

**SUBMIT TO:**SARPY COUNTY CLERK  
1210 GOLDEN GATE DR. #1250  
PAPILLION NE 68046**Property Valuation Protest  
FORM 422**

Read Instructions on reverse side

PROTEST #

**2017-214**

Date Filed:

**6/27/17**

NAME AND MAILING ADDRESS OF PERSON FILING PROTEST		PROTESTED VALUATION 2017	REQUESTED VALUATION
Name <i>Neil Block</i>		Land \$ <i>90,800</i>	Land \$ <i>80,000</i>
Mailing Address <i>17802 Storage RD Unit A</i>		Building \$ <i>1,365,200</i>	Building \$ <i>1,000,000</i>
City, Town, or Post Office <i>Omaha</i>	State <i>NE</i>	Zip Code <i>68136</i>	Outbuildings \$ <i>0</i>
Parcel Number REQUIRED <i>011097361</i>	Telephone Number <i>(402) 681-1679</i>	Total Land and Buildings \$ <i>1,456,000</i> 0	Total Land and Buildings \$ <i>1,089,000</i> 0
Contact Email <i>blockneil@hotmail.com</i>			

Real Property Legal Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description:

*Units HA & 4B Lite Industrial Limited Condo Park***Reasons for requested valuation change:***My valuation has increased 456,000 since 2014. I seriously don't believe any reasonable person can accept this as a fair and equal representation of the actual value of my property.* Check here if you **DO NOT** wish to attend your hearing with a Referee. Protest will be given complete consideration. Check here if you **DO NOT** wish to have ASSESSOR'S APPRAISER present at your protest hearing with Referee.**SIGN****HERE ▶***Neil Block*

Signature of Person Filing Protest

*6-27-17*

Date

\*\*FOR OFFICE USE ONLY\*\*

**Referee's Recommendation** **1 CONCUR** with the Assessor's current valuation – NO CHANGE **2 Recommend ADJUSTMENT** (be specific)**COMMENTS MUST BE PROVIDED and \$ VALUES FILLED IN:**

<i>ASSESSMENTS ARE BELOW AVE OF 35 INDUSTRIAL SALES &amp; 7 SALES FROM INCR NEAR THE SUBJECT'S SUBDIVISION.</i>	Land \$ <i>90,800</i>
	Building \$ <i>1,365,200</i>
	Outbuildings \$
	Total Land & Buildings \$ <i>1,456,000</i>

Pursuant to §77-1502.01, I am appointed to act as a Referee by the county Board of Equalization. This opinion of value may not meet the minimum standards contained in the Uniform Standards of Professional Appraisal Practice and is not governed by the Real Property Appraiser Act.

Signature: *Scott L. M.*Date: *7-18-17*

The Assessor has certified to the County Board of Equalization that the property record file, which substantiates the calculation of the protest maintained in the Assessor's office in electronic or paper form.



2017 - 214

MARKET AREA SALES REPORT  
 VAL GROUP 22 - INDUSTRIAL  
 10/01/2013 TO 09/30/2016

ADDRESS	LEGAL	PARCEL	OCC	TOTAL SF	SALE DATE	SALE PRICE	#PCLS
GRETNA	S 22' & C 22' LOT 2 BLOCK 2 SOUT	010518754	470	10,131	11/30/2015	215,000	2
13308 CHANDLER RD	LOT 3 CENTECH BUSINESS PARK (1.8	011283203	406	19,140	07/19/2016	2,000,000	1
17809 STORAGE RD	UNIT 1 LITE INDUSTRIAL LTD CONDO	011331267	453	2,560	05/31/2016	242,000	1
17720 STORAGE RD	UNIT 5A LITE INDUSTRIAL LIMITED	011097388	470	10,080	01/22/2016	645,000	2
13423 LYNAM DR	LOT 33 HILLTOP INDUSTRIAL PARK	011577406	406	68,402	07/18/2016	4,200,000	1
13333 LYNAM DR	LOT 1 HILLTOP INDUSTRIAL PARK RE	011589352	407	78,204	10/30/2015	5,750,000	1
10708 S 149TH ST	LOT 34 PRAIRIE CORNERS	010415645	494	27,000	12/31/2014	1,295,000	1
10700 SAPP BROTHE	LOT 1 MEADOWLARK SUB	011572257	406	24,750	06/10/2016	1,314,000	1
10700 SAPP BROTHE	LOT 1 MEADOWLARK SUB	011572257	406	24,750	09/12/2014	1,020,000	1
10408 SAPP BROS D	LOT 8 B-4 CORNERS NO 5	011137320	406	13,280	05/15/2015	1,200,000	1
10500 SAPP BROS D	LOT 1 B-4 CORNERS NO 7	011211865	407	68,264	06/24/2016	4,160,000	1
10301 S 152ND ST	LOT 1 B-4 CORNERS NO 8	011245816	406	26,040	08/06/2015	2,090,000	1
11075 S 204TH ST	LOT 3 GRETNA BUSINESS PARK	011301414	494	6,000	08/28/2015	415,000	1
20375 PATTON ST	LOT 2 GRETNA BUSINESS PARK REPLA	011571955	453	6,000	09/04/2014	415,000	1
14808 SHEPARD ST	LOT 3 HIGHWAY CROSSING	011575453	453	13,864	06/24/2016	1,115,000	1
10501 CHANDLER CI	LOT 4 VAL VISTA REPLAT FOUR	011590199	453	18,597	12/04/2014	1,100,000	1
08951 S 126TH ST	LOT 1 SARPY COUNTY INDUSTRIAL PA	011559431	406	40,500	06/20/2016	3,150,000	1
11609 CENTENNIAL	LOT 18 BROOK VALLEY II BUSINESS	011336331	406	50,711	12/11/2015	3,336,250	1
11511 CARY ST	LOT 28 BROOK VALLEY II BUSINESS	011564247	407	54,011	05/18/2016	3,450,000	1
00705 N FRONTIER	LOT 1 SCHWERS INDUSTRIAL PARK RE	011594625	453	8,640	08/05/2016	590,000	1
00705 N FRONTIER	LOT 1 SCHWERS INDUSTRIAL PARK RE	011594625	453	8,640	12/23/2013	425,000	1
00213 N JEFFERSON	LOT 1 RAILROAD PROPERTY REPLAT	011571352	470	2,000	11/13/2015	155,000	1
00130 W 1ST ST	W 124' OF LOTS 5 & 6 BLOCK 17 PA	010558241	406	7,263	02/03/2016	450,000	1
00555-557 N JACKS	LOT 3A CARRIAGE ACRES	010533702	406	8,820	07/30/2014	360,000	1
502-506 N JACKSON	S 170' OF LOT 2 CARRIAGE ACRES	010533532	406	11,940	07/19/2016	438,500	1
00401 N JACKSON S	LOT 10 PAPILLION INDUSTRIAL PARK	010761888	406	6,000	10/05/2015	459,250	1
02203-2215 PLEASA	LOT 2 JTR ADDITION	011254483	453	15,974	12/18/2015	400,000	1
01010 W 24TH AVE	LOT 1 MILLERS ADDITION & VAC ALL	011137010	453	11,858	01/03/2014	359,000	1
00109 W 35TH AVE	LOT 3 GREEN ACRES III	011105542	470	4,575	01/27/2016	192,000	1
00109 W 35TH AVE	LOT 3 GREEN ACRES III	011105542	470	4,575	05/18/2016	291,000	1
00103 E 35TH AVE	LOT 5 PARADISE PARK LOT 4 PARADI	011322527	471	3,750	07/25/2016	312,000	2
00203 E 35TH AVE	LOT 8 PARADISE PARK	011322551	406	4,800	03/29/2016	229,500	1
00309 INDUSTRIAL	LOT 2 SUHL'S REPLAT	011591744	406	8,544	08/31/2015	350,000	1
201 E 35TH AVE	LOT 2 PARADISE PARK REPLAT 1	011595930	406	4,800	11/20/2014	267,800	1
13033 1/2 S 13TH	LOT 2 ESTABROOK ADDITION	011281006	406	7,360	11/24/2014	150,000	1

SALELIST  
 06/12/2017  
 SARPY COUNTY ASSESSOR



MARKET AREA SALES REPORT  
 VAL GROUP 22 - INDUSTRIAL  
 10/01/2016 TO 06/05/2017

ADDRESS	LEGAL	PARCEL	OCC	TOTAL SF	SALE DATE	SALE PRICE	#PCLS
17813 STORAGE RD	UNIT 24B LITE INDUSTRIAL LIMITED	011136634	494	0	11/21/2016	125,000	1
17903 STORAGE RD	UNIT 25A LITE INDUSTRIAL LIMITED	011120363	470	2,400	11/21/2016	175,000	1
08704 S 145TH ST	LOT 2 LAKEVIEW SOUTH II REPLAT 2	011336404	453	15,030	03/24/2017	1,172,810	1
13306 PORTAL DR	LOT 3 I-80 INDUSTRIAL PARK 2 REP	011577004	406	29,928	11/10/2016	2,220,000	1
14648 SHEPARD ST	LOT 4 HIGHWAY CROSSING	011575454	453	13,864	02/01/2017	1,000,000	1
07009 S 108TH ST	LOTS 5, 6, 15 & 16 OAKDALE PARK	010415211	407	78,086	03/31/2017	3,900,000	3
00717 N FRONTIER	LOT 4 SCHWERS INDUSTRIAL PARK	011215976	453	5,160	04/27/2017	450,000	1
23232 S HWY 6	LOT 1 DOUBLE S DEVELOPMENT (4.66	011575959	494	15,200	12/15/2016	975,000	1

NUMBER SALES

8

*Avg = \$711/SF*

SALELIST  
 06/12/2017  
 SARPY COUNTY ASSESSOR

## **2017 INDUSTRIAL GROUP MARKET ADJUSTMENT**

There were 35 sales with the 2017 Tax Year time period of 10/01/2013 thru 09/30/2016. The beginning median ratio was 82.15 %. This ratio indicated a market adjustment was required before an entire appraisal revaluation could be completed on this valuation group.

This group consists of Industrial occupancy use structures.

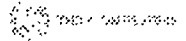
- The occupancy uses within this group that received a market adjustment are 406, 407, 453, 470, 471, 472, 494 & 495.
- These occupancies received a 12% market adjustment to the 2016 value.

The Final statistics after the market adjustment is 92.01 %.

SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: DAN PITTMAN County Assessor. Printed on 06/27/2017 at 03:27:17P

Parcel Information		Ownership Information	
Parcel Number	011097361	Current Owner	THOMAS L & NEIL G BLOCK
Map Number	2957-16-2-60358-000-0004		C/O TENCO CONSTRUCTION INC
Situs	17802 STORAGE RD	Address	17802 STORAGE RD UNIT A
Legal	UNITS 4A & 4B LITE INDUSTRIAL LIMITED CONDO PARK A CONDOMINIUM	City ST. Zip	OMAHA NE 68136-
		Cadastral #	0001-0025

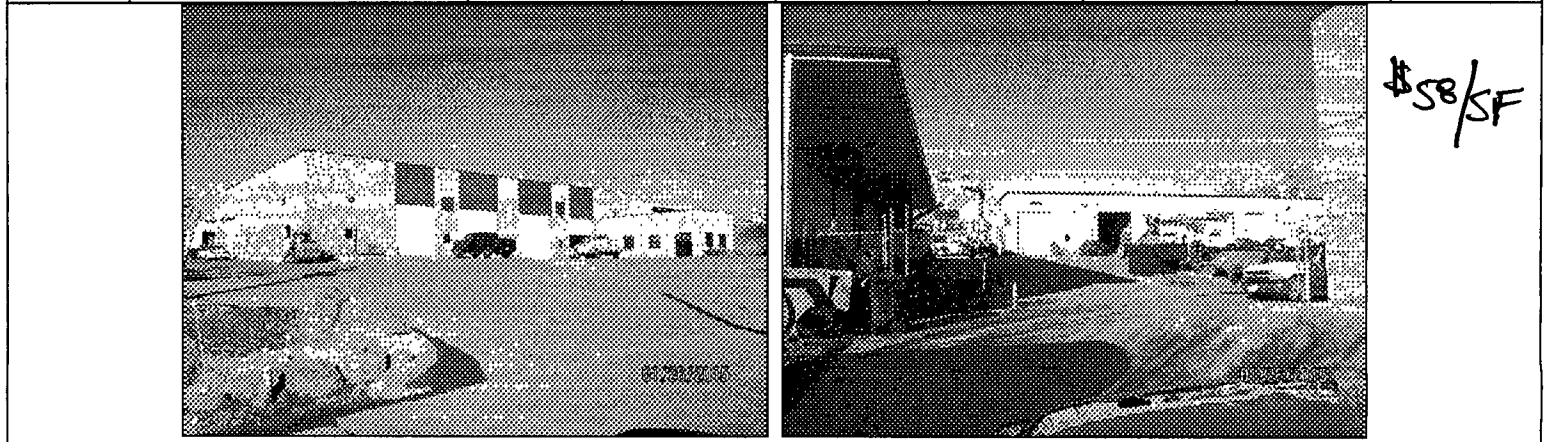
Current Valuation		Assessment Data		Property Classification	
Land Value	90,800	District/TIF Fund	17036	Status	01 Improved
Impr. Value	1,365,200	School Base	28-0017 MILLARD SC	Use	04 Industrial
Outbuildings		Affiliated Code		Zoning	04 Industrial
Total Value	1,456,000	Neighborhood	WH200	Location	03 Rural
Exemptions		Greenbelt Area		City Size	00 N/A
Taxable Value	1,456,000	Greenbelt Loss		Lot Size	04 1.00-1.99 ac.

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

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				RJ25259M	03/23/2004	COMM ADDITION (2	55,000
				RJ22497M	01/12/2001	COMM BUILDING	60,000
				RJ0128M	10/04/1999	NEW CONST OFFICE	15,000
				RJ0070M	07/15/1999	NEW CONST WHSE	175,000

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2017	ABSTRACT	3000		90,800	1,365,200		1,456,000	1,456,000
2016	CTL	3000		90,800	1,209,200		1,300,000	1,300,000
2016	BOE	3000		90,800	1,209,200		1,300,000	1,300,000
2016	ABSTRACT	3000		90,800	1,209,200		1,300,000	1,300,000
2015	CTL	3000		90,800	1,209,200		1,300,000	1,300,000

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	THOMAS L & NEIL G BLOC	90,800	1,209,200		1,300,000		1,300,000	21,264.58
2015	THOMAS L & NEIL G BLOC	90,800	1,209,200		1,300,000		1,300,000	21,432.14
2014	THOMAS L & NEIL G BLOC	90,800	909,200		1,000,000		1,000,000	16,709.78
2013	THOMAS L & NEIL G BLOC	90,800	909,200		1,000,000		1,000,000	16,615.76
2012	THOMAS L & NEIL G BLOC	90,800	909,200		1,000,000		1,000,000	16,266.46
2011	THOMAS L & NEIL G BLOC	90,800	909,200		1,000,000		1,000,000	16,242.50
2010	THOMAS L & NEIL G BLOC	90,800	909,200		1,000,000		1,000,000	16,226.50
2009	THOMAS L & NEIL G BLOC	90,800	909,200		1,000,000		1,000,000	16,154.22
2008	THOMAS L & NEIL G BLOC	90,800	909,200		1,000,000		1,000,000	15,830.84
2007	THOMAS L & NEIL G BLOC	90,800	779,200		870,000		870,000	13,803.62



SARPY COUNTY ASSESSOR'S OFFICE  
COMMERCIAL DATA SHEET

Date of Print: 06/27/2017  
Inspected By: TE Inspection Date: 01/26/2015

Record: 1 of: 1  
Roll Year: 2017

Parcel ID # : 011097361 Map # : 2957-16-2-60358-000-0004

BLOCK/THOMAS L & NEIL G Business Name : T & N BLOCK WAREHOUSE  
C/O TENCO CONSTRUCTION INC Situs : 17802 STORAGE RD  
17802 STORAGE RD UNIT A Legal :  
OMAHA NE 68136-

LOT INFORMATION

Neighborhood : WH200 WAREHOUSE@2.00/SQFT Value Method: SF  
Lot Width : 45,400 # of Units : 45400  
Lot Depth : 1 Unit Value : 2.00  
Topography : LEVEL Amenities Adjustments :  
Street Access : CONCRETE EXCESS LAND Factor :  
Utilities : WATER/ELEC VACANT LOT Factor : Lot Value : 90,800

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 2015 Manual Date : 06/14 Cost Factor : 1

Total Number of Buildings : 3 Total Number of Sections : 5  
Total Area..... 25,033  
Total Building Replacement Cost New..... \$1,081,740  
Total Refinement Replacement Cost New..... \$79,903  
Total Replacement Cost New..... \$1,161,643  
Total Accrued Depreciation..... 20% (\$226,841)  
Total Replacement Cost New Less Physical and Functional Depreciation..... \$934,802  
Economic Depreciation for Neighborhood WH20.....  
Total Replacement Cost New Less Depreciation..... \$934,802  
Total Lump Sums..... \$0  
Total Land Value..... \$90,800  
FINAL ESTIMATE OF VALUE USING THE COST APPROACH..... \$1,025,602  
Value per Unit..... \$1,025,602.00  
Value per Square Foot..... \$40.97

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$1,025,602  
Estimate of Value (Using Income Approach) ..... \$1,295,711

FINAL ESTIMATE

Improvement Value ..... \$1,365,200  
Land Value ..... \$90,800  
FINAL ESTIMATE OF VALUE ..... \$1,456,000

Current Total Assessed Value for Parcel # 011097361 ..... \$1,456,000





SARPY COUNTY ASSESSOR'S OFFICE  
 COMMERCIAL DATA SHEET - REFINEMENTS COST DATA  
 Date of Print: 06/27/2017

Parcel ID # : 011097361

Map # : 2957-16-2-60358-000-0004

BLOCK/THOMAS L & NEIL G  
 C/O TENCO CONSTRUCTION INC  
 17802 STORAGE RD UNIT A  
 OMAHA NE 68136-

Business Name : T & N BLOCK WAREHOUSE  
 Situs : 17802 STORAGE RD  
 Legal :

Appraisal Zone: 2015 Manual Date: 06/14 Cost Factor: 1

Bldg #	Code	Description	Year	# Units	\$/Unit	RCN	Depr %	Value
1	CONP	PARKING CONCRETE		9,875	2.51	24,786	25%	18,590
1	CONP	PARKING CONCRETE	2001	15,957	2.51	40,052	25%	30,039
1	RTB	RETAINING WALL BLK	2001	1,542	9.77	15,065	25%	11,299

SARPY COUNTY ASSESSOR'S OFFICE  
 COMMERCIAL DATA SHEET - INCOME ANALYSIS DATA  
 Date of Print: 06/27/2017

Parcel ID # : 011097361

Map # : 2957-16-2-60358-000-0004

BLOCK/THOMAS L & NEIL G  
 C/O TENCO CONSTRUCTION INC  
 17802 STORAGE RD UNIT A  
 OMAHA NE 68136-

Business Name : T & N BLOCK WAREHOUSE  
 Situs : 17802 STORAGE RD  
 Legal :

Potential Gross Income	Contract	Market
Vacancy & Collection Loss:	5.00%	6,975
Effective Income :		132,516

Operating Expenses	Contract	Market
Management :	12.00%	15,902
Utilities :		
Maintenance :		
Insurance :		
Reserves for Replacement :		
Total Expenses :	12.00%	15,902
Net Operating Income :		116,614

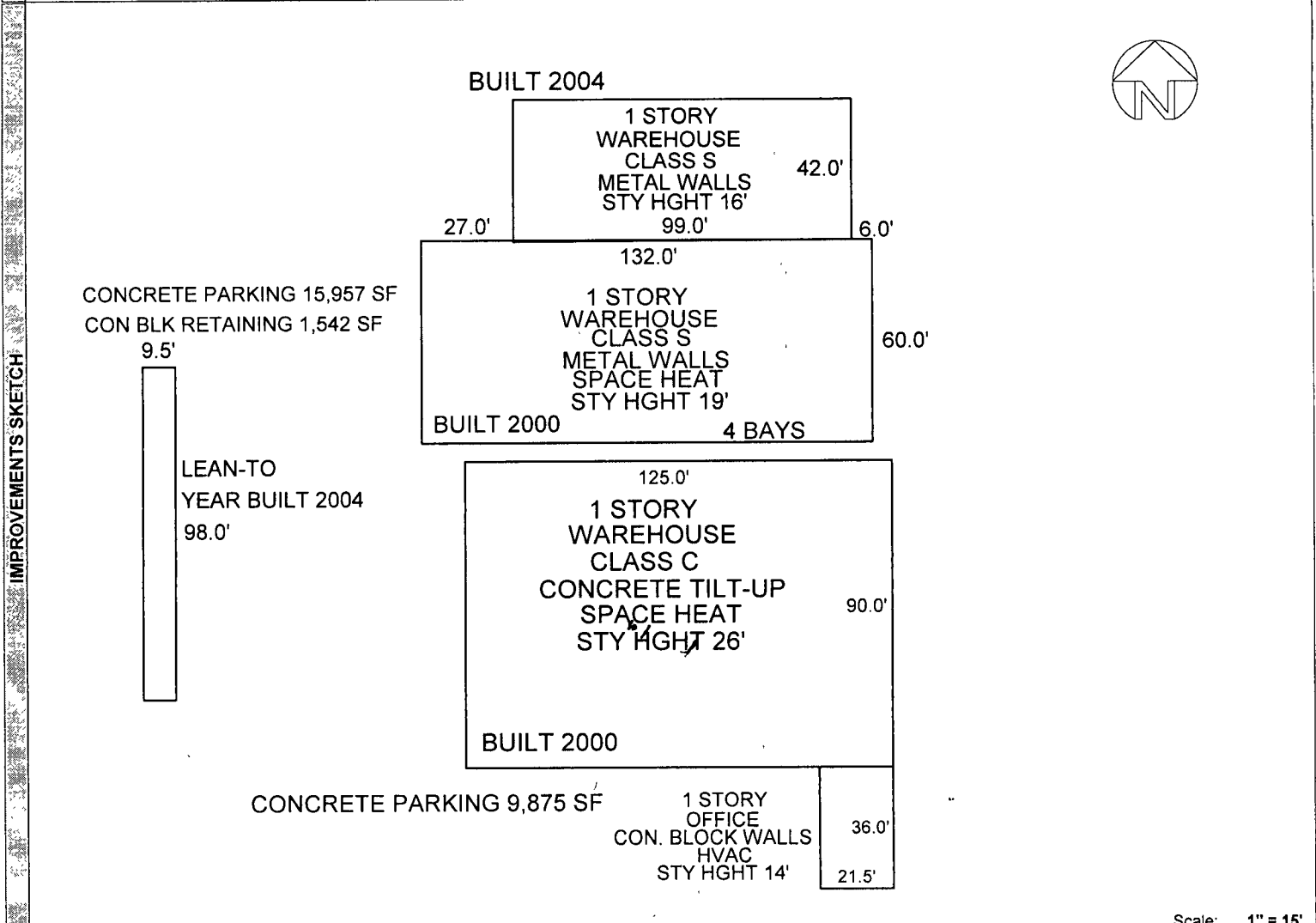
Tax Rate :	
Capitalization Rate :	9.00%
Income Approach Value :	1,295,711

Income Source Table :		Units	Mrkt/Unit	Market
Source	Source Description			
4061	WAREHOUSE	12024	6.25	75,150
4061	WAREHOUSE	12078	5.25	63,410
9999	LEAN-TO	931	1.00	931

# SKETCH/AREA TABLE ADDENDUM

Parcel No 011097361BCM

SUBJECT	Property Address 17802 STORAGE RD	State	Zip
	City GRETNA		
	Owner T & N BLOCK WAREHOUSE		
	Client	Client Address LOTS 4A & 4B LITE INDUSTRIAL LTD CONDO PARK	
	Appraiser Name RICH		



Scale: 1" = 15'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
GBA1	WAREHOUSE	1.00	11250.00	430.0			
	OFFICE	1.00	774.00	115.0			
	WAREHOUSE	1.00	7920.00	384.0			
	WAREHOUSE	1.00	4180.11	294.4			
	LEAN-TO	1.00	931.00	215.0	25055.11		
Net BUILDING Area (rounded w/ factors)					25055	Comment Table 2    Comment Table 3	

Rent collected in 2016

\$ 97,175<sup>00</sup>

Prepaid

SEPTIC SEWER

\$ 4,000<sup>00</sup>

Total Rent

WELL WATER / COMMON

175<sup>00</sup>

DIXIE STREET

LONG STREET

2017 Rent

SMALL OFFICE

\$ 51,950<sup>00</sup>

Projects

\$ 103,900<sup>00</sup>

Buildings are 13 to 17 years old

Getting to the age that will require more repair and upkeep costs.

Most of concrete parking is 17 years old and starting to need some costly repairs

Buildings are on septic systems which reduces the value greatly because of the cost to hook up to City sewer.

This could be required at a later date

**SCHEDULE E**  
**Form 1040)**

**Supplemental Income and Loss**

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)  
▶ Attach to Form 1040, 1040NR, or Form 1041.

OMB No. 1545-0074  
**2016**  
Attachment  
Sequence No. **13**

Department of the Treasury  
Internal Revenue Service (99)

▶ Information about Schedule E and its separate instructions is at [www.irs.gov/schedulee](http://www.irs.gov/schedulee).

Name(s) shown on return: **THOMAS L & SUSAN K BLOCK**

Your social security number: **507-74-9262**

**Part I Income or Loss From Rental Real Estate and Royalties** Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2016 that would require you to file Form(s) 1099? (see instructions) Yes  No

B If "Yes," did you or will you file all required Forms 1099? Yes  No

1a	Physical address of each property (street, city, state, ZIP code)		2		Fair Rental Days	Personal Use Days	QJV	
A	9238 R ST. OMAHA, NE, OMAHA, NE 68127		For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.		A	366		
B	13905 GREENFIELD, OMAHA, NE 68138				B	366		
C	BUILDING 17802, OMAHA, NE 68136				C	366		

- Type of Property:
- 1 Single Family Residence
  - 2 Multi-Family Residence
  - 3 Vacation/Short-Term Rental
  - 4 Commercial
  - 5 Land
  - 6 Royalties
  - 7 Self-Rental
  - 8 Other (describe)

Income:	Properties:	A	B	C
3 Rents received	3	5,700	5,550	27,550
4 Royalties received	4			
<b>Expenses:</b>				
5 Advertising	5			
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7	116	162	114
8 Commissions	8			
9 Insurance	9	417	423	1,325
10 Legal and other professional fees	10			
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12			829
13 Other interest	13			
14 Repairs	14	1,642	121	723
15 Supplies	15			
16 Taxes	16	1,466	1,385	5,316
17 Utilities	17			315
18 Depreciation expense or depletion	18	950	1,453	4,220
19 Other (list) ▶ SEE STATEMENT 1	19			216
20 Total expenses. Add lines 5 through 19	20	4,591	3,544	13,058
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	1,109	2,006	14,492
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	0	0	0
23a Total of all amounts reported on line 3 for all rental properties	23a			
b Total of all amounts reported on line 4 for all royalty properties	23b			
c Total of all amounts reported on line 12 for all properties	23c			
d Total of all amounts reported on line 18 for all properties	23d			
e Total of all amounts reported on line 20 for all properties	23e			
24 Income. Add positive amounts shown on line 21. Do not include any losses	24			
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25			
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26			

*Handwritten:* 27,550 x 2 = 55,100

(From rental real estate, royalties, partnerships, S corporations, estates, trusts, REMICs, etc.)

2016

Attach to Form 1040, 1040NR, or Form 1041.

Attachment Sequence No. 13

Information about Schedule E and its separate instructions is at [www.irs.gov/schedulee](http://www.irs.gov/schedulee).

Department of the Treasury Internal Revenue Service (95)

Name(s) shown on return

Your social security number

THOMAS L & SUSAN K BLOCK

507-74-9262

**Part I Income or Loss From Rental Real Estate and Royalties** Note: If you are in the business of renting personal property, use Schedule C or C-EZ (see instructions). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

A Did you make any payments in 2016 that would require you to file Form(s) 1099? (see instructions)  Yes  No  
 B If "Yes," did you or will you file all required Forms 1099?  Yes  No

1a	Physical address of each property (street, city, state, ZIP code)				
A	17804 STORAGE RD, OMAHA, NE 68136				
B	4226 S 179TH, OMAHA, NE 68135				
C					
1b	Type of Property (from list below)	2 For each rental real estate property listed above, report the number of fair rental and personal use days. Check the QJV box only if you meet the requirements to file as a qualified joint venture. See instructions.	Fair Rental Days	Personal Use Days	QJV
A	2		366		
B	1		366		
C					

Type of Property:

- 1 Single Family Residence    3 Vacation/Short-Term Rental    5 Land    7 Self-Rental  
 2 Multi-Family Residence    4 Commercial    6 Royalties    8 Other (describe)

= \$42,076

Income:	Properties:	A	B	C
3 Rents received	3	21,038	13,200	
4 Royalties received	4			
<b>Expenses:</b>				
5 Advertising	5			
6 Auto and travel (see instructions)	6			
7 Cleaning and maintenance	7	114	63	
8 Commissions	8			
9 Insurance	9	1,325	861	
10 Legal and other professional fees	10	1,250		
11 Management fees	11			
12 Mortgage interest paid to banks, etc. (see instructions)	12	829		
13 Other interest	13			
14 Repairs	14	723	1,032	
15 Supplies	15			
16 Taxes	16	5,316	2,409	
17 Utilities	17	578		
18 Depreciation expense or depletion	18	2,857	4,286	
19 Other (list) <b>SEE STATEMENT 2, 3</b>	19	150	1,260	
20 Total expenses. Add lines 5 through 19	20	13,142	9,911	
21 Subtract line 20 from line 3 (rents) and/or 4 (royalties). If result is a (loss), see instructions to find out if you must file Form 6198	21	7,896	3,289	
22 Deductible rental real estate loss after limitation, if any, on Form 8582 (see instructions)	22	0	0	
23a Total of all amounts reported on line 3 for all rental properties	23a		73,038	
b Total of all amounts reported on line 4 for all royalty properties	23b			
c Total of all amounts reported on line 12 for all properties	23c		1,658	
d Total of all amounts reported on line 18 for all properties	23d		13,766	
e Total of all amounts reported on line 20 for all properties	23e		44,246	
24 Income. Add positive amounts shown on line 21. Do not include any losses	24			28,792
25 Losses. Add royalty losses from line 21 and rental real estate losses from line 22. Enter total losses here	25			
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26			28,792

For Paperwork Reduction Act Notice, see the separate instructions.