT	City ST. ZIP :BELLEVUE NE 68123
Legal :LOT 10 CAINCREST (6.05 AC)	Cadastral # :011-005-009

Current Valuation	Assessment Data	Property Classification
Land Value :140,238	District/TIF Fund :46008	Status :01 - Improved
Impr. Value :52,443	School Base :77-0046 SPRINGFIELD	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :192,681	Neighborhood :AACR	Location :03 - Rural
Exemptions :	Greenbelt Area :	City Size :00 - N/A
Taxable Value :192,681	Greenbelt Date :	Lot Size :06 - 5.00-9.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
05/19/2017	2017-12087	CHRISTOPHER J CONOVER	CHRISTOPHER J CONOVER	33,750	135,000
05/19/2017	2017-12086	CHRISTOPHER J CONOVER	CHRISTOPHER J CONOVER	67,500	101,250
05/19/2017	2017-12085	DAVID M SMITH	CHRISTOPHER J CONOVER	33,750	33,750
05/29/2014	2014-12574	CAINCREST LLC	DAVID M SMITH	0	0
06/25/2007	2007-19471	EVERETT R & JOANN D SMITH	CAINCREST LLC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	CAINCREST LLC	BOARD VALUE	41355C	10/30/2017	SFR	374,596

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		140,238	52,443	0	192,681	192,681
2017	CTL	4000		17,333	0	0	17,333	17,333
2017	BOE	4000		17,333	0	0	17,333	17,333
2017	ABSTRACT	4000		17,333	0	0	17,333	17,333
2016	CTL	4000		15,467	0	0	15,467	15,467

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	17,333			17,333		17,333	267.74
2016	15,467			15,467		15,467	245.48
2015	14,054			14,054		14,054	223.84
2014	12,444			12,444		12,444	199.38
2013	10,894			10,894		10,894	175.84



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: MB Inspection Date: 12/11/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011589787

Map #: 2973-24-1-61184-000-0010

CONOVER/CHRISTOPHER J
 & CAROLYN R
 12102 HARMON CIR
 BELLEVUE NE 68123

Situs : 06341 RUSSELL EMMETT CT
 Legal : LOT 10 CAINCREST (6.05 AC)

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES

Lot Width :
 Lot Depth :
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 6.05
 Unit Value : 19,316.53
 Adjustments : 1.2
 Lot Value : 140,238

Physical Information

Type : N/A
 Quality : N/A
 Condition : N/A
 Arch Type :
 Style :
 Exterior Wall :
 Floor Area :
 Basement Area :
 Sub Floor :
 Bedrooms :
 Baths :
 Heat Type :
 Roof Type :
 Plumbing Fixt :

Year Built/Age :
 Effective Age :
 Remodel Date :
 Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$192,681
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$0
Land Value	\$140,238
FINAL ESTIMATE OF VALUE	\$192,681
Value per Square Foot	

Current Total Assessed Value for Parcel # 011589787 **E 123:176** \$192,681

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011589787

Map #: 2973-24-1-61184-000-0010

CONOVER/CHRISTOPHER J
 & CAROLYN R
 12102 HARMON CIR
 BELLEVUE NE 68123

Situs : 6341 RUSSELL EMMETT CT
 Legal : LOT 10 CAINCREST (6.05 AC)

COST APPROACH - Values by Marshall & Swift

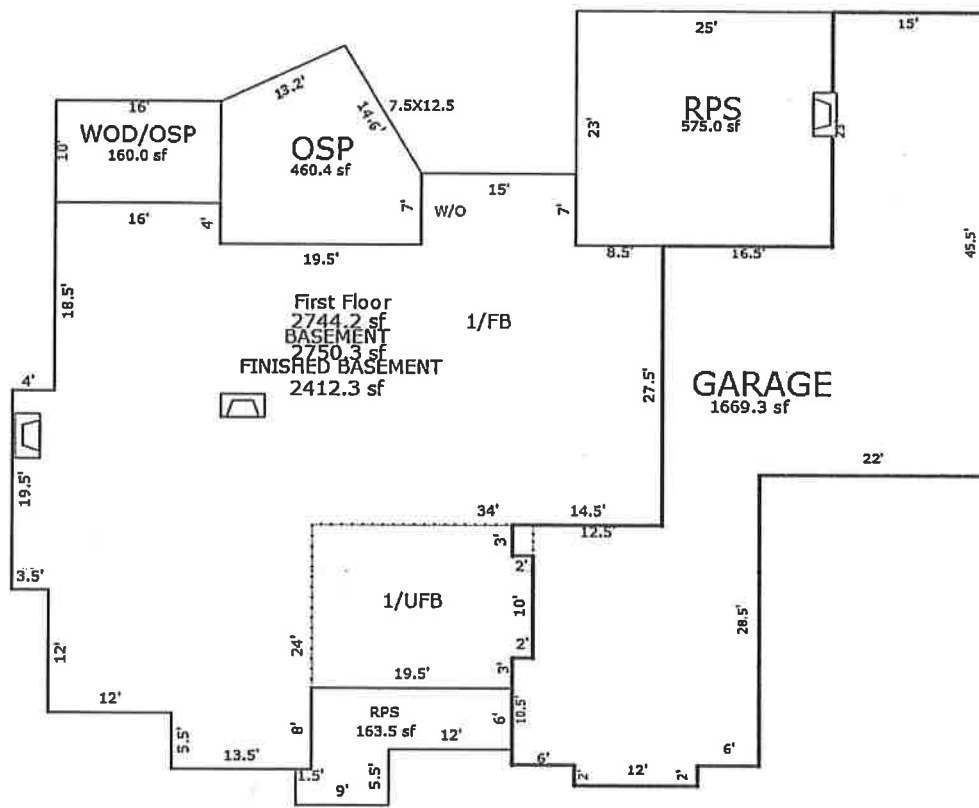
Appraisal Zone : 2018 Manual Date : 06/17 Cost factor : 0.92

Description	<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST			
<u>ADJUSTMENTS</u>			
ROOFING			
SUBFLOOR			
HEATING & COOLING			
PLUMBING Base is:			
BASEMENT COST			
PARTITION FINISH	0	0	0
RECREATIONAL FINISH			
MINIMUM FINISH			
<hr/>			
ADJUSTED STRUCTURE COST			0
<u>IMPROVEMENTS</u>			
NO GARAGE			

TOTAL REPLACEMENT COST NEW x = 0

Depreciation :	5%Total	Physical	Functional	5%Economic
Less Depreciation/Plus Appreciation :				
Improvement Value				\$0
Land Value				\$140,238
Lump Sums				52443 *
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$192,681
Value per Square Foot				

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch



SARPY COUNTY ASSESSOR'S OFFICE

Real Property Record Card

Data Provided by DAN PITTMAN County Assessor. Printed on 8/6/2018 at 13:28



Parcel Information		Ownership Information	
Parcel Number :011591869		Current Owner :TRAVIS & MELISSA LIGHTLE	
Map Number :2977-36-3-00000-000-0017			
Situs :18219 S HWY 31		Address :18219 S HIGHWAY 31	
Legal :IRREG 3.03 AC IN NW COR OF SW1/4 PER		City ST. ZIP :GRETNA NE 68028-7439	
DEED 2009-39895 36-13-10 (3.03AC)		Cadastral # :0010-0027	

Current Valuation		Assessment Data		Property Classification	
Land Value :74,398		District/TIF Fund :37010		Status :01 - Improved	
Impr. Value :214,086		School Base :77-0037 GRETNA SCHOO		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :288,484		Neighborhood :AACR		Location :03 - Rural	
Exemptions :		Greenbelt Area :		City Size :00 - N/A	
Taxable Value :288,484		Greenbelt Date :		Lot Size :05 - 2.00-4.99 ac.	

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
06/26/2017	2017-14836	CROSS CANYON PROPERTIES LLC	TRAVIS & MELISSA LIGHTLE	0	0	
03/21/2016	2016-06067	WILTECH PROPERTIES LLC	CROSS CANYON PROPERTIES LLC	80,000	80,000	
11/21/2013	2014-05013	DENNIS D MATTES	WILTECH PROPERTIES LLC	0	0	
12/16/2009	2009-39895	MARCIA WHITMORE	DENNIS D MATTES	49,000	49,000	

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				40451C	06/15/2017	SFR	345,241

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		74,398	214,086	0	288,484	288,484
2017	CTL	1000		70,159	0	0	70,159	70,159
2017	BOE	1000		70,159	0	0	70,159	70,159
2017	ABSTRACT	1000		70,159	0	0	70,159	70,159
2016	CTL	4000		15,473	0	0	15,473	15,473

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	70,159			70,159		70,159	1,268.42
2016	15,473			15,473		15,473	278.10
2015	14,245			14,245		14,245	253.84
2014	10,669			10,669		10,669	188.22
2013	9,160			9,160		9,160	164.56



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
Inspected By: MB Inspection Date: 12/11/2017

Record: 1 Of 1
Roll Year: 2018

Parcel ID #: 011591869

Map #: 2977-36-3-00000-000-0017

LIGHTLE/TRAVIS &
MELISSA

Situs 18219 S HWY 31
:
Legal IRREG 3.03 AC IN NW COR OF SW1/4 PER DEED 2009-39895 36-13-
: 10 (3.03~AC)~

18219 S HIGHWAY 31
GRETNA NE 68028-7439

Lot Information

Neighborhood : AACR SARPY AREA RURAL ACREAGES
Lot Width : 132076
Lot Depth : 1
Topography :
Street Access :
Utilities :

Amenities
DIFFERENTIAL : UNITS :
VACANT LOT : FACTOR :

Value Method : AC
of Units : 3.03
Unit Value : 24,553.80
Adjustments :
Lot Value : 74,398

Physical Information

Type : 1 - Single Family	Year Built/Age :
Quality : 40 - Good	Effective Age : 0
Condition : 30 - Average	Remodel Date :
Arch Type : STORY 1/2	Remodel Type :
Style : 1 1/2-ST-FIN 100%	
Exterior Wall : 95% HARDBOARD 5% MASONRY-VENEER	
Floor Area : 3,031	
Basement Area : 1,875	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms :	
Baths :	
Heat Type : 100% WARM & COOLED AIR	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 13	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$288,484
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$214,086
Land Value	\$74,398
FINAL ESTIMATE OF VALUE	\$288,484
Value per Square Foot	\$70.63

Current Total Assessed Value for Parcel # 011591869 **E 123:180** \$288,484

SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet - Cost Approach Data

Date of Print: 8/6/2018

Record : 1 Of 1
 Roll Year : 2018

Parcel ID #: 011591869

Map #: 2977-36-3-00000-000-0017

LIGHTLE/TRAVIS & MELISSA

Situs : 18219 S HWY 31

18219 S HIGHWAY 31
 GRETNA NE 68028-7439

Legal : IRREG 3.03 AC IN NW COR OF SW1/4 PER DEED
 2009-39895 36-13-10 (3.03~AC)~

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

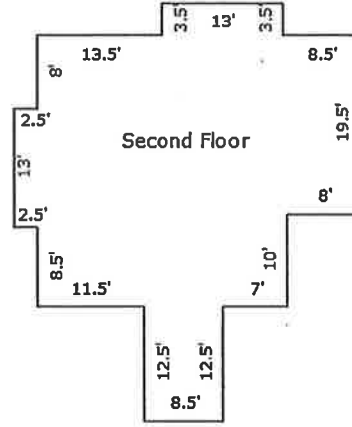
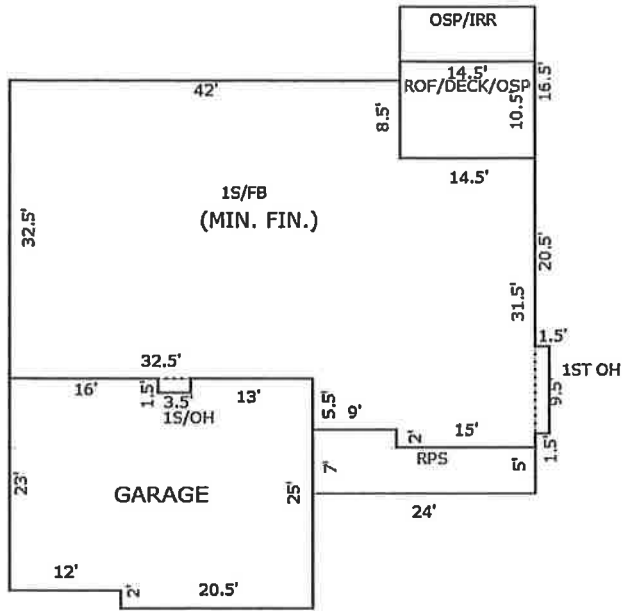
Cost factor : 0.92

		<u>Description</u>			
BASIC STRUCTURE COST		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>	
		3,031	x	81.29	= 246,390
	<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>	<u>Total Cost</u>
	ROOFING	1,895	(2.45)	(1.53)	(4,637)
	SUBFLOOR				
	HEATING & COOLING	3,031	2.44	2.44	7,396
	PLUMBING Base is: 12 (Over Base)	1	2,084.58	0.63	1,910
	BASEMENT COST	1,875	18.77	11.61	35,190
	PARTITION FINISH	0	0	0	0
	RECREATIONAL FINISH				
	MINIMUM FINISH				
 ADJUSTED STRUCTURE COST		 3,031	 x	 94.44	 = 286,248
	<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
	BUILT-IN GARAGE	783	23.68	0.34	18,538
	BSMT OUTSIDE~ENTRY	1	2,032.73		2,035
	FIREPLACE,SGL 2/S	1	4,128.06		4,130
	PORCH, ROOF, STEPS	138	33.01		4,555
	ROOF ONLY	123	19.76		2,430
	DRIVEWAY, 3 CAR	1	4,000.00		4,000
 TOTAL REPLACEMENT COST NEW		 3,031	 x	 106.21	 = 321,936

Depreciation : 34% Total Physical 30% Functional 5% Economic
 Less Depreciation/Plus Appreciation : (107,850)

Improvement Value	\$214,086
Land Value	\$74,398
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$288,484
Value per Square Foot	\$70.63

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserve all rights herein.



Sketch by Apex Sketch