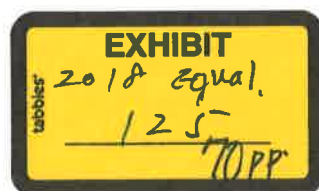


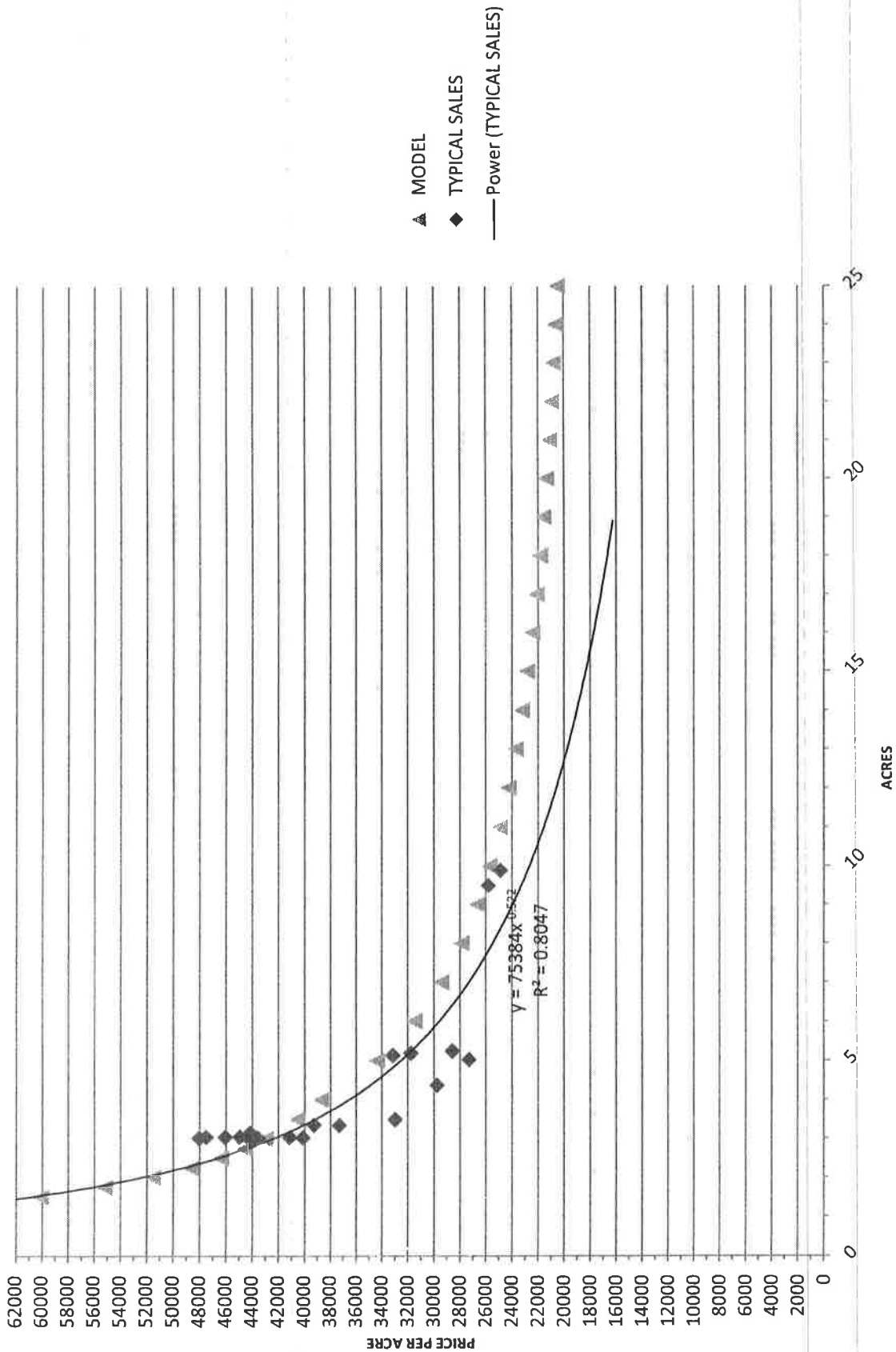
2017 EQUESTRIAN RIDGE ESTATES LAND MODEL

ACRES	VALUE	\$ PER ACRE
0.5	38550	77100
0.75	57825	77100
1	77100	77100
1.25	83575	66860
1.5	90050	60033
1.75	96525	55157
2	103000	51500
2.25	109475	48656
2.5	115950	46380
2.75	122425	44518
3	128900	42967
3.5	141850	40529
4	154800	38700
5	171800	34360
6	188800	31467
7	205800	29400
8	222800	27850
9	239800	26644
10	256800	25680
11	273800	24891
12	290800	24233
13	307800	23677
14	324800	23200
15	341800	22787
16	358800	22425
17	375800	22106
18	392800	21822
19	409800	21568
20	426800	21340
21	443800	21133
22	460800	20945
23	477800	20774
24	494800	20617
25	511800	20472
26	528800	20338
27	545800	20215
28	562800	20100
29	579800	19993
30	596800	19893
40	766800	19170
50	936800	18736
60	1106800	18447
70	1276800	18240
80	1446800	18085
90	1616800	17964
100	1786800	17868
110	1956800	17789
120	2126800	17723
130	2296800	17668
150	2636800	17579
175	3061800	17496
200	3486800	17434
225	3911800	17386
250	4336800	17347
275	4761800	17316
300	5186800	17289

77100 1ST
 25900 2ND & 3RD & 4TH
 17000 5TH +



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





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 13:35

Parcel Information		Ownership Information			
Parcel Number :011591864	Map Number :2955-27-4-61300-000-0021	Current Owner :JEFFREY L & MAUREEN L BULLER	Address :10871 S 231ST AVE CIR		
Situs :10871 S 231ST AVE CIR	Legal :LOT 21 EQUESTRIAN RIDGE ESTATES II (3.01 AC)	City ST. ZIP :GRETNA NE 68028	Cadastral # :000-000-020		
Current Valuation		Assessment Data		Property Classification	
Land Value :93,049	Impr. Value :570,605	District/TIF Fund :37010	School Base :77-0037 GRETNA SCHO	Status :01 - Improved	Use :05 - Agricultural
OutBuildings :	Total Value :663,654	Affiliated Code :	Neighborhood :FRME	Zoning :05 - Agricultural	Location :02 - Suburban
Exemptions :	Taxable Value :663,654	Greenbelt Area :YES	Greenbelt Date :06/13/2018	City Size :00 - N/A	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/17/2015	2015-14256	DOWD GRAIN COMPANY INC	JEFFREY L & MAUREEN L BULLER	133,000	133,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				17004G	06/12/2017	INGROUND POOL	32,000
				16080G	07/27/2016	SFR	363,520

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		136,814	570,605	0	707,419	707,419
2017	CTL	1000		136,814	141,775	0	278,589	278,589
2017	BOE	1000		136,814	141,775	0	278,589	278,589
2017	ABSTRACT	1000		136,814	141,775	0	278,589	278,589
2016	CTL	1000		127,000	0	0	127,000	127,000

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	136,814	141,775		278,589		278,589	5,036.66
2016	127,000			127,000		127,000	2,282.68
2015	4,825			4,825		4,825	85.98
2014	3,612			3,612		3,612	63.72
2013	3,404			3,404		3,404	61.16



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 10/25/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591864

Map #: 2955-27-4-61300-000-0021

BULLER/JEFFREY L & MAUREEN L

Situs : 10871 S 231ST AVE CIR

Legal : LOT 21 EQUESTRIAN RIDGE ESTATES II (3.01 AC)

10871 S 231ST AVE CIR
 GRETN NE 68028

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 131258

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.01

Unit Value : 42,880.40

Adjustments : 1.06

Lot Value : 136,814

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 : 2,718

Basement Area : 2,718

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2

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)	\$707,419
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$570,605
Land Value	\$136,814
FINAL ESTIMATE OF VALUE	\$707,419
Value per Square Foot	\$209.94
Current Total Assessed Value for Parcel # 011591864	E 125:5 \$663,654

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 #: 011591864

Map #: 2955-27-4-61300-000-0021

BULLER/JEFFREY L & MAUREEN L

Situs : 10871 S 231ST AVE CIR

10871 S 231ST AVE CIR
 GRETNA NE 68028

Legal : LOT 21 EQUESTRIAN RIDGE ESTATES II (3.01 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>
	2,718	x 104.34	= 283,596
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	2,718	(1.53)	(1.53)
SUBFLOOR			
HEATING & COOLING	2,718	2.44	2.44
PLUMBING Base is: 12 (Over Base)	3	2,084.58	2.12
BASEMENT COST	2,718	17.61	17.61
PARTITION FINISH	2,082	33.80	25.89
RECREATIONAL FINISH			
MINIMUM FINISH			

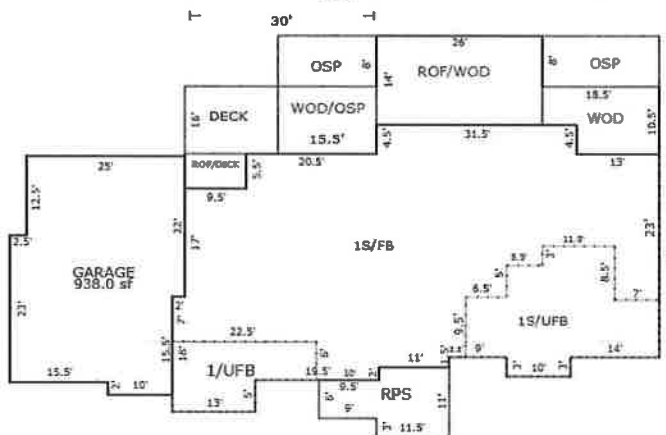
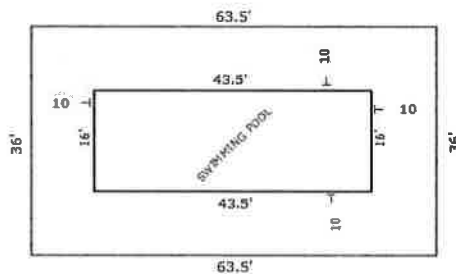
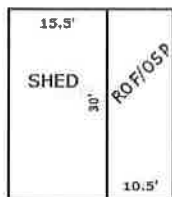
ADJUSTED STRUCTURE COST	2,718	x	150.87	=	410,065
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>	
ATTACHED GARAGE	938	27.93	-0.04	26,203	
FIREPLACE, SGL 1/S	1	3,619.53		3,620	
PORCH, OPEN SLAB	2873	8.22		23,615	
PORCH, ROOF, STEPS	180	34.45		6,200	
DECK, WOOD	901	16.14		14,540	
ROOF ONLY	416	17.76		7,390	
SWIM~POOL, CONCRETE	696	44.49	50%	15,485 *	
SHED, WOOD YARD	465	16.14		7,505	
ROOF ONLY	315	18.90		5,955	
DRIVEWAY, 3 CAR	1	4,000.00		4,000	
UT-WELL/SEPTIC/EL~E	1	22,400.00		22,400	
BSMT OUTSIDE~ENTRY	2	2,209.95		4,420	

TOTAL REPLACEMENT COST NEW	2,718	x	197.17	=	535,913
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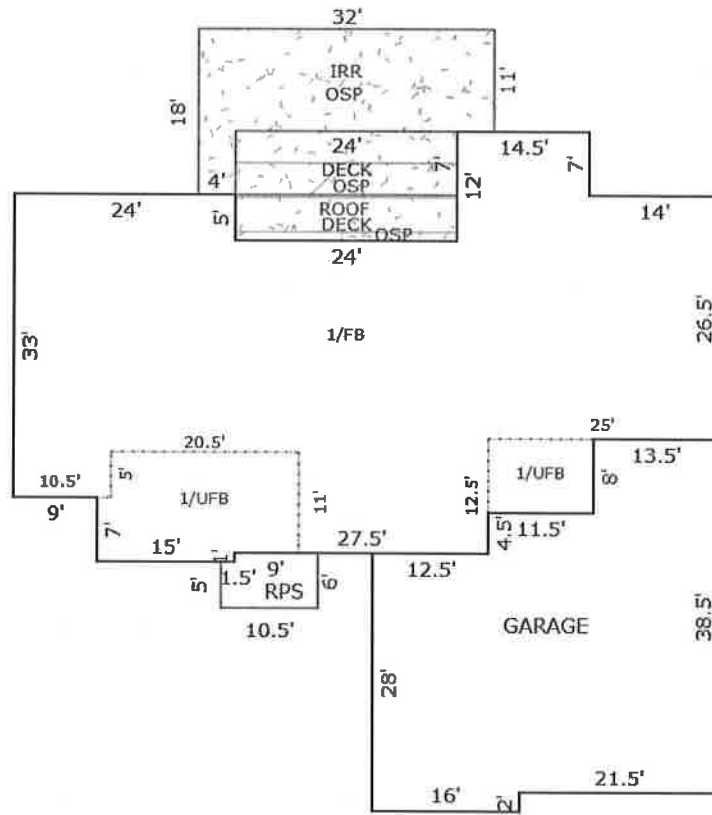
Depreciation :	-4% Total	0% Physical	Functional	-4% Economic
	Less Depreciation/Plus Appreciation : 19,207			

Improvement Value	\$555,120
Land Value	\$136,814
Lump Sums	\$15,485 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$707,419
Value per Square Foot	\$209.94

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



Sketch by Apex Sketch



Sketch by Aron 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 13:34

Parcel Information	Ownership Information
Parcel Number :011591852	Current Owner :BRADLEY & ROSEANN SCHWANINGER
Map Number :2955-27-4-61300-000-0009	
Situs :10707 S 231ST ST	Address :10707 S 231ST ST
Legal :LOT 9 EQUESTRIAN RIDGE ESTATES II (3.02 AC)	City ST. ZIP :GRETNA NE 68028 Cadastral # :000-000-008

Current Valuation	Assessment Data	Property Classification
Land Value :129,240	District/TIF Fund :37010	Status :01 - Improved
Impr. Value :516,258	School Base :77-0037 GRETNA SCHOO	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :645,498	Neighborhood :GERH	Location :02 - Suburban
Exemptions :	Greenbelt Area :NO	City Size :00 - N/A
Taxable Value :645,498	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
08/08/2014	2014-17701	DOWD GRAIN COMPANY INC	BRADLEY & ROSEANN SCHWANINGER	132,000	132,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				G	10/13/2014	SFR	319,410

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		129,240	516,258	0	645,498	645,498
2017	CTL	1000		129,240	479,190	0	608,430	608,430
2017	BOE	1000		129,240	479,190	0	608,430	608,430
2017	ABSTRACT	1000		129,240	479,190	0	608,430	608,430
2016	CTL	1000		127,200	469,232	0	596,432	596,432

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	129,240	479,190		608,430		608,430	10,999.90
2016	127,200	469,232		596,432		596,432	10,720.24
2015	80,005	188,167		268,172		268,172	4,778.80
2014	4,787			4,787		4,787	84.46
2013	4,246			4,246		4,246	76.28



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 12/7/2015

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591852

Map #: 2955-27-4-61300-000-0009

SCHWANINGER/BRADLEY & ROSEANN

Situs : 10707 S 231ST ST

Legal : LOT 9 EQUESTRIAN RIDGE ESTATES II (3.02 AC)

10707 S 231ST ST
 GRETNA NE 68028

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 131276

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.02

Unit Value : 42,794.70

Adjustments :

Lot Value : 129,240

Physical Information

Type : 1 - Single Family

Quality : 45 - Good +

Condition : 30 - Average

Arch Type : RANCH

Style : One Story 100%

Exterior Wall : 85% SIDING 15% MASONRY-VENEER

Floor Area : 2,706

Basement Area : 2,706

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 2

Baths : 2.5

Heat Type : 100% WARM & COOLED AIR

Roof Type : COMP SHINGLES

Plumbing Fixt : 17

Year Built/Age : 2015 / 3

Effective Age : 3

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$652,583
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$523,343
Land Value	\$129,240
FINAL ESTIMATE OF VALUE	\$652,583
Value per Square Foot	\$193.40

Current Total Assessed Value for Parcel # 011591852 **E 125:10** \$645,498

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 #: 011591852

Map #: 2955-27-4-61300-000-0009

SCHWANINGER/BRADLEY & ROSEANN

Situs : 10707 S 231ST ST

10707 S 231ST ST
 GRETNA NE 68028

Legal : LOT 9 EQUESTRIAN RIDGE ESTATES II (3.02 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>	
	2,706	x 104.92	=	283,914
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING	2,706	(1.53)	(1.53)	(4,140)
SUBFLOOR				
HEATING & COOLING	2,706	2.44	2.44	6,603
PLUMBING Base is: 12 (Over Base)	5	2,084.58	3.54	9,579
BASEMENT COST	2,706	17.6	17.6	47,636
PARTITION FINISH	2,364	33.42	29.2	79,005
RECREATIONAL FINISH				
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 2,706	 x	 156.17 =	 422,596
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE				
BSMT OUTSIDE-ENTRY	1	2,209.95		2,210
ATT GAR >1000	1228	28.12		34,530
FIREPLACE, SGL 1/S	1	3,619.53		3,620
FIREPLACE, SGL 2/S	1	4,487.96		4,490
STOOP, CONCRETE	668	15.91		10,630
PORCH, ROOF, STEPS	62	43.46		2,695
DECK, WOOD	288	23.81		6,855
ROOF ONLY	120	21.52		2,580
DRIVEWAY, 3 CAR	1	4,000.00		4,000
DRIVEWAY PK PAD	1	1,000.00		1,000
UT-WELL & SEPTIC	1	17,756.00		17,755

TOTAL REPLACEMENT COST NEW	2,706	x	189.56 =	512,961
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Depreciation :	-2% Total	2% Physical	Functional	-4% Economic
Less Depreciation/Plus Appreciation : 10,382				

Improvement Value	\$523,343
Land Value	\$129,240
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$652,583
Value per Square Foot	\$193.40

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 13:36

Parcel Information		Ownership Information	
Parcel Number :011591862		Current Owner :3SHEETS LLC	
Map Number :2955-27-4-61300-000-0019			
Situs :10814 S 231ST ST		Address :PO BOX 743	
Legal :LOT 19 EQUESTRIAN RIDGE ESTATES II (3.02 AC)		City ST. ZIP :GRETNA NE 68028	
		Cadastral # :000-000-018	

Current Valuation		Assessment Data		Property Classification	
Land Value :129,240		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 :129,240		Neighborhood :GERH		Location :02 - Suburban	
Exemptions :		Greenbelt Area :NO		City Size :00 - N/A	
Taxable Value :129,240		Greenbelt Date :		Lot Size :05 - 2.00-4.99 ac.	

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
08/10/2017	2017-19675	JOHNATHAN P O'GORMAN	3SHEETS LLC	155,000	155,000	
06/12/2015	2015-14172	DOWD GRAIN COMPANY INC	JOHNATHAN P O'GORMAN	145,000	145,000	
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	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		129,240	0	0	129,240	129,240
2017	CTL	1000		129,240	0	0	129,240	129,240
2017	BOE	1000		129,240	0	0	129,240	129,240
2017	ABSTRACT	1000		129,240	0	0	129,240	129,240
2016	CTL	1000		127,200	0	0	127,200	127,200

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	129,240			129,240		129,240	2,336.56
2016	127,200			127,200		127,200	2,286.28
2015	5,467			5,467		5,467	97.42
2014	4,363			4,363		4,363	76.98
2013	3,943			3,943		3,943	70.84



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

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 12/17/2015

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591862

Map #: 2955-27-4-61300-000-0019

3SHEETS LLC

Situs : 10814 S 231ST ST

Legal : LOT 19 EQUESTRIAN RIDGE ESTATES II (3.02 AC)

PO BOX 743
 GRETN A NE 68028

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 131669

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 3.02

Unit Value : 42,794.70

Adjustments :

Lot Value : 129,240

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)	\$129,240
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	\$129,240
FINAL ESTIMATE OF VALUE	\$129,240
Value per Square Foot	

Current Total Assessed Value for Parcel # 011591862	E 125:13	\$129,240
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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 #: 011591862

Map #: 2955-27-4-61300-000-0019

3SHEETS LLC

Situs : 10814 S 231ST ST

PO BOX 743
 GRETNA NE 68028

Legal : LOT 19 EQUESTRIAN RIDGE ESTATES II (3.02 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 :	-4% Total	Physical	Functional	-4% Economic
Less Depreciation/Plus Appreciation :				
Improvement Value				\$0
Land Value				\$129,240
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$129,240
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 13:37

Parcel Information		Ownership Information	
Parcel Number :011591857	Map Number :2955-27-4-61300-000-0014	Current Owner :BRENDA BENAY DERR	Address :11321 PEBBLEBROOKE BLVD
Situs :23114 BUCHANAN CIR	Legal :LOT 14 EQUESTRIAN RIDGE ESTATES II (3.03 AC)	City ST. ZIP :GRETNA NE 68028	Cadastral # :000-000-013

Current Valuation		Assessment Data		Property Classification	
Land Value :137,175	Impr. Value :	District/TIF Fund :37010	School Base :77-0037 GRETNA SCHOO	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :137,175	Affiliated Code :	Neighborhood :GERH	Zoning :01 - Single Family	Location :02 - Suburban
Exemptions :	Taxable Value :137,175	Greenbelt Area :NO	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	
11/16/2017	2017-27808	BRENDA BENAY & JARED DERR	BRENDA BENAY DERR	0	0	0
01/09/2015	2015-00570	DOWD GRAIN COMPANY INC	BRENDA BENAY & JARED DERR	132,000	132,000	132,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	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		137,175	0	0	137,175	137,175
2017	CTL	1000		137,175	0	0	137,175	137,175
2017	BOE	1000		137,175	0	0	137,175	137,175
2017	ABSTRACT	1000		137,175	0	0	137,175	137,175
2016	CTL	1000		127,400	0	0	127,400	127,400

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	137,175			137,175		137,175	2,480.02
2016	127,400			127,400		127,400	2,289.88
2015	4,857			4,857		4,857	86.56
2014	3,636			3,636		3,636	64.14
2013	3,427			3,427		3,427	61.56



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 12/18/2015

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591857

Map #: 2955-27-4-61300-000-0014

DERR/BRENDA BENAY
 11321 PEBBLEBROOKE BLVD
 GRETNA NE 68028

Situs : 23114 BUCHANAN CIR
 Legal : LOT 14 EQUESTRIAN RIDGE ESTATES II (3.03 AC)

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES
 Lot Width : 132169
 Lot Depth : 1
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 3.03
 Unit Value : 42,709.57
 Adjustments : 1.06
 Lot Value : 137,175

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)	\$137,175
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	\$137,175
FINAL ESTIMATE OF VALUE	\$137,175
Value per Square Foot	

Current Total Assessed Value for Parcel # 011591857 **E 125:16** \$137,175

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 #: 011591857

Map #: 2955-27-4-61300-000-0014

DERR/BRENDA BENAY

Situs : 23114 BUCHANAN CIR

11321 PEBBLEBROOKE BLVD
 GRETNA NE 68028

Legal : LOT 14 EQUESTRIAN RIDGE ESTATES II (3.03 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		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 :	-4% Total	Physical	Functional	-4% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$137,175
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$137,175
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 13:38

Parcel Information		Ownership Information	
Parcel Number :011591850		Current Owner :RICHARD & TIFFANI LAU	
Map Number :2955-27-4-61300-000-0007			
Situs :10815 S 231ST ST		Address :6168 S 181ST ST	
Legal :LOT 7 EQUESTRIAN RIDGE ESTATES II		City ST. ZIP :OMAHA NE 68135	
(3.04 AC)		Cadastral # :000-000-006	

Current Valuation		Assessment Data		Property Classification	
Land Value :6,174		District/TIF Fund :37010		Status :02 - Unimproved	
Impr. Value :		School Base :77-0037 GRETNA SCHOO		Use :05 - Agricultural	
OutBuildings :		Affiliated Code :		Zoning :05 - Agricultural	
Total Value :6,174		Neighborhood :FRME		Location :02 - Suburban	
Exemptions :		Greenbelt Area :YES		City Size :00 - N/A	
Taxable Value :6,174		Greenbelt Date :01/07/2016		Lot Size :05 - 2.00-4.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
07/23/2014	2014-16504	DOWD GRAIN COMPANY INC	RICHARD & TIFFANI LAU	125,000	125,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	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		6,174	0	0	6,174	6,174
2017	CTL	4000		6,848	0	0	6,848	6,848
2017	BOE	4000		6,848	0	0	6,848	6,848
2017	ABSTRACT	4000		6,848	0	0	6,848	6,848
2016	CTL	4000		6,376	0	0	6,376	6,376

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	6,848			6,848		6,848	122.60
2016	6,376			6,376		6,376	114.60
2015	5,564			5,564		5,564	99.14
2014	4,464			4,464		4,464	78.74
2013	4,020			4,020		4,020	72.20



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 #: 011591850

Map #: 2955-27-4-61300-000-0007

LAU/RICHARD & TIFFANI

Situs : 10815 S 231ST ST

6168 S 181ST ST
 OMAHA NE 68135

Legal : LOT 7 EQUESTRIAN RIDGE ESTATES II
 (3.04 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	\$6,174
Total Value	\$6,174

Current Total Assessed Value for Parcel # 011591850	E 125:19	\$6,174
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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 #: 011591850

Map #: 2955-27-4-61300-000-0007

LAU/RICHARD & TIFFANI

Situs : 10815 S 231ST ST

6168 S 181ST ST
 OMAHA NE 68135

Legal : LOT 7 EQUESTRIAN RIDGE ESTATES II (3.04 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>	x	<u>Base SF Cost</u>	=	<u>Total Cost</u>
0		0.00		0

ADJUSTMENTS

<u>Units</u>	x	<u>Unit Cost</u>	=	<u>Total Cost</u>
--------------	---	------------------	---	-------------------

- ROOFING
- SUBFLOOR
- HEATING & COOLING
- PLUMBING Base is:
- BASEMENT COST
 - PARTITION FINISH
 - RECREATIONAL FINISH
 - MINIMUM FINISH

ADJUSTED STRUCTURE COST

0	x	0	=	0
---	---	---	---	---

IMPROVEMENTS

<u>UNITS</u>	x	<u>UNIT COST</u>	=	<u>TOTAL COST</u>
--------------	---	------------------	---	-------------------

NO GARAGE

TOTAL REPLACEMENT COST NEW

x = 0

Depreciation :	4%Total	Physical	Functional	4%Economic	
				Less Depreciation/Plus Appreciation : 0	
Improvement Value					\$0
Lump Sums					
Outbuilding Value					\$0
Land Value					\$6,174
ESTIMATE OF VALUE (USING THE COST APPROACH)					\$6,174
Value per Acre					\$2,030

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 13:38

Roll Year: 2018

Parcel # : 011591850
 Current Owner : LAU/RICHARD & TIFFANI

Map # : 2955-27-4-61300-000-0007
 Tax District : 37010
 Neighborhood : FRME
 Greenbelt Area/Date YES 01/07/2016

6168 S 181ST ST

OMAHA NE 68135

Legal Description : LOT 7 EQUESTRIAN RIDGE ESTATES II (3.04 AC)

Soil Symbol	Soil Name	Land Use	LVG Code	Adjust	Spot LVG	# Acres	Ag/Acre	Mkt Value	Assessed Value
8138	POHOCCO-IDA-MONONA COMPLEX 6	GRAS	4G1	Market	S200	0.98	1,860	19,600	1,823
7234	JUDSON SILTY CLAY LOAM 2 TO	GRAS	1G	Market	S200	1.06	2,350	21,200	2,491
8138	POHOCCO-IDA-MONONA COMPLEX 6	GRAS	4G1	Market	P868	1.00	1,860	86,800	1,860
GRAS Use Totals :						3.04		127,600	6,174
Parcel Totals :						3.04		127,600	6,174

E 125:21



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 13:39



Parcel Information	Ownership Information
Parcel Number :011591851	Current Owner :CHRISTOPHER M & LISA M LEHAN
Map Number :2955-27-4-61300-000-0008	
Situs :10769 S 231ST ST	Address :19255 SHIRLEY ST
Legal :LOT 8 EQUESTRIAN RIDGE ESTATES II (3.04 AC)	City ST. ZIP :OMAHA NE 68130
	Cadastral # :000-000-007

Current Valuation	Assessment Data	Property Classification
Land Value :129,580	District/TIF Fund :37010	Status :02 - Unimproved
Impr. Value :	School Base :77-0037 GRENA SCHOO	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :129,580	Neighborhood :GERH	Location :02 - Suburban
Exemptions :	Greenbelt Area :NO	City Size :00 - N/A
Taxable Value :129,580	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
07/25/2014	2014-16513	DOWD GRAIN COMPANY INC	CHRISTOPHER M & LISA M LEHAN	122,000	122,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	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		129,580	0	0	129,580	129,580
2017	CTL	1000		129,580	0	0	129,580	129,580
2017	BOE	1000		129,580	0	0	129,580	129,580
2017	ABSTRACT	1000		129,580	0	0	129,580	129,580
2016	CTL	1000		127,600	0	0	127,600	127,600

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	129,580			129,580		129,580	2,342.70
2016	127,600			127,600		127,600	2,293.46
2015	4,880			4,880		4,880	86.96
2014	3,656			3,656		3,656	64.50
2013	3,444			3,444		3,444	61.86



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 12/18/2015

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591851

Map #: 2955-27-4-61300-000-0008

LEHAN/CHRISTOPHER M & LISA M

Situs : 10769 S 231ST ST

Legal : LOT 8 EQUESTRIAN RIDGE ESTATES II (3.04 AC)

19255 SHIRLEY ST
 OMAHA NE 68130

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 132205

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.04

Unit Value : 42,625.00

Adjustments :

Lot Value : 129,580

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) \$129,580

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 \$129,580

FINAL ESTIMATE OF VALUE \$129,580

Value per Square Foot

Current Total Assessed Value for Parcel # 011591851 **E 125:23** \$129,580

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 #: 011591851

Map #: 2955-27-4-61300-000-0008

LEHAN/CHRISTOPHER M & LISA M

Situs : 10769 S 231ST ST

19255 SHIRLEY ST
 OMAHA NE 68130

Legal : LOT 8 EQUESTRIAN RIDGE ESTATES II (3.04 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 :	-4% Total	Physical	Functional	-4% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$129,580
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$129,580
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 13:40

Parcel Information	Ownership Information
Parcel Number :011591863	Current Owner :RYAN & SARA PANKOKE
Map Number :2955-27-4-61300-000-0020	
Situs :10874 S 231ST ST	Address :10874 S 231ST ST
Legal :LOT 20 EQUESTRIAN RIDGE ESTATES II (3.04 AC)	City ST. ZIP :GRETNA NE 68028-4968 Cadastral # :000-000-019

Current Valuation	Assessment Data	Property Classification
Land Value :129,580	District/TIF Fund :37010	Status :01 - Improved
Impr. Value :619,164	School Base :77-0037 GRETNA SCHOO	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :748,744	Neighborhood :GERH	Location :02 - Suburban
Exemptions :	Greenbelt Area :NO	City Size :00 - N/A
Taxable Value :748,744	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
03/31/2015	2015-07164	DOWD GRAIN COMPANY INC	RYAN & SARA PANKOKE	140,000		140,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0		0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				96G	04/20/2018	BASEMENT FINISH 2173 SQFT	65,191
				17024G	03/13/2017	SFR	367,880

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		129,580	619,164	0	748,744	748,744
2017	CTL	1000		129,580	0	0	129,580	129,580
2017	BOE	1000		129,580	0	0	129,580	129,580
2017	ABSTRACT	1000		129,580	0	0	129,580	129,580
2016	CTL	1000		127,600	0	0	127,600	127,600

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	129,580			129,580		129,580	2,342.70
2016	127,600			127,600		127,600	2,293.46
2015	4,873			4,873		4,873	86.84
2014	3,648			3,648		3,648	64.36
2013	3,438			3,438		3,438	61.76



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 10/25/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591863

Map #: 2955-27-4-61300-000-0020

PANKOKE/RYAN & SARA

Situs : 10874 S 231ST ST

Legal : LOT 20 EQUESTRIAN RIDGE ESTATES II (3.04 AC)

10874 S 231ST ST
 GREYNA NE 68028-4968

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 132113

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 3.04

Unit Value : 42,625.00

Adjustments :

Lot Value : 129,580

Amenities
 DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Physical Information

Type : 1 - Single Family

Quality : 55 - Very Good +

Condition : 30 - Average

Arch Type : TWO STORY

Style : Two Story 100%

Exterior Wall : 80% SIDING 20% MASONRY-VENEER

Floor Area : 3,823

Basement Area : 2,532

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 3

Baths : 2.5

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)	\$748,744
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$619,164
Land Value	\$129,580
FINAL ESTIMATE OF VALUE	\$748,744
Value per Square Foot	\$161.96
Current Total Assessed Value for Parcel # 011591863	E 125:26 \$748,744

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 #: 011591863

Map #: 2955-27-4-61300-000-0020

PANKOKE/RYAN & SARA

Situs : 10874 S 231ST ST

10874 S 231ST ST
 GRETNA NE 68028-4968

Legal : LOT 20 EQUESTRIAN RIDGE ESTATES II (3.04 AC)

COST APPROACH - Values by Marshall & Swift

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

Description	Square Feet	x	Base SF Cost	=	Total Cost
BASIC STRUCTURE COST	3,823		124.04		474,205
<u>ADJUSTMENTS</u>	<u>Units</u>		<u>Unit Cost</u>		<u>Area Adj.</u>
ROOFING	2,532		(2.94)		(7,455)
SUBFLOOR					
HEATING & COOLING	3,823		2.58		9,863
PLUMBING Base is: 15					
BASEMENT COST	2,532		17.7		44,806
PARTITION FINISH	0		0		0
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST	3,823	x	136.39	=	521,419
<u>IMPROVEMENTS</u>	<u>UNITS</u>		<u>UNIT COST</u>		<u>DEPR</u>
NO GARAGE					<u>TOTAL COST</u>
BSMT OUTSIDE~ENTRY	1		2,885.69		2,885
FIREPLACE, SGL 1/S	2		4,726.27		9,455
B-IN GAR >1000	1055		32.16		33,930
PORCH, OPEN SLAB	885		10.74		9,505
PORCH, ROOF, STEPS	95		49.65		4,715
DECK, WOOD	757		21.08		15,960
ROOF ONLY	288		25.15		7,245
UT-WELL/SEPTIC/EL~E	1		22,400.00		22,400
DRIVEWAY, 3 CAR	1		4,000.00		4,000
DRIVEWAY, 1 CAR	4		1,700.00		6,800

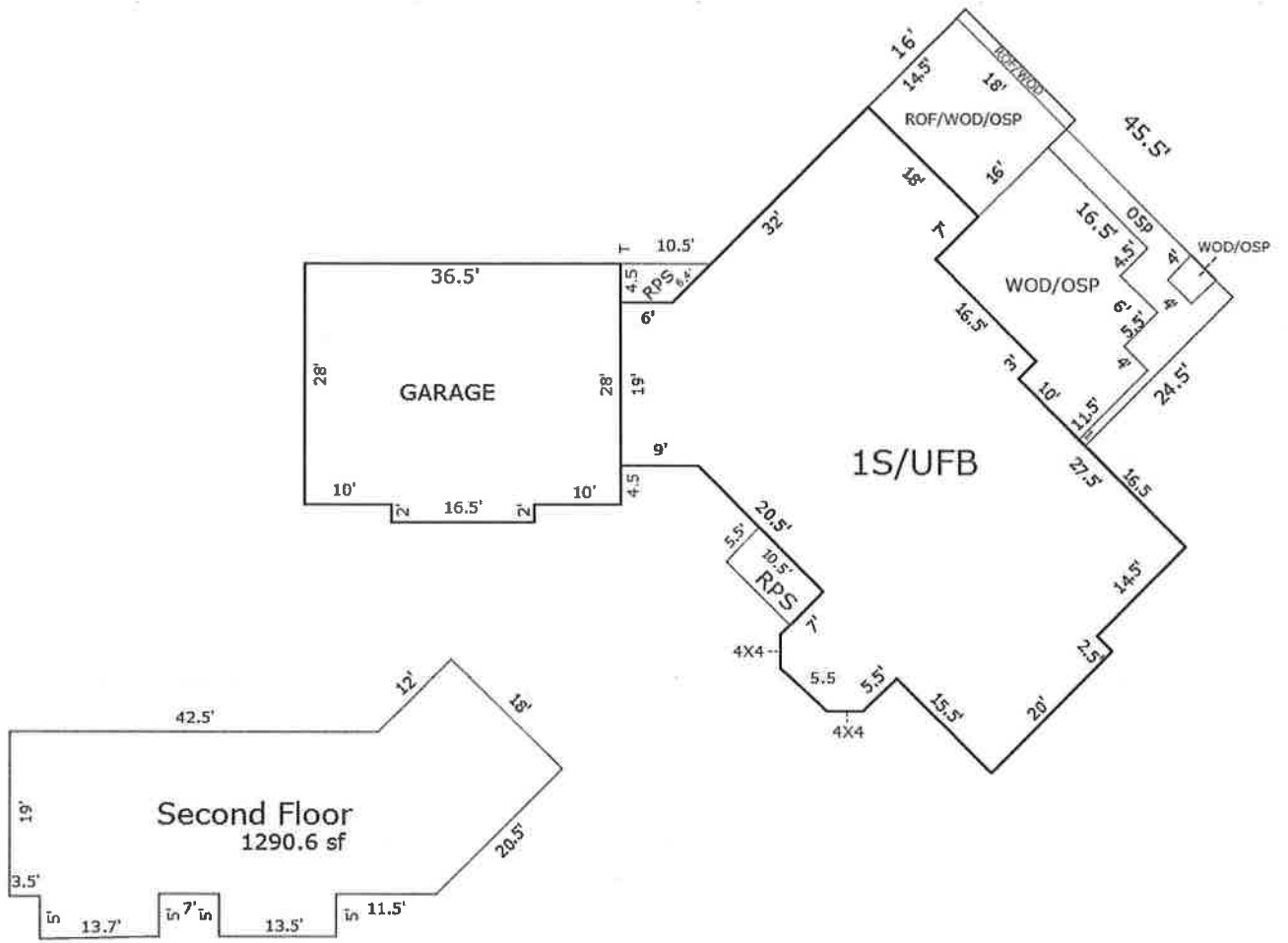
TOTAL REPLACEMENT COST NEW 3,823 x 166.97 = 638,314

Depreciation : 3% Total Physical Functional 3% Economic

Less Depreciation/Plus Appreciation : (19,150)

Improvement Value	\$619,164
Land Value	\$129,580
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$748,744
Value per Square Foot	\$161.96

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 13:41

Parcel Information		Ownership Information			
Parcel Number :011591855		Current Owner :JON M & JANE E STILLMAN			
Map Number :2955-27-4-61300-000-0012		Address :23106 BUCHANAN CIR			
Situs :23106 BUCHANAN CIR		City ST. ZIP :GRETNA NE 68028			
Legal :LOT 12 EQUESTRIAN RIDGE ESTATES II (3.05 AC)		Cadastral # :000-000-011			
Current Valuation		Assessment Data		Property Classification	
Land Value :137,535		District/TIF Fund :37010		Status :01 - Improved	
Impr. Value :1,148,161		School Base :77-0037 GRETNA SCHOO		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :1,285,696		Neighborhood :GERH		Location :02 - Suburban	
Exemptions :		Greenbelt Area :NO		City Size :00 - N/A	
Taxable Value :1,285,696		Greenbelt Date :		Lot Size :05 - 2.00-4.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
09/15/2017	2017-22570	FALCONE ENTERPRISES INC	JON M & JANE E STILLMAN	1,525,000	1,525,000
11/09/2015	2015-28033	MICHAEL D & TRACY A OSTLUND	FALCONE ENTERPRISES INC	145,000	145,000
11/14/2014	2014-25605	DOWD GRAIN COMPANY INC	MICHAEL D & TRACY A OSTLUND	137,000	137,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				17003G	03/28/2017	INGROUND POOL	60,000
				16089G	08/11/2016	SFR	484,895

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		137,535	1,148,161	0	1,285,696	1,285,696
2017	CTL	1000		137,535	121,224	0	258,759	258,759
2017	BOE	1000		137,535	121,224	0	258,759	258,759
2017	ABSTRACT	1000		137,535	121,224	0	258,759	258,759
2016	CTL	1000		127,800	0	0	127,800	127,800

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	137,535	121,224		258,759		258,759	4,678.14
2016	127,800			127,800		127,800	2,297.06
2015	4,994			4,994		4,994	89.00
2014	3,783			3,783		3,783	66.74
2013	3,538			3,538		3,538	63.56



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 10/25/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591855

Map #: 2955-27-4-61300-000-0012

STILLMAN/JON M & JANE E

Situs : 23106 BUCHANAN CIR

Legal : LOT 12 EQUESTRIAN RIDGE ESTATES II (3.05 AC)

23106 BUCHANAN CIR
 GRETN A NE 68028

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES
 Lot Width : 132598
 Lot Depth : 1
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 3.05
 Unit Value : 42,540.98
 Adjustments : 1.06
 Lot Value : 137,535

Physical Information

Type : 1 - Single Family
 Quality : 60 - Excellent
 Condition : 30 - Average
 Arch Type : RANCH
 Style : One Story 100%
 Exterior Wall : 60% SIDING 40% FACE-BRICK
 Floor Area : 4,018
 Basement Area : 4,018
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR
 Bedrooms : 3
 Baths : 3
 Heat Type : 100% REV HEAT PUMP W/DUCT
 Roof Type : COMP SHINGLES
 Plumbing Fixt : 28

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

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$1,285,696
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$1,148,161
Land Value	\$137,535
FINAL ESTIMATE OF VALUE	\$1,285,696
Value per Square Foot	\$285.75

Current Total Assessed Value for Parcel # 011591855 **E 125:30** \$1,285,696

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 #: 011591855

Map #: 2955-27-4-61300-000-0012

STILLMAN/JON M & JANE E

Situs : 23106 BUCHANAN CIR

23106 BUCHANAN CIR
 GRETNA NE 68028

Legal : LOT 12 EQUESTRIAN RIDGE ESTATES II (3.05 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>
	4,018	x 163.60	= 657,345
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING	4,018	(11.68)	(11.68)
SUBFLOOR			
HEATING & COOLING	4,018	3.53	3.53
PLUMBING Base is: 18 (Over Base)	10	3,521.94	8.06
BASEMENT COST	4,018	18.97	18.97
PARTITION FINISH	2,223	51.47	28.48
RECREATIONAL FINISH			
MINIMUM FINISH			

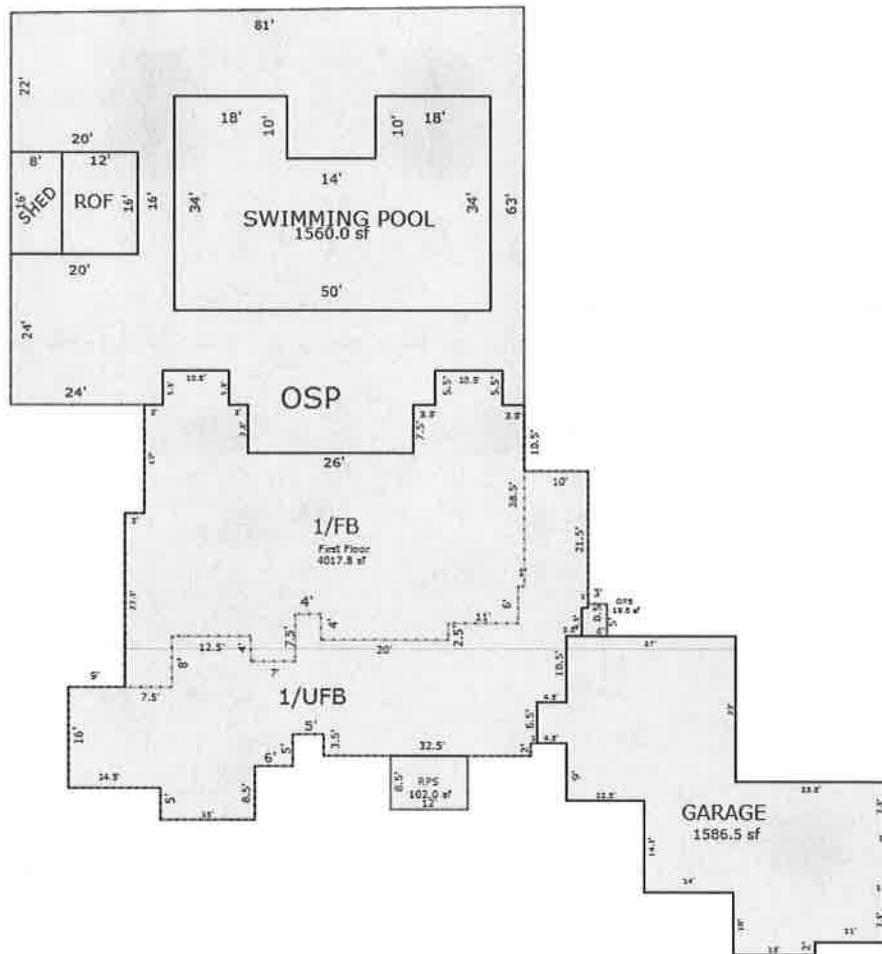
ADJUSTED STRUCTURE COST	4,018	x	210.96 =	847,637
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE				
ATT GAR >1000	1587	42.02		66,685
STOOP, CONCRETE	20	42.08		840
PORCH, OPEN SLAB	3262	12.59		41,070
PORCH, ROOF, STEPS	102	56.85		5,800
ROOF ONLY	192	31.47		6,040
SWIM~POOL, CONCRETE	1560	36.70	50%	28,625 *
SHED, WOOD YARD	128	16.14		2,065
DRIVEWAY, 4 CAR	1	5,100.00		5,100
DRIVEWAY, CIR~1-CAR W	4	2,700.00		10,800
FIREPLACE, SGL 1/S	2	5,542.76		11,085
FIREPLACE, SGL 2/S	1	6,872.62		6,875
UT-WELL/SEPTIC/EL~E	1	22,400.00		22,400
WALL, RETAIN STONE	2000	25.04		50,080

TOTAL REPLACEMENT COST NEW 4,018 x 267.91 = 1,076,477

Depreciation : -4% Total Physical Functional -4% Economic
 Less Depreciation/Plus Appreciation : 43,059

Improvement Value	\$1,119,536
Land Value	\$137,535
Lump Sums	\$28,625 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$1,285,696
Value per Square Foot	\$285.75

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 13:43

Parcel Information		Ownership Information	
Parcel Number :011591844	Map Number :2955-27-4-61300-000-0001	Current Owner :JEFFREY W & JULIE L HINCHCLIFF	Address :6622 N 289TH ST
Situs :23151 SHILOH DR	Legal :LOT 1 EQUESTRIAN RIDGE ESTATES II (3.16 AC)	City ST. ZIP :VALLEY NE 68064-9505	Cadastral # :000-000-0000

Current Valuation		Assessment Data		Property Classification	
Land Value :131,620	Impr. Value :	District/TIF Fund :37010	School Base :77-0037 GRETNA SCHOO	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :131,620	Affiliated Code :	Neighborhood :GERH	Zoning :01 - Single Family	Location :02 - Suburban
Exemptions :	Taxable Value :131,620	Greenbelt Area :NO	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	
06/30/2015	2015-15849	DOWD GRAIN COMPANY INC	JEFFREY W & JULIE L HINCHCLIFF	139,000	139,000	
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	0	

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2010	DOWD GRAIN COMPANY INC	BOARD VALUE				

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		131,620	0	0	131,620	131,620
2017	CTL	1000		131,620	0	0	131,620	131,620
2017	BOE	1000		131,620	0	0	131,620	131,620
2017	ABSTRACT	1000		131,620	0	0	131,620	131,620
2016	CTL	1000		130,000	0	0	130,000	130,000

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	131,620			131,620		131,620	2,379.58
2016	130,000			130,000		130,000	2,336.62
2015	6,344			6,344		6,344	113.06
2014	5,301			5,301		5,301	93.52
2013	4,650			4,650		4,650	83.54



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

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 12/18/2015

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591844

Map #: 2955-27-4-61300-000-0001

HINCHCLIFF/JEFFREY W & JULIE L

Situs : 23151 SHILOH DR

Legal : LOT 1 EQUESTRIAN RIDGE ESTATES II (3.16 AC)

6622 N 289TH ST
 VALLEY NE 68064-9505

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 138001

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.16

Unit Value : 41,651.90

Adjustments :

Lot Value : 131,620

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)	\$131,620
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	\$131,620
FINAL ESTIMATE OF VALUE	\$131,620
Value per Square Foot	

Current Total Assessed Value for Parcel # 011591844 **E 125:34** \$131,620

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 #: 011591844

Map #: 2955-27-4-61300-000-0001

HINCHCLIFF/JEFFREY W & JULIE L

Situs : 23151 SHILOH DR

6622 N 289TH ST
VALLEY NE 68064-9505

Legal : LOT 1 EQUESTRIAN RIDGE ESTATES II (3.16 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 :	-4% Total	Physical	Functional	-4% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$131,620
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$131,620
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 13:43

Parcel Information		Ownership Information			
Parcel Number :011591865		Current Owner :DONALD & KRISTI TRIMBLE			
Map Number :2955-27-4-61300-000-0022		Address :10854 S 231ST AVE CIR			
Situs :10854 S 231ST AVE CIR		City ST. ZIP :GRETNA NE 68028			
Legal :LOT 22 EQUESTRIAN RIDGE ESTATES II (3.35 AC)		Cadastral # :000-000-021			
Current Valuation		Assessment Data		Property Classification	
Land Value :142,941		District/TIF Fund :37010		Status :02 - Unimproved	
Impr. Value :		School Base :77-0037 GRETNA SCHOOL		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :142,941		Neighborhood :GERH		Location :02 - Suburban	
Exemptions :		Greenbelt Area :NO		City Size :00 - N/A	
Taxable Value :142,941		Greenbelt Date :		Lot Size :05 - 2.00-4.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
04/20/2017	2017-09085	JESS & MIKALA HARDESSEN	DONALD & KRISTI TRIMBLE	168,000	168,000
10/23/2014	2014-23747	THOMAS J & RACHEL J FLANNERY	JESS & MIKALA HARDESSEN	131,500	131,500
07/25/2014	2014-16517	DOWD GRAIN COMPANY INC	THOMAS J & RACHEL J FLANNERY	125,000	125,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				171086	05/21/2018	SFR	369,510

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		142,941	0	0	142,941	142,941
2017	CTL	1000		142,941	0	0	142,941	142,941
2017	BOE	1000		142,941	0	0	142,941	142,941
2017	ABSTRACT	1000		142,941	0	0	142,941	142,941
2016	CTL	1000		133,800	0	0	133,800	133,800

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	142,941			142,941		142,941	2,584.26
2016	133,800			133,800		133,800	2,404.92
2015	6,420			6,420		6,420	114.40
2014	5,260			5,260		5,260	92.80
2013	4,673			4,673		4,673	83.94



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
Inspected By: RW Inspection Date: 12/18/2015

Record: 1 Of 1
Roll Year: 2018

Parcel ID #: 011591865

Map #: 2955-27-4-61300-000-0022

TRIMBLE/DONALD & KRISTI

Situs : 10854 S 231ST AVE CIR

Legal : LOT 22 EQUESTRIAN RIDGE ESTATES II (3.35 AC)

10854 S 231ST AVE CIR
GRETNA NE 68028

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 145975

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 3.35

Unit Value : 40,253.73

Adjustments : 1.06

Lot Value : 142,941

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) \$142,941

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 \$142,941

FINAL ESTIMATE OF VALUE \$142,941

Value per Square Foot

Current Total Assessed Value for Parcel # 011591865 **E 125:37** \$142,941

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 #: 011591865

Map #: 2955-27-4-61300-000-0022

TRIMBLE/DONALD & KRISTI

Situs : 10854 S 231ST AVE CIR

10854 S 231ST AVE CIR
 GRETNA NE 68028

Legal : LOT 22 EQUESTRIAN RIDGE ESTATES II (3.35 AC)

COST APPROACH - Values by Marshall & Swift

Appraisal Zone : 2018

Manual Date : 06/17

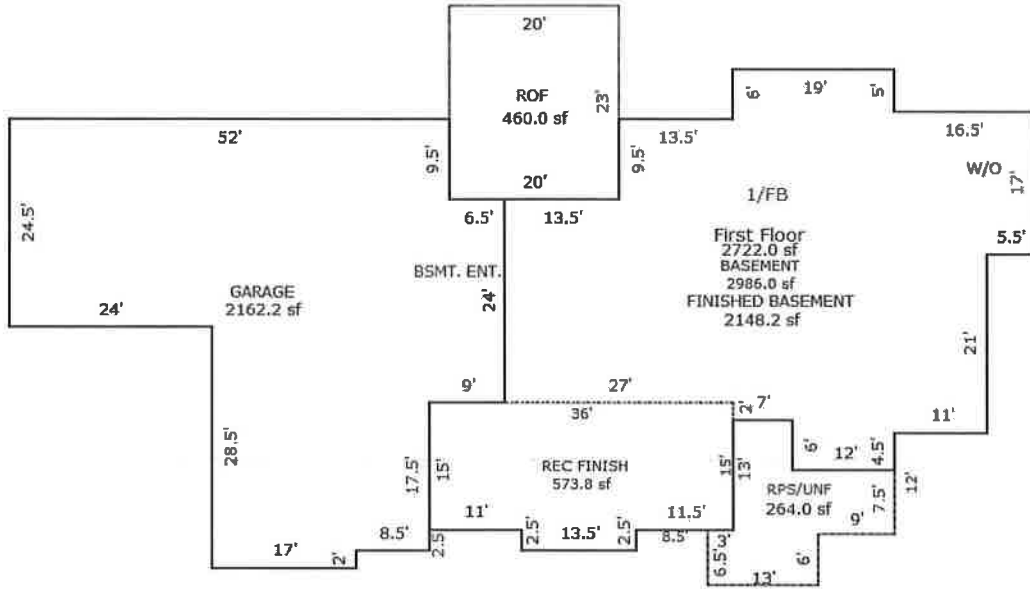
Cost factor : 0.92

<u>Description</u>		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST				
		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		=
<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 :	-4% Total	Physical	Functional	-4% Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$142,941
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$142,941
Value per Square Foot				

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 13:53

Parcel Information		Ownership Information	
Parcel Number :011591846		Current Owner :PHILLIP & LEIGH DALY	
Map Number :2955-27-4-61300-000-0003			
Situs :23107 SHILOH DR		Address :23107 SHILOH DR	
Legal :LOT 3 EQUESTRIAN RIDGE ESTATES II (3.49 AC)		City ST. ZIP :GRETNA NE 68028	
		Cadastral # :000-000-002	

Current Valuation		Assessment Data		Property Classification	
Land Value :106,890		District/TIF Fund :37010		Status :01 - Improved	
Impr. Value :650,817		School Base :77-0037 GRETNA SCHOO		Use :05 - Agricultural	
OutBuildings :		Affiliated Code :		Zoning :05 - Agricultral	
Total Value :757,707		Neighborhood :FRME		Location :02 - Suburban	
Exemptions :		Greenbelt Area :YES		City Size :00 - N/A	
Taxable Value :757,707		Greenbelt Date :01/25/2017		Lot Size :05 - 2.00-4.99 ac.	

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
08/31/2015	2015-21648	ZYCH CONSTRUCTION LLC	PHILLIP & LEIGH DALY	200,000	200,000	
04/15/2014	2014-07492	DOWD GRAIN COMPANY INC	ZYCH CONSTRUCTION LLC	115,000	115,000	
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	0	

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				16140G	12/05/2016	SFR	366,155

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	4000		7,096	650,817	0	657,913	657,913
2017	CTL	4000		7,874	0	0	7,874	7,874
2017	BOE	4000		7,874	0	0	7,874	7,874
2017	ABSTRACT	4000		7,874	0	0	7,874	7,874
2016	CTL	1000		136,600	0	0	136,600	136,600

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	7,874			7,874		7,874	140.96
2016	136,600			136,600		136,600	2,455.24
2015	6,423			6,423		6,423	114.46
2014	5,166			5,166		5,166	91.14
2013	4,645			4,645		4,645	83.44



SARPY COUNTY ASSESSOR'S OFFICE
Farm Residence Data

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

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011591846

Map #: 2955-27-4-61300-000-0003

DALY/PHILLIP & LEIGH

Situs : 23107 SHILOH DR

23107 SHILOH DR
 GRETNA NE 68028

Legal : LOT 3 EQUESTRIAN RIDGE ESTATES II
 (3.49 AC)

Physical Information

Type: 1 - Single Family	Year Built/Age: 2017 / 1
Quality: 55 - Very 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: 3,494	
Basement Area: 3,494	
Sub Floor: WOOD JOIST/WOOD SUBFLOOR	
Bedrooms: 3	
Baths:	
Heat Type: 100% WARM & COOLED AIR	
Roof Type: COMP SHINGLES	
Plumbing Fixt: 15	

Residence Valuation Summary

Improvement Value	\$650,817
Lump Sums	
Lump Sums Description:	
FINAL ESTIMATE OF VALUE	\$650,817

Farm Valuation Summary

Residence Value	\$650,817
Outbuilding Value	
Agland Value	\$106,890
Total Value	\$757,707

Current Total Assessed Value for Parcel # 011591846	E 125:41 \$757,707
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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 #: 011591846

Map #: 2955-27-4-61300-000-0003

DALY/PHILLIP & LEIGH

Situs : 23107 SHILOH DR

23107 SHILOH DR
 GRETNA NE 68028

Legal : LOT 3 EQUESTRIAN RIDGE ESTATES II (3.49 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	3,494		136.31		476,267
<u>ADJUSTMENTS</u>	<u>Units</u>		<u>Unit Cost</u>		<u>Area Adj.</u>
ROOFING					<u>Total Cost</u>
SUBFLOOR					
HEATING & COOLING	3,494		2.58		2.58
PLUMBING Base is: 15					9,015
BASEMENT COST	3,494		17.68		17.68
PARTITION FINISH					61,774
RECREATIONAL FINISH					
MINIMUM FINISH					
ADJUSTED STRUCTURE COST	3,494	x	154.63	=	540,277
<u>IMPROVEMENTS</u>	<u>UNITS</u>		<u>UNIT COST</u>		<u>DEPR</u>
NO GARAGE					<u>TOTAL COST</u>
ATT GAR >1000	1585		35.83		56,790
FIREPLACE, SGL 1/S	2		4,726.27		9,455
PORCH, OPEN SLAB	716		10.74		7,690
PORCH, ROOF, STEPS	281		40.45		11,365
DECK, WOOD	534		23.20		12,390
ROOF ONLY	264		25.57		6,750
DRIVEWAY, 1 CAR	2		1,700.00		3,400
DRIVEWAY, 2 CAR	1		2,700.00		2,700
 TOTAL REPLACEMENT COST NEW	 3,494	 x	 186.27	 =	 650,817

Depreciation :	Total	Physical	Functional	Economic
	Less Depreciation/Plus Appreciation : 0			
Improvement Value				\$650,817
Lump Sums				
Outbuilding Value				\$0
Land Value				\$106,890
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$757,707
Value per Acre				\$217,110

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 13:53

Roll Year: 2018

Parcel # : 011591846
 Current Owner : DALY/PHILLIP & LEIGH

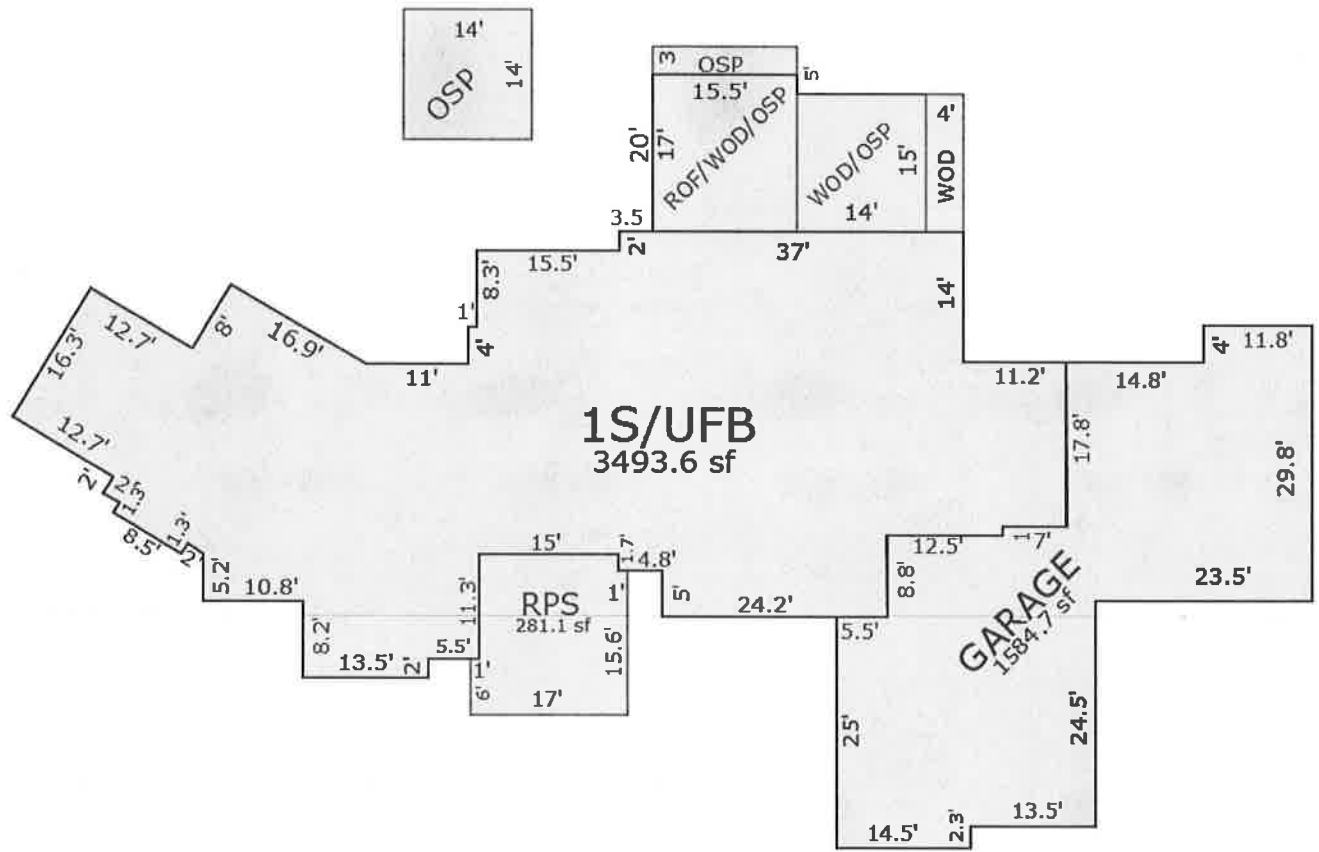
Map # : 2955-27-4-61300-000-0003
 Tax District : 37010
 Neighborhood : FRME
 Greenbelt Area/Date YES 01/25/2017

23107 SHILOH DR

GRETNA NE 68028

Legal Description : LOT 3 EQUESTRIAN RIDGE ESTATES II (3.49 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	GRAS	1G	Market	S259	0.81	2,350	20,979	1,904
8138	POHOCCO-IDA-MONONA COMPLEX 6	GRAS	4G1	Market	S259	0.65	1,860	16,835	1,209
GRASS Use Totals :						1.46		37,814	3,113
P771	SITE	HOME	P771	No		1.00	77,100	77,100	77,100
S259	SITE	HOME	S259	No		1.03	25,900	26,677	26,677
HOME Use Totals :						2.03		103,777	103,777
Parcel Totals :						3.49		141,591	106,890



Sketch by Aron Sketoh



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 13:57

Parcel Information	Ownership Information
Parcel Number :011591847	Current Owner :JEFF HERDZINA
Map Number :2955-27-4-61300-000-0004	& REBECCA HANS
Situs :23103 SHILOH DR	Address :23103 SHILOH DR
Legal :LOT 4 EQUESTRIAN RIDGE ESTATES II	City ST. ZIP :GRETNA NE 68028
(4.37 AC)	Cadastral # :000-000-003

Current Valuation	Assessment Data	Property Classification
Land Value :126,318	District/TIF Fund :37010	Status :01 - Improved
Impr. Value :519,762	School Base :77-0037 GRETNA SCHOOL	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :646,080	Neighborhood :GERH	Location :02 - Suburban
Exemptions :	Greenbelt Area :NO	City Size :00 - N/A
Taxable Value :646,080	Greenbelt Date :	Lot Size :05 - 2.00-4.99 ac.

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
07/25/2014	2014-16530	DOWD GRAIN COMPANY INC	JEFF HERDZINA	130,000	130,000
12/30/2009	2010-01024	EQUESTRIAN RIDGE ESTATES II LLC	DOWD GRAIN COMPANY INC	0	0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				ACT	12/15/2014	CHECK FOR GB	
				G	09/30/2014	SFR	405,240

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		126,318	519,762	0	646,080	646,080
2017	CTL	1000		126,318	475,233	0	601,551	601,551
2017	BOE	1000		126,318	475,233	0	601,551	601,551
2017	ABSTRACT	1000		126,318	475,233	0	601,551	601,551
2016	CTL	1000		150,500	504,805	0	655,305	655,305

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	126,318	475,233		601,551		601,551	10,875.56
2016	150,500	504,805		655,305		655,305	11,778.40
2015	86,285	201,250		287,535		287,535	5,123.86
2014	7,362			7,362		7,362	129.88
2013	6,452			6,452		6,452	115.90



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: RW

Inspection Date: 5/29/2015

Roll Year: 2018

Parcel ID #: 011591847

Map #: 2955-27-4-61300-000-0004

HERDZINA/JEFF
 & REBECCA HANS
 23103 SHILOH DR
 GRETNA NE 68028

Situs : 23103 SHILOH DR
 Legal : LOT 4 EQUESTRIAN RIDGE ESTATES II (4.37 AC)

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES
 Lot Width : 190345
 Lot Depth : 1
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 4.37
 Unit Value : 34,826.09
 Adjustments : 0.83
 Lot Value : 126,318

Physical Information

Type : 1 - Single Family
 Quality : 50 - Very Good
 Condition : 30 - Average
 Arch Type : STORY 1/2
 Style : 1 1/2-ST-FIN 100%
 Exterior Wall : 85% HARDBOARD 15% MASONRY-VENEER
 Floor Area : 4,108
 Basement Area : 3,268
 Sub Floor : WOOD JOIST/WOOD SUBFLOOR
 Bedrooms : 3
 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)	\$646,080
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$519,762
Land Value	\$126,318
FINAL ESTIMATE OF VALUE	\$646,080
Value per Square Foot	\$126.52

Current Total Assessed Value for Parcel # 011591847	E 125:46	\$646,080
---	-----------------	-----------

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 #: 011591847

Map #: 2955-27-4-61300-000-0004

HERDZINA/JEFF
 & REBECCA HANS
 23103 SHILOH DR
 GRETNA NE 68028

Situs : 23103 SHILOH DR

Legal : LOT 4 EQUESTRIAN RIDGE ESTATES II (4.37 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>
4,108	x 91.00	= 373,828

ADJUSTMENTS

<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
2,608	(3.07)	(1.95)	(8,011)

ROOFING

4,108	3.34	3.34	13,721
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SUBFLOOR

HEATING & COOLING

PLUMBING Base is: 15 (Over Base)

1	2,690.33	0.60	2,465
---	----------	------	-------

BASEMENT COST

3,268	17.69	14.07	57,800
-------	-------	-------	--------

PARTITION FINISH

0	0	0	0
---	---	---	---

RECREATIONAL FINISH

MINIMUM FINISH

ADJUSTED STRUCTURE COST

4,108	x	107.06	= 439,802
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IMPROVEMENTS

<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
--------------	------------------	-------------	-------------------

NO GARAGE

1428	25.95		37,055
------	-------	--	--------

B-IN GAR >1000

GARAGE, BSMT~FINISH

276	13.25		3,655
-----	-------	--	-------

BSMT OUTSIDE~ENTRY

2	2,387.17		4,775
---	----------	--	-------

FIREPLACE, SGLE~1/S

2	3,909.79		7,820
---	----------	--	-------

PORCH, OPEN SLAB

530	8.88		4,705
-----	------	--	-------

PORCH, ROOF, STEPS

144	38.55		5,550
-----	-------	--	-------

DECK, WOOD

296	25.51		7,550
-----	-------	--	-------

ROOF ONLY

296	20.69		6,125
-----	-------	--	-------

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

4,108	x	132.53	= 544,437
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Depreciation :

5% Total

2% Physical

Functional

3% Economic

Less Depreciation/Plus Appreciation : (24,675)

Improvement Value \$519,762

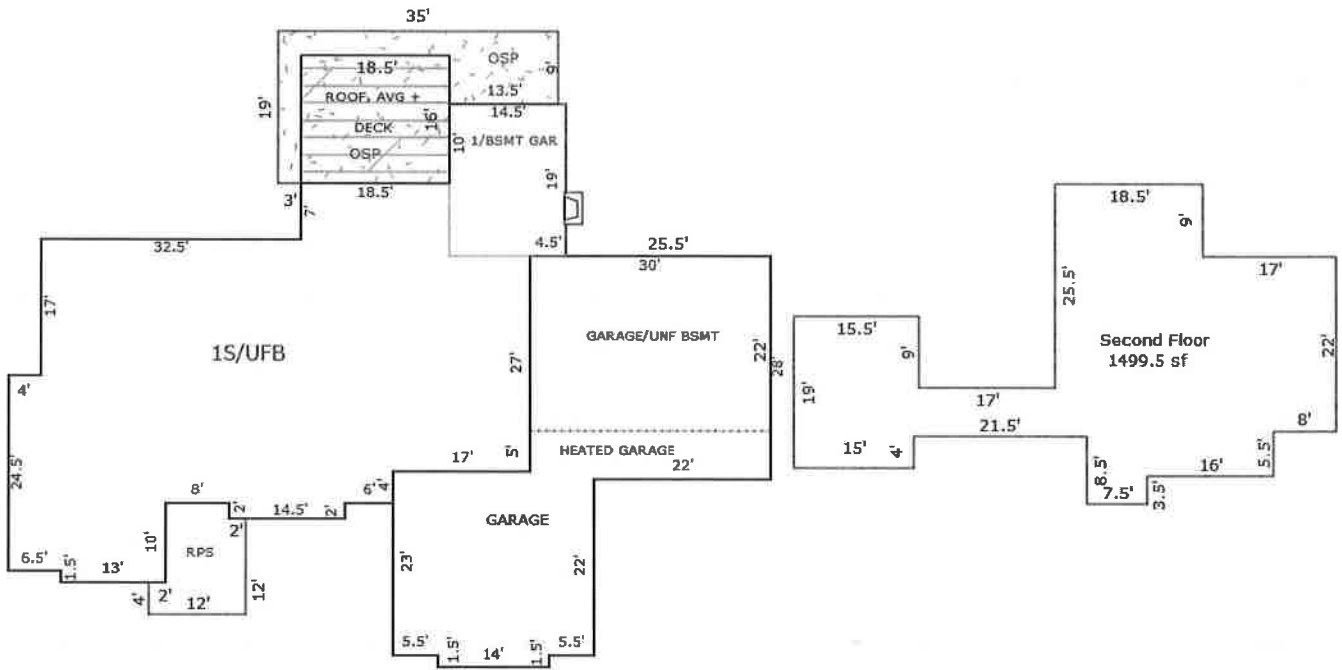
Land Value \$126,318

Lump Sums

ESTIMATE OF VALUE (USING THE COST APPROACH) \$646,080

Value per Square Foot \$126.52

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 13:57

Parcel Information		Ownership Information	
Parcel Number :011583997		Current Owner :KYLE & SHANNON HILDEBRAND	
Map Number :2955-27-4-61059-000-0001			
Situs :10611 S 232ND ST		Address :12149 S 218TH ST	
Legal :LOT 1 EQUESTRIAN RIDGE ESTATES REPLA		City ST. ZIP :GRETNA NE 68028	
T (5.02 AC)		Cadastral # :001-005-0000	

Current Valuation		Assessment Data		Property Classification	
Land Value :163,240		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 :163,240		Neighborhood :GERH		Location :03 - Rural	
Exemptions :		Greenbelt Area :NO		City Size :00 - N/A	
Taxable Value :163,240		Greenbelt Date :		Lot Size :06 - 5.00-9.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
03/29/2016	2016-06797	WESLEY & SONJA HUBKA	KYLE & SHANNON HILDEBRAND	128,000	128,000
10/30/2014	2014-24353	DOWD GRAIN COMPANY INC	WESLEY & SONJA HUBKA	137,000	137,000
12/29/2004	2005-01838	EQUESTRIAN RIDGE L.L.C.	DOWD GRAIN COMPANY INC		0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	DOWD GRAIN COMPANY INC	BOARD VALUE				

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		163,240	0	0	163,240	163,240
2017	CTL	1000		163,240	0	0	163,240	163,240
2017	BOE	1000		163,240	0	0	163,240	163,240
2017	ABSTRACT	1000		163,240	0	0	163,240	163,240
2016	CTL	1000		157,000	0	0	157,000	157,000

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	163,240			163,240		163,240	2,951.26
2016	157,000			157,000		157,000	2,821.92
2015	8,047			8,047		8,047	143.38
2014	6,024			6,024		6,024	106.28
2013	5,678			5,678		5,678	102.00



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 12/18/2015

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011583997

Map #: 2955-27-4-61059-000-0001

HILDEBRAND/KYLE & SHANNON

Situs : 10611 S 232ND ST

Legal : LOT 1 EQUESTRIAN RIDGE ESTATES REPLAT (5.02 AC)

12149 S 218TH ST
 GRETNA NE 68028

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 218488

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 5.02

Unit Value : 32,517.93

Adjustments :

Lot Value : 163,240

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)	\$163,240
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	\$163,240
FINAL ESTIMATE OF VALUE	\$163,240
Value per Square Foot	
Current Total Assessed Value for Parcel # 011583997	E 125:50 \$163,240

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 #: 011583997

Map #: 2955-27-4-61059-000-0001

HILDEBRAND/KYLE & SHANNON

Situs : 10611 S 232ND ST

12149 S 218TH ST
GRETNA NE 68028

Legal : LOT 1 EQUESTRIAN RIDGE ESTATES REPLAT (5.02
AC)

Appraisal Zone : 2018 COST APPROACH - Values by Marshall & Swift
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>	
			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	=	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 :	-4%Total	Physical	Functional	-4%Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$163,240
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$163,240
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 13:58

Parcel Information	Ownership Information
Parcel Number :011583999	Current Owner :ERIC M & AMY JO HANNESSON
Map Number :2955-27-4-61059-000-0003	
Situs :10731 S 232ND ST	Address :10731 S 232ND ST
Legal :LOT 3 EQUESTRIAN RIDGE ESTATES REPLA T (5.13 AC)	City ST. ZIP :GRETNA NE 68028-4975
	Cadastral # :001-005-002

Current Valuation	Assessment Data	Property Classification
Land Value :165,110	District/TIF Fund :37010	Status :01 - Improved
Impr. Value :610,763	School Base :77-0037 GRETNA SCHOO	Use :01 - Single Family
OutBuildings :	Affiliated Code :	Zoning :01 - Single Family
Total Value :775,873	Neighborhood :GERH	Location :02 - Suburban
Exemptions :	Greenbelt Area :NO	City Size :00 - N/A
Taxable Value :775,873	Greenbelt Date :	Lot Size :06 - 5.00-9.99 ac.

Sales History						
Date	Book/Page	Grantor	Grantee	Price	Adj Price	
12/04/2015	2015-29944	MICHAEL A & CATHERINE M HUBER	ERIC M & AMY JO HANNESSON	170,000	170,000	
12/29/2006	2007-01344	DOWD GRAIN COMPANY INC	MICHAEL A & CATHERINE M HUBER	85,000	85,000	
12/29/2004	2005-01838	EQUESTRIAN RIDGE L.L.C.	DOWD GRAIN COMPANY INC		0	

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	HUBER/MICHAEL A & CATHERINE M	BOARD VALUE	1G	02/03/2016	POOL 20X45	36,839
				15145G	12/21/2015	SFR	422,235

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		165,110	610,763	0	775,873	775,873
2017	CTL	1000		165,110	559,645	0	724,755	724,755
2017	BOE	1000		165,110	559,645	0	724,755	724,755
2017	ABSTRACT	1000		165,110	559,645	0	724,755	724,755
2016	CTL	1000		158,100	0	0	158,100	158,100

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	165,110	559,645		724,755		724,755	13,102.98
2016	158,100			158,100		158,100	2,841.68
2015	10,003			10,003		10,003	178.24
2014	8,258			8,258		8,258	145.70
2013	7,300			7,300		7,300	131.14



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: RW Inspection Date: 10/17/2016

Roll Year: 2018

Parcel ID #: 011583999

Map #: 2955-27-4-61059-000-0003

HANNESSON/ERIC M & AMY JO

Situs : 10731 S 232ND ST

Legal : LOT 3 EQUESTRIAN RIDGE ESTATES REPLAT (5.13 AC)

10731 S 232ND ST

GRETNA NE 68028-4975

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 223527

Lot Depth : 1

Topography :

Street Access :

Utilities :

Amenities

DIFFERENTIAL : UNITS :

VACANT LOT : FACTOR :

Value Method : AC

of Units : 5.13

Unit Value : 32,185.19

Adjustments :

Lot Value : 165,110

Physical Information

Type : 1 - Single Family

Quality : 50 - Very Good

Condition : 30 - Average

Arch Type : TWO STORY

Style : Two Story 100%

Exterior Wall : 85% SIDING 15% MASONRY-VENEER

Floor Area : 3,848

Basement Area : 2,160

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 5

Baths : 4

Heat Type : 100% REV HEAT PUMP W/DUCT

Roof Type : COMP SHINGLES

Plumbing Fixt : 25

Year Built/Age : 2016 / 2

Effective Age : 2

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH) \$775,873

Estimate of Value (Using Market Approach)

Estimate of Value (Using Model)

Model # and Description
 Calculations 0 x 0

Final Estimate

Improvement Value \$610,763

Land Value \$165,110

FINAL ESTIMATE OF VALUE \$775,873

Value per Square Foot \$158.72

Current Total Assessed Value for Parcel # 011583999 **E 125:53** \$775,873

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 #: 011583999

Map #: 2955-27-4-61059-000-0003

HANNESSON/ERIC M & AMY JO

Situs : 10731 S 232ND ST

10731 S 232ND ST
GRETNA NE 68028-4975

Legal : LOT 3 EQUESTRIAN RIDGE ESTATES REPLAT (5.13 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>
3,848	x 100.62	=		387,186
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>	<u>Total Cost</u>
ROOFING	2,189	(3.43)	(1.95)	(7,504)
SUBFLOOR				
HEATING & COOLING	3,848	3.34	3.34	12,852
PLUMBING Base is: 15 (Over Base)	10	2,690.33	6.43	24,743
BASEMENT COST	2,160	18.21	10.22	39,335
PARTITION FINISH	1,639	37.16	15.83	60,905
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST

3,848 x 134.49 = 517,518

IMPROVEMENTS

<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE			
UT-WELL/SEPTIC/EL~E	1	22,400.00	22,400
FIREPLACE,SGL 1/S	1	3,909.79	3,910
FIREPLACE,SGL 2/S	1	4,847.85	4,850
PORCH,ROOFED	196	31.03	6,080
PORCH,OPEN SLAB	2091	8.88	18,570
PORCH,OPEN SLAB	1800	8.88	15,985
PORCH,ROOF,STEPS	60	47.31	2,840
CONC PAVING 4"	2100	3.50	7,350
SHED,REC FINISH	294	19.75	5,805
HEAT SUSPENDED~SPACE	294	1.36	400
BSMT BAR~CABINetry	1	3,736.43	3,735
SWIM~POOL,CONCRETE	900	39.26	50% 17,665 *
DRIVEWAY,3 CAR	1	4,000.00	4,000
DRIVEWAY PK PAD	2	1,000.00	2,000

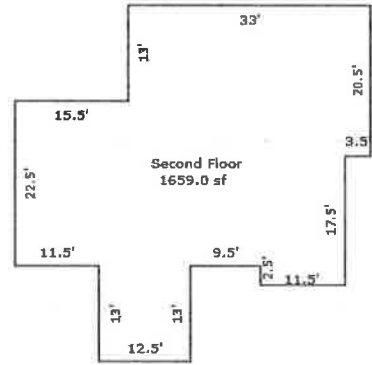
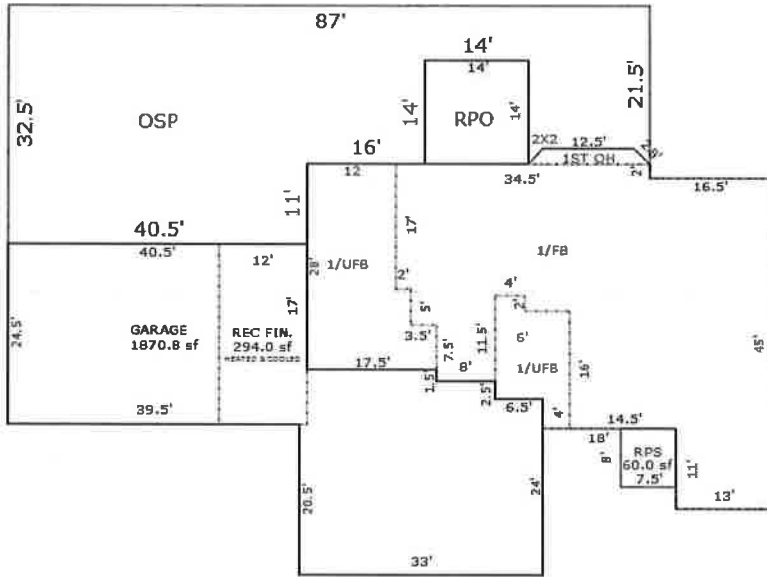
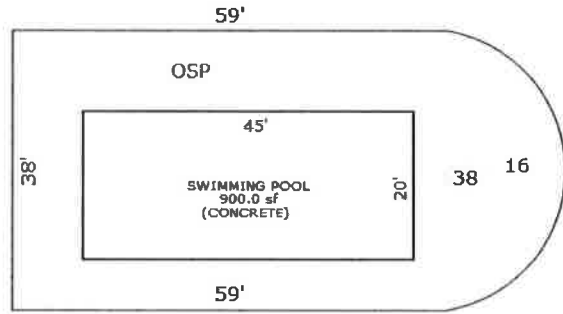
TOTAL REPLACEMENT COST NEW

3,848 x 159.94 = 615,443

Depreciation : 4% Total 1% Physical Functional 3% Economic
Less Depreciation/Plus Appreciation : (22,345)

Improvement Value	\$593,098
Land Value	\$165,110
Lump Sums	\$17,665 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$775,873
Value per Square Foot	\$158.72

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



Sketch by Apex Sketch

8/6/2018



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 13:59

Parcel Information		Ownership Information	
Parcel Number :011583998		Current Owner :KEVIN & ANGELA MCARTOR	
Map Number :2955-27-4-61059-000-0002			
Situs :10721 S 232ND ST		Address :10721 S 232ND ST	
Legal :LOT 2 EQUESTRIAN RIDGE ESTATES REPLA T (5.19 AC)		City ST. ZIP :GRETNA NE 68028	
		Cadastral # :001-005-001	

Current Valuation		Assessment Data		Property Classification	
Land Value :166,130		District/TIF Fund :37010		Status :01 - Improved	
Impr. Value :617,863		School Base :77-0037 GRETNA SCHOO		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :783,993		Neighborhood :GERH		Location :03 - Rural	
Exemptions :		Greenbelt Area :NO		City Size :00 - N/A	
Taxable Value :783,993		Greenbelt Date :		Lot Size :06 - 5.00-9.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/12/2015	2015-14178	DOWD GRAIN COMPANY INC	KEVIN & ANGELA MCARTOR	165,000	165,000
12/29/2004	2005-01838	EQUESTRIAN RIDGE L.L.C.	DOWD GRAIN COMPANY INC		0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	DOWD GRAIN COMPANY INC	BOARD VALUE	ACT	12/13/2017	COMPLETION OF SWIM POOL	
				41303C	11/02/2017	INGROUND POOL 40X20	45,000
				38962C	09/12/2016	SFR	511,633

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		166,130	617,863	0	783,993	783,993
2017	CTL	1000		166,130	71,629	0	237,759	237,759
2017	BOE	1000		166,130	71,629	0	237,759	237,759
2017	ABSTRACT	1000		166,130	71,629	0	237,759	237,759
2016	CTL	1000		158,700	0	0	158,700	158,700

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	166,130	71,629		237,759		237,759	4,298.50
2016	158,700			158,700		158,700	2,852.48
2015	8,430			8,430		8,430	150.22
2014	6,359			6,359		6,359	112.20
2013	5,964			5,964		5,964	107.14



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

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 10/25/2017

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011583998

Map #: 2955-27-4-61059-000-0002

MCARTOR/KEVIN & ANGELA
 10721 S 232ND ST
 GRETNA NE 68028

Situs : 10721 S 232ND ST
 Legal : LOT 2 EQUESTRIAN RIDGE ESTATES REPLAT (5.19 AC)

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES
 Lot Width : 226052
 Lot Depth : 1
 Topography :
 Street Access :
 Utilities :

Amenities
 DIFFERENTIAL : UNITS :
 VACANT LOT : FACTOR :

Value Method : AC
 # of Units : 5.19
 Unit Value : 32,009.63
 Adjustments :
 Lot Value : 166,130

Physical Information

Type : 1 - Single Family
 Quality : 50 - Very Good
 Condition : 30 - Average
 Arch Type : STORY 1/2
 Style : 1 1/2-ST-FIN 100%
 Exterior Wall : 100% MASONRY-VENEER
 Floor Area : 4,313
 Basement Area : 3,266
 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 : 21

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

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$783,993
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description Calculations 0 x 0	

Final Estimate

Improvement Value	\$617,863
Land Value	\$166,130
FINAL ESTIMATE OF VALUE	\$783,993
Value per Square Foot	\$143.26

Current Total Assessed Value for Parcel # 011583998 **E 125:57** \$783,993

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 #: 011583998

Map #: 2955-27-4-61059-000-0002

MCARTOR/KEVIN & ANGELA

Situs : 10721 S 232ND ST

10721 S 232ND ST
 GRETNA NE 68028

Legal : LOT 2 EQUESTRIAN RIDGE ESTATES REPLAT (5.19
 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>
4,313	x	100.07	=	431,602
<u>ADJUSTMENTS</u>				
<u>Units</u>		<u>Unit Cost</u>	<u>Area Adj.</u>	<u>Total Cost</u>
2,962		(2.84)	(1.95)	(8,410)
SUBFLOOR				
4,313		3.34	3.34	14,405
HEATING & COOLING				
6		2,690.33	3.44	14,837
PLUMBING Base is: 15 (Over Base)				
3,266		17.69	13.39	57,760
BASEMENT COST				
530		45.31	5.57	24,014
PARTITION FINISH				
RECREATIONAL FINISH				
MINIMUM FINISH				

ADJUSTED STRUCTURE COST

4,313 x 123.86 = 534,208

IMPROVEMENTS

<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE			
1	2,387.17		2,385
2	3,909.79		7,820
BSMT OUTSIDE~ENTRY			
1321	30.18		39,870
ATT GAR >1000			
237	35.09		8,315
PORCH, ROOF, STEPS			
293	20.74		6,075
ROOF ONLY			
2	2,700.00		5,400
DRIVEWAY, CIR~1-CAR W			
3	1,700.00		5,100
DRIVEWAY, 1 CAR			
2	2,700.00		5,400
DRIVEWAY, 2 CAR			
1	22,400.00		22,400
UT-WELL/SEPTIC/EL~E			

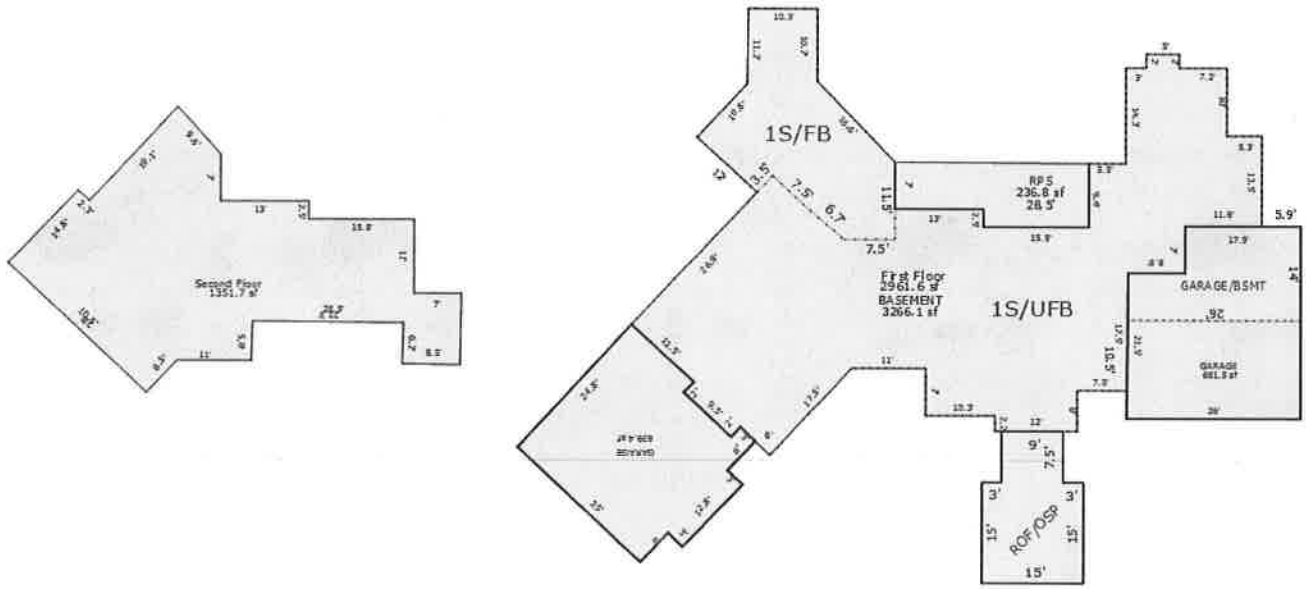
TOTAL REPLACEMENT COST NEW

4,313 x 147.69 = 636,973

Depreciation : 3% Total Physical Functional 3% Economic
 Less Depreciation/Plus Appreciation : (19,110)

Improvement Value	\$617,863
Land Value	\$166,130
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$783,993
Value per Square Foot	\$143.26

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 14:00

Parcel Information		Ownership Information			
Parcel Number :011584000		Current Owner :MICHAEL & JULIE ROGERS			
Map Number :2955-27-4-61059-000-0004					
Situs :23182 SHILOH DR		Address :23182 SHILOH DR			
Legal :LOT 4 EQUESTRIAN RIDGE ESTATES REPLA		City ST. ZIP :GRETNA NE 68028			
T (5.25 AC)		Cadastral # :001-005-003			
Current Valuation		Assessment Data		Property Classification	
Land Value :167,150		District/TIF Fund :37010		Status :01 - Improved	
Impr. Value :598,310		School Base :77-0037 GRETNA SCHOO		Use :01 - Single Family	
OutBuildings :		Affiliated Code :		Zoning :01 - Single Family	
Total Value :765,460		Neighborhood :GERH		Location :02 - Suburban	
Exemptions :		Greenbelt Area :NO		City Size :00 - N/A	
Taxable Value :765,460		Greenbelt Date :		Lot Size :06 - 5.00-9.99 ac.	

Sales History					
Date	Book/Page	Grantor	Grantee	Price	Adj Price
06/07/2018	2018-12709	JASON & KRISTY HOWELL	MICHAEL & JULIE ROGERS	1,075,000	1,075,000
07/07/2014	2014-16525	DUANE J TRUSTEE DOWD	JASON & KRISTY HOWELL	150,000	150,000
03/05/2006	2006-08421	KERRY & BARB SUDRIA	DUANE J TRUSTEE DOWD	106,700	106,700
03/11/2005	2005-10183	DOWD GRAIN COMPANY INC	KERRY & BARB SUDRIA	110,000	110,000
12/29/2004	2005-01838	EQUESTRIAN RIDGE L.L.C.	DOWD GRAIN COMPANY INC		0

BOE Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	DOWD/DUANE J TRUSTEE	BOARD VALUE	ACT G	12/16/2014 08/27/2014	CHECK SITE 2016 SFR	411,295

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		167,150	598,310	0	765,460	765,460
2017	CTL	1000		167,150	546,067	0	713,217	713,217
2017	BOE	1000		167,150	546,067	0	713,217	713,217
2017	ABSTRACT	1000		167,150	546,067	0	713,217	713,217
2016	CTL	1000		159,300	507,553	0	666,853	666,853

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	167,150	546,067		713,217		713,217	12,894.38
2016	159,300	507,553		666,853		666,853	11,985.98
2015	93,726	102,824		196,550		196,550	3,502.50
2014	6,300			6,300		6,300	111.14
2013	5,938			5,938		5,938	106.66



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

Date of Print: 8/6/2018

Record: 1 Of 1

Inspected By: RW Inspection Date: 3/10/2016

Roll Year: 2018

Parcel ID #: 011584000

Map #: 2955-27-4-61059-000-0004

ROGERS/MICHAEL & JULIE

Situs : 23182 SHILOH DR

Legal : LOT 4 EQUESTRIAN RIDGE ESTATES REPLAT (5.25 AC)

23182 SHILOH DR
 GRETNA NE 68028

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 228626

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : AC

of Units : 5.25

Unit Value : 31,838.10

Adjustments :

Lot Value : 167,150

Physical Information

Type : 1 - Single Family

Quality : 50 - Very Good

Condition : 30 - Average

Arch Type : STORY 1/2

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

Exterior Wall : 75% MASONRY-VENEER 25% SIDING

Floor Area : 3,589

Basement Area : 2,787

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 : 20

Year Built/Age : 2016 / 2

Effective Age : 2

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$765,460
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$598,310
Land Value	\$167,150
FINAL ESTIMATE OF VALUE	\$765,460
Value per Square Foot	\$166.71

Current Total Assessed Value for Parcel # 011584000 **E 125:61** \$765,460

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 #: 011584000

Map #: 2955-27-4-61059-000-0004

ROGERS/MICHAEL & JULIE

Situs : 23182 SHILOH DR

23182 SHILOH DR
 GRETNA NE 68028

Legal : LOT 4 EQUESTRIAN RIDGE ESTATES REPLAT (5.25
 AC)

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

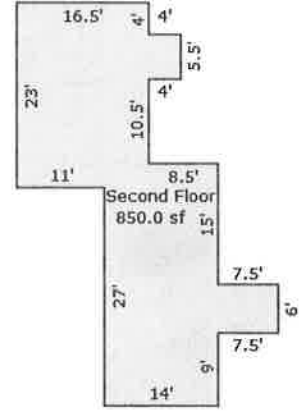
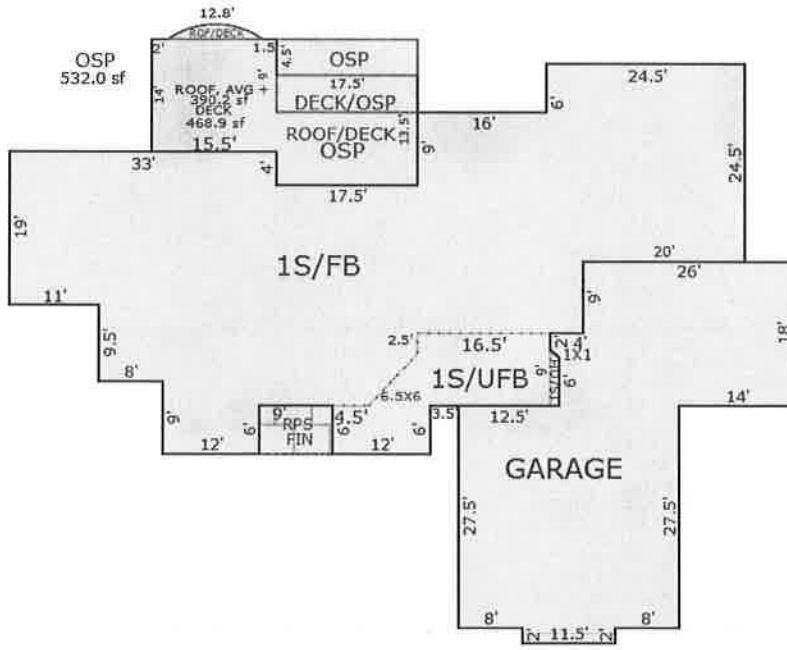
<u>Description</u>		<u>Square Feet</u>	<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST		3,589	x 102.92	= 369,380
<u>ADJUSTMENTS</u>		<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj.</u>
ROOFING		2,739	(2.56)	(1.95)
SUBFLOOR				
HEATING & COOLING		3,589	3.34	3.34
PLUMBING Base is: 15 (Over Base)		5	2,690.33	3.45
BASEMENT COST		2,787	17.69	13.74
PARTITION FINISH		2,547	36.05	25.58
RECREATIONAL FINISH				
MINIMUM FINISH				
ADJUSTED STRUCTURE COST		3,589	x	147.08 =
<u>IMPROVEMENTS</u>		<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>
NO GARAGE				
BSMT OUTSIDE~ENTRY		1	2,387.17	
ATT GAR >1000		1277	30.27	
FIREPLACE, SGL 2/S		1	4,847.85	
PORCH, OPEN SLAB		532	8.88	
PORCH, ROOF, STEPS		54	48.38	
DECK, WOOD		469	20.92	
ROOF ONLY		390	19.33	
UT-WELL/SEPTIC/EL~E		1	22,400.00	

TOTAL REPLACEMENT COST NEW 3,589 x 172.99 = 620,850

Depreciation : 4% Total 1% Physical Functional 3% Economic
 Less Depreciation/Plus Appreciation : (22,540)

Improvement Value	\$598,310
Land Value	\$167,150
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$765,460
Value per Square Foot	\$166.71

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 14:03

Parcel Information

Parcel Number :011295686
 Map Number :2955-27-4-60684-000-0002
 Situs :10720 S 232ND ST
 Legal :LOT 2 EQUESTRIAN RIDGE ESTATES (9.50 AC)

Ownership Information

Current Owner :CORY J & STEPHANIE M HOGAN
 Address :10720 S 232ND ST
 City ST. ZIP :GRETNA NE 68028-4984
 Cadastral # :0001-0005

Current Valuation

Land Value :239,400
 Impr. Value :896,532
 OutBuildings :
 Total Value :1,135,932
 Exemptions :0
 Taxable Value :1,135,932

Assessment Data

District/TIF Fund :37010
 School Base :77-0037 GRETNA SCHOO
 Affiliated Code :
 Neighborhood :GERH
 Greenbelt Area :NO
 Greenbelt Date :

Property Classification

Status :01 - Improved
 Use :01 - Single Family
 Zoning :01 - Single Family
 Location :03 - Rural
 City Size :00 - N/A
 Lot Size :06 - 5.00-9.99 ac.

Sales History

Date	Book/Page	Grantor	Grantee	Price	Adj Price
08/01/2017	2017-18540	RYAN & CARRIE CHRISTO	CORY J & STEPHANIE M HOGAN	1,200,000	1,200,000
03/20/2015	2015-06218	DANIEL & CYNTHIA SCHLUCKEBIER	RYAN & CARRIE CHRISTO	245,000	245,000
12/19/2005	2005-46991	DOWD GRAIN COMPANY INC	DANIEL & CYNTHIA SCHLUCKEBIER	184,950	184,950
12/29/2004	2005-01838	EQUESTRIAN RIDGE L.L.C.	DOWD GRAIN COMPANY INC		0

BOE Appeal History

Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
	2007	SCHLUCKEBIER/DANIEL & CYNTHIA	BOARD VALUE	37135C	09/14/2015	INGROUND POOL 45X20	45,000
				36691C	06/01/2015	SFR	375,292

Building Permits

Assessment Milestones

Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2018	ABSTRACT	1000		239,400	896,532	0	1,135,932	1,135,932
2017	CTL	1000		239,400	594,486	0	833,886	833,886
2017	BOE	1000		239,400	594,486	0	833,886	833,886
2017	ABSTRACT	1000		239,400	594,486	0	833,886	833,886
2016	CTL	1000		201,800	462,290	0	664,090	664,090

Historical Valuation Information

Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	239,400	594,486		833,886		833,886	15,075.98
2016	201,800	462,290		664,090		664,090	11,936.32
2015	16,474			16,474		16,474	293.56
2014	12,871			12,871		12,871	227.08
2013	11,793			11,793		11,793	211.86



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

Date of Print: 8/6/2018
 Inspected By: RW Inspection Date: 3/11/2016

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011295686 Map #: 2955-27-4-60684-000-0002

HOGAN/CORY J & STEPHANIE M Situs : 10720 S 232ND ST
Legal : LOT 2 EQUESTRIAN RIDGE ESTATES (9.50 AC)
 10720 S 232ND ST
 GRETNA NE 68028-4984

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES		Value Method : AC
Lot Width : 413619		# of Units : 9.5
Lot Depth : 1		Unit Value : 25,200.00
Topography :	<u>Amenities</u>	Adjustments :
Street Access :	DIFFERENTIAL : UNITS :	Lot Value : 239,400
Utilities :	VACANT LOT : FACTOR :	

Physical Information

Type : 1 - Single Family	Year Built/Age : 2016 / 2
Quality : 60 - Excellent	Effective Age : 2
Condition : 30 - Average	Remodel Date :
Arch Type : RANCH	Remodel Type :
Style : One Story 100%	
Exterior Wall : 70% SIDING 30% MASONRY-VENEER	
Floor Area : 2,677	
Basement Area : 3,327	
Sub Floor : WOOD JOIST/WOOD SUBFLOOR	
Bedrooms : 3	
Baths : 2	
Heat Type : 100% REV HEAT PUMP W/DUCT	
Roof Type : COMP SHINGLES	
Plumbing Fixt : 22	

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$1,135,932
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

Final Estimate

Improvement Value	\$896,532
Land Value	\$239,400
FINAL ESTIMATE OF VALUE	\$1,135,932
Value per Square Foot	\$334.90

Current Total Assessed Value for Parcel # 011295686 **E 125:65** \$1,135,932

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 #: 011295686

Map #: 2955-27-4-60684-000-0002

HOGAN/CORY J & STEPHANIE M

Situs : 10720 S 232ND ST

10720 S 232ND ST
 GRETNA NE 68028-4984

Legal : LOT 2 EQUESTRIAN RIDGE ESTATES (9.50 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>
	2,677	x 174.33	= 466,681
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>
ROOFING	2,677	(11.68)	(11.68) (31,267)
SUBFLOOR			
HEATING & COOLING	2,677	3.53	3.53 9,450
PLUMBING Base is: 18 (Over Base)	4	3,521.94	4.84 12,957
BASEMENT COST	3,327	18.97	23.58 63,114
PARTITION FINISH	2,783	51.11	53.13 142,239
RECREATIONAL FINISH			
MINIMUM FINISH			

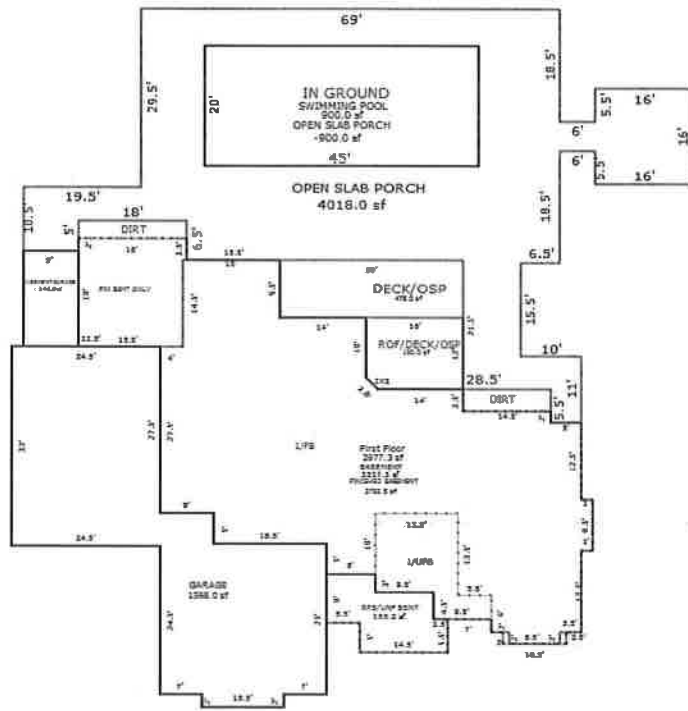
ADJUSTED STRUCTURE COST	2,677	x	247.73 =	663,173
<u>IMPROVEMENTS</u>	<u>UNITS</u>	<u>UNIT COST</u>	<u>DEPR</u>	<u>TOTAL COST</u>
NO GARAGE				
BSMT OUTSIDE~ENTRY	3	3,384.20		10,155
ATT GAR >1000	1568	42.07		65,965
GARAGE,BSMT~FINISH	144	21.03		3,030
FIREPLACE,SGL 1/S	1	5,542.76		5,545
PORCH,OPEN SLAB	3118	12.59		39,255
PORCH,ROOF,STEPS	185	52.49		9,710
DECK,WOOD	475	29.43		13,980
ROOF ONLY	190	31.51		5,985
BSMT BAR~CABINetry	1	5,297.00		5,295
DRIVEWAY,4 CAR	1	5,100.00		5,100
DRIVEWAY PK PAD	1	1,000.00		1,000
UT-WELL/SEPTIC/EL~E	1	22,400.00		22,400
SWIM~POOL,CONCRETE	900	39.26	50%	17,665 *

TOTAL REPLACEMENT COST NEW	2,677	x	317.74 =	850,593
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Depreciation :	-3% Total	1% Physical	Functional	-4% Economic
	Less Depreciation/Plus Appreciation : 28,274			

Improvement Value	\$878,867
Land Value	\$239,400
Lump Sums	\$17,665 *
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$1,135,932
Value per Square Foot	\$334.90

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 14:03

Parcel Information		Ownership Information	
Parcel Number :011295716	Map Number :2955-34-1-60684-000-0005	Current Owner :THOMAS G & KELLI A WHITEING	Address :2745 N HWS CLEVELAND BLVD
Situs :11060 S 232ND ST	Legal :LOT 5 EQUESTRIAN RIDGE ESTATES (9.89 AC)	City ST. ZIP :OMAHA NE 68116	Cadastral # :0001-0005

Current Valuation		Assessment Data		Property Classification	
Land Value :184,522	Impr. Value :	District/TIF Fund :37010	School Base :77-0037 GRETNA SCHOOL	Status :02 - Unimproved	Use :01 - Single Family
OutBuildings :	Total Value :184,522	Affiliated Code :	Neighborhood :GERH	Zoning :01 - Single Family	Location :03 - Rural
Exemptions :0	Taxable Value :184,522	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
07/15/2016	2016-17423	CHAD D & DEBRA A GRACE	THOMAS G & KELLI A WHITEING	246,000	246,000
07/15/2016	2016-17422	CHAD D & DEBRA A GRACE	CHAD D & DEBRA A GRACE	0	0
06/23/2005	2005-21291	TED V GRACE	CHAD D & DEBRA A GRACE	0	0
12/29/2004	2005-01839	EQUESTRIAN RIDGE L.L.C.	GRACE TED V	0	0
05/18/1999	1999-16681	EQUESTRIAN RIDGE L.L.C.	EQUESTRIAN RIDGE L.L.C.	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		246,030	0	0	246,030	246,030
2017	CTL	1000		137,464	0	0	137,464	137,464
2017	BOE	1000		137,464	0	0	137,464	137,464
2017	ABSTRACT	1000		137,464	0	0	137,464	137,464
2016	CTL	4000		20,068	0	0	20,068	20,068

Historical Valuation Information							
Year	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2017	137,464			137,464		137,464	2,485.24
2016	20,068			20,068		20,068	360.70
2015	16,851			16,851		16,851	300.28
2014	13,046			13,046		13,046	230.14
2013	12,025			12,025		12,025	216.02



SARPY COUNTY ASSESSOR'S OFFICE
Residential Data Sheet

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

Record: 1 Of 1
 Roll Year: 2018

Parcel ID #: 011295716

Map #: 2955-34-1-60684-000-0005

WHITEING/THOMAS G & KELLI A
 2745 N HWS CLEVELAND BLVD
 OMAHA NE 68116

Situs : 11060 S 232ND ST
 Legal : LOT 5 EQUESTRIAN RIDGE ESTATES (9.89 AC)

Lot Information

Neighborhood : GERH EQUESTRIAN ESTATES

Lot Width : 430790

Lot Depth : 1

Topography :

Street Access :

Utilities :

Value Method : UT

of Units : 18.4522

Unit Value : 10,000.00

Adjustments :

Lot Value : 184,522

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 Fixt :

Year Built/Age :

Effective Age :

Remodel Date :

Remodel Type :

Valuation Summary

Estimate of Value (USING THE COST APPROACH)	\$184,522
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	\$184,522
FINAL ESTIMATE OF VALUE	\$184,522
Value per Square Foot	

Current Total Assessed Value for Parcel # 011295716 **E 125:69** \$184,522

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 #: 011295716

Map #: 2955-34-1-60684-000-0005

WHITEING/THOMAS G & KELLI A

Situs : 11060 S 232ND ST

2745 N HWS CLEVELAND BLVD
 OMAHA NE 68116

Legal : LOT 5 EQUESTRIAN RIDGE ESTATES (9.89 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				<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		=
<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 :	-4%Total	Physical	Functional	-4%Economic
				Less Depreciation/Plus Appreciation :
Improvement Value				\$0
Land Value				\$184,522
Lump Sums				
ESTIMATE OF VALUE (USING THE COST APPROACH)				\$184,522
Value per Square Foot				

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