

# Property Valuation Protest FORM 422

**SUBMIT TO:**

SARPY COUNTY CLERK  
1210 GOLDEN GATE DR.  
PAPILLION NE 68046

PROTEST #

2017-230

Date Filed:

6/27/17

Read Instructions on reverse side

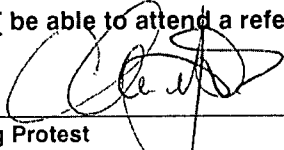
NAME AND MAILING ADDRESS OF PERSON FILING PROTEST			PROTESTED VALUATION 2012	REQUESTED VALUATION
Name Chris Janata - Tax Analyst			Land \$	Land \$
Street or Mailing Address 110 Pleasant Ave.			Building \$	Building \$
City, Town, or Post Office Upper Saddle River	State NJ	Zip Code 07458	Outbuildings \$	Outbuildings \$
Parcel Number REQUIRED 011331216 (Lot 2)	Telephone Number (201 ) 9344581		Total Land and Buildings \$ 1,023,500	Total Land and Buildings \$ 940,000

Real Property Legal Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description:  
United Rentals, Omaha, 9815 South 147th

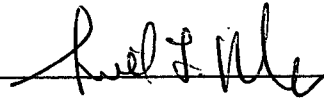
**Reasons for requested valuation change:**

For 2017, a \$10/SF increase does not reflect market conditions. Please see attached comp and consider a split down the middle from the current \$70/SF to \$65/SF?

Check here if you will NOT be able to attend a referee hearing. Protest will still be given complete consideration.

**sign here** ▶  6/27/17  
Signature of Person Filing Protest Date

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

Referee's Recommendation	(values entered ONLY if change)
<p><input checked="" type="radio"/> 1 Concur with the Assessor's current valuation</p> <p><input type="radio"/> 2 Adjustment due to a physical data correction</p> <p><input type="radio"/> 3 Adjustment to equalize with similar properties</p> <p><input type="radio"/> 4 Adjustment (other)</p> <p><b>COMMENTS REQUIRED:</b> <u>AVERAGE SALES PRICE OF ATTACHED SEVEN COMPS IS \$ 71/SF FOR SERVICE GARAGES &amp; \$ 60/SF FOR INDUSTRIAL.</u> <u>NO ADJUSTMENT DEEMED NECESSARY</u></p>	<p>Land \$ <u>514,232</u></p> <p>Building \$ <u>509,268</u></p> <p>Outbuildings \$ _____</p> <p>Total Land &amp; Buildings \$ <u>1,023,500</u></p>
<p>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.</p> <p>Signature: <u></u> Date: <u>7-18-17</u></p>	

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



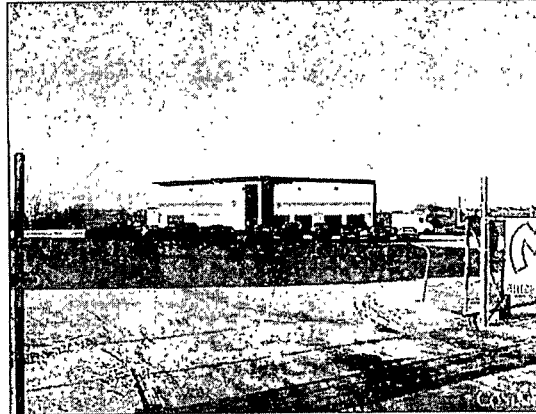
**10330 S 152nd St**  
 Former Merit Transportation  
 Omaha, NE 68138  
**Class C Service Building of 33,910 SF Sold on 2/28/2014 for \$2,250,000 - Research Complete**

buyer

Table Rock Company  
 17672 Welch Plz  
 Omaha, NE 68135  
 (402) 408-1830

seller

RMT Investments, Inc  
 1604 Fort St  
 Omaha, NE 68110



vital data

Escrow/Contract: -	Sale Price: \$2,250,000
Sale Date: 2/28/2014	Status: Confirmed
Days on Market: 756 days	Building SF: 33,910 SF
Exchange: No	Price/SF: \$66.35
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 297,950	Actual Cap Rate: -
Acres: 6.84	Down Pmnt: \$200,000
\$/SF Land Gross: \$7.55	Pct Down: 8.9%
Year Built, Age: 1999 Age: 15	Doc No: 000000004410
Parking Spaces: 30	Trans Tax: -
Parking Ratio: -	Corner: No
FAR 0.11	Zoning: GI
Lot Dimensions: -	No Tenants: 2
Frontage: -	Percent Improved: 66.0%
Tenancy: Single	Submarket: Sarpy West Ind
Comp ID: 2978551	Map Page: -
	Parcel No: 011333960
	Property Type: Industrial

income expense data

Expenses	- Taxes	\$29,719
	Operating Expenses	
	Total Expenses	\$29,719

Listing Broker

Colliers International  
 6464-6664 Center St  
 Omaha, NE 68106  
 (402) 345-5866  
 Matthew Edney, Colm Breathnach

Buyer Broker

CBRE Mega  
 11213 Davenport St  
 Omaha, NE 68154  
 (402) 334-8877  
 Lee Pedersen, Andy Dana

financing

1st Northwest Bank  
 Bal/Pmt: \$2,050,000

LETTER OF AUTHORIZATION

United Rentals  
6125 Lakview Rd., Suite 300  
Charlotte, NC 28269

does hereby appoint

*INTERNATIONAL APPRAISAL COMPANY*  
*110 Pleasant Avenue*  
*Upper Saddle River, NJ 07458*  
*Tel. 201-934-4581*

As its duly appointed agent and representative in all matters relating to the Tax Year 2017 real estate assessment with respect to the following parcels and assessments in the State of Nebraska:

#1074 9815 South 147th Omaha NE

Parcel Numbers  
011331216 (Lot 2)

Agent shall have access to all information and materials that would be available to principal at the Assessors Office and has full authority to sign and file assessment appeals to the Board of Assessment Appeals and to act in connection with the filed application, including withdrawal of such application, the ability to enter into a stipulated agreement as to value and settlement of all related legal issues for the parcels and tax years indicated on the application.

The authorization will end at the time when assessment appeals application is withdrawn or reaches its conclusion through the assessment appeals process.

A copy of an application will be provided to the applicant.

Respectfully,

Signed

*William M. Motola*

Title

*Senior Accounting Services*

Dated

*06/27/17*

MARKET AREA SALES REPORT  
 VAL GROUP 29 - SERVICE GARAGE  
 10/01/2013 TO 09/30/2016

ADDRESS	LEGAL	PARCEL	OCC	TOTAL SF	SALE DATE	SALE PRICE	#PCLS
10330 S 152 ST	LOT 1, EXC PT DED FOR ST ROW, B-	011333960	528	33,910	02/28/2014	2,250,000	1
00519 FT CROOK RD	LOT 1 NOB HILL REPLAT II	010764836	528	5,068	04/25/2014	375,000	1
02211 HARVELL PLZ	LOT 2 HARVELL PLAZA 1ST ADDITION	011215739	528	2,683	09/29/2016	360,000	1
01501 FT CROOK RD	LOT 312A TWIN RIDGE	010452915	528	2,345	09/02/2016	159,000	1
01010 BERT MURPHY	LOT 73 BLOCK 1 RUSHART'S ADDITIO	010444610	528	5,118	05/14/2015	265,000	2
01010 BERT MURPHY	LOT 73 BLOCK 1 RUSHART'S ADDITIO	010444610	528	5,118	05/13/2015	256,854	2
13049 S 13TH ST	LOT 15D BUTTERFIELD'S SUB LOT 15	010436804	528	4,804	09/01/2016	260,000	2

NUMBER SALES

7

AVERAGES \$ 71

SALELIST  
 06/12/2017  
 SARPY COUNTY ASSESSOR

## **2017 528 OCCUPANCY MARKET ADJUSTMENT**

There were 7 sales with the 2017 Tax Year time period of 10/01/2013 thru 09/30/2016. The beginning median ratio was 78.62 %. This ratio indicated a market adjustment was required before an entire appraisal revaluation could be completed on this occupancy group.

This group consists of smaller commercial use structures and larger Industrial use structures.

- The commercial use properties (NDR "03") received a 20% Market Adjustment to the 2016 Value.
- The Industrial use properties (NDR "04") received a 15% Market Adjustment to the 2016 Value.

The Final statistics after the market adjustment is 94.34 %.

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  
10/01/2013 TO 09/30/2016

ADDRESS	LEGAL	PARCEL	OCC	TOTAL SF	SALE DATE	SALE PRICE	#PCLS
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NUMBER SALES	<u>35</u>
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SALELIST  
06/12/2017  
SARPY COUNTY ASSESSOR

**SARPY COUNTY ASSESSOR'S OFFICE**



Real Property Record Card

Data Provided By: DAN PITTMAN County Assessor. Printed on 06/27/2017 at 03:47:33P

Parcel Information				Ownership Information				
Parcel Number	011331216			Current Owner	U S RENTALS INC			
Map Number	2957-23-4-60743-000-0002				ATTN: FISCHER & CO-URI			
Situs	9815 S 147TH ST			Address	13727 NOEL RD STE 900			
Legal	LOT 2 LAKEVIEW SOUTH REPLAT 2			City ST. Zip	DALLAS TX 75420-0000			
				Cadastral #	0001-0019			
Current Valuation			Assessment Data			Property Classification		
Land Value	514,232		District/TIF Fund	17011		Status	01 Improved	
Impr. Value	509,268		School Base	28-0017 MILLARD SC		Use	04 Industrial	
Outbuildings			Affiliated Code			Zoning	04 Industrial	
Total Value	1,023,500		Neighborhood	SG400		Location	03 Rural	
Exemptions			Greenbelt Area			City Size	00 N/A	
Taxable Value	1,023,500		Greenbelt Loss			Lot Size	05 2.00-4.99 ac.	
Sales History				Multiple Owner Information				
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name			
07/14/1997	1997-20805	CLASSIC TRUCK WASH INC	842,000					
Boe Appeal History				Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount	
				RJ31396C	07/28/2010	ADDITION 4140 SQ	162,247	
				RJ31221C	04/27/2010	INTERIOR REMODEL	25,000	
				ACT	03/02/1998	EXISTING ADDI	300,000	
Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2017	ABSTRACT	3000		514,232	509,268		1,023,500	1,023,500
2016	CTL	2000		514,232	375,768		890,000	890,000
2016	BOE	2000		514,232	375,768		890,000	890,000
2016	ABSTRACT	2000		514,232	375,768		890,000	890,000
2015	CTL	2000		514,232	375,768		890,000	890,000
Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	U S RENTALS INC	514,232	375,768		890,000		890,000	16,415.26
2015	U S RENTALS INC	514,232	375,768		890,000		890,000	16,527.34
2014	U S RENTALS INC	514,232	375,768		890,000		890,000	16,583.86
2013	U S RENTALS INC	514,232	375,768		890,000		890,000	16,181.82
2012	U S RENTALS INC	514,232	375,768		890,000		890,000	15,751.82
2011	U S RENTALS INC	514,232	375,768		890,000		890,000	15,773.20
2010	U S RENTALS INC	514,232	209,768		724,000		724,000	13,243.68
2009	U S RENTALS INC	514,232	209,768		724,000		724,000	13,179.58
2008	U S RENTALS INC	514,232	209,768		724,000		724,000	12,994.94
2007	U S RENTALS INC	514,232	209,768		724,000		724,000	13,024.58



SARPY COUNTY ASSESSOR'S OFFICE  
COMMERCIAL DATA SHEET

Date of Print: 06/27/2017  
Inspected By: TE Inspection Date: 08/02/2010

Record: 1 of: 1  
Roll Year: 2017

Parcel ID # : 011331216 Map # : 2957-23-4-60743-000-0002

U S RENTALS INC Business Name : UNITED RENTALS  
ATTN: FISCHER & CO-URI Situs : 09815 S 147TH ST  
13727 NOEL RD STE 900 Legal :  
DALLAS TX 75420-0000

LOT INFORMATION

Neighborhood : SG400 SERVICE GARAGE@4.00/SQFT Value Method: SF  
Lot Width : 128,558 # of Units : 128558  
Lot Depth : 1 Unit Value : 4.00  
Topography : LEVEL Amenities Adjustments :  
Street Access : CONCRETE EXCESS LAND Factor :  
Utilities : ALL VACANT LOT Factor : Lot Value : 514,232

COST APPROACH DATA - Values By Marshall & Swift

Appraisal Zone : 2009 Manual Date : 06/08 Cost Factor : 1

Total Number of Buildings : 1	Total Number of Sections : 5	
Total Area.....		14,474
Total Building Replacement Cost New.....		\$864,205
Total Refinement Replacement Cost New.....		\$313,950
Total Replacement Cost New.....		\$1,178,155
Total Accrued Depreciation.....	9%	(\$101,092)
Total Replacement Cost New Less Physical and Functional Depreciation.....		\$1,077,063
Economic Depreciation for Neighborhood SG40.....		
Total Replacement Cost New Less Depreciation.....		\$1,077,063
Total Lump Sums.....		\$0
Total Land Value.....		\$514,232
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....		\$1,591,295
Value per Unit.....		\$1,591,295.00
Value per Square Foot.....		\$109.94

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) .....	\$1,591,295
Estimate of Value (Using Income Approach) .....	\$891,726

FINAL ESTIMATE

Improvement Value .....	\$509,268
Land Value .....	\$514,232
FINAL ESTIMATE OF VALUE .....	\$1,023,500

Current Total Assessed Value for Parcel # 011331216 .....	\$1,023,500
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SARPY COUNTY ASSESSOR'S OFFICE  
 COMMERCIAL DATA SHEET - REFINEMENTS COST DATA  
 Date of Print: 06/27/2017

Parcel ID # : 011331216

Map # : 2957-23-4-60743-000-0002

U S RENTALS INC  
 ATTN: FISCHER & CO-URI  
 13727 NOEL RD STE 900  
 DALLAS TX

75420-0000

Business Name : UNITED RENTALS  
 Situs : 09815 S 147TH ST  
 Legal :

Appraisal Zone: 2009 Manual Date: 06/08 Cost Factor: 1

Bldg #	Code	Description	Year	# Units	\$/Unit	RCN	Depr %	Value
1	MEZ	OPEN MEZZANINE		840	12.95	10,878	10%	9,790
1	CONP	PARKING CONCRETE		36,251	2.51	90,990	15%	77,342
1	CCB	CONCRETE CURB LF		164	9.24	1,515	15%	1,288
1	ASP	ASPHALT PAVING SF		68,433	1.96	134,129	15%	114,009
1	LPO	LIGHT POLES LF		160	40.00	6,400	15%	5,440
1	LPF	LIGHT FIXTURES		9	250.00	2,250	15%	1,913
1	FN6	6' CL FENCE/B&R LF		830	17.52	14,542	15%	12,360
1	FNM8	FENCE, 8' METAL		660	56.00	36,960	15%	31,416
1	CANS	CANOPY, STEEL	1998	987	16.50	16,286	3%	15,797

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

Parcel ID # : 011331216

Map # : 2957-23-4-60743-000-0002

U S RENTALS INC  
ATTN: FISCHER & CO-URI  
13727 NOEL RD STE 900  
DALLAS TX

75420-0000

Business Name : UNITED RENTALS  
Situs : 09815 S 147TH ST  
Legal :

Potential Gross Income	Contract		Market
Vacancy & Collection Loss:		5.00%	5,573
Effective Income :			105,893

Operating Expenses	Contract		Market
Management :		20.00%	21,179
Utilities :			
Maintenance :			
Insurance :			
Reserves for Replacement :			
Total Expenses :		20.00%	21,179
Net Operating Income :			84,714

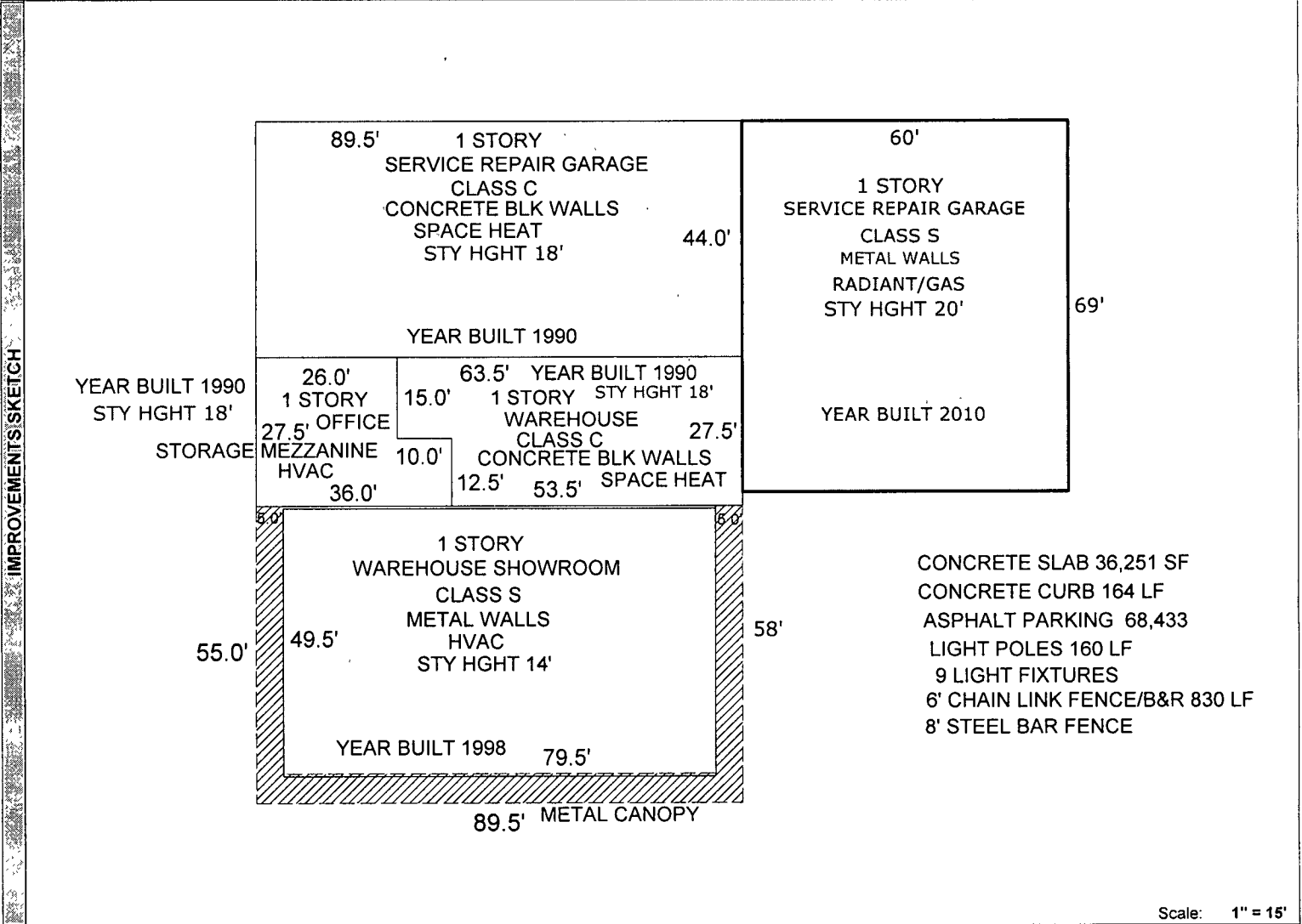
Tax Rate :		
Capitalization Rate :	9.50%	
Income Approach Value :	891,726	

Income Source Table :	Source	Source Description	Units	Mrkt/Unit	Market
5281	SERVICE GARAGE	REPAIR	3938	8.00	31,504
5281	SERVICE GARAGE	REPAIR	4140	8.50	35,190
4061	WAREHOUSE		6396	7.00	44,772

# SKETCH/AREA TABLE ADDENDUM

Parcel No 011331216ECM

SUBJECT	Property Address 9815 S 147 ST	State	Zip
	City CHALCO		
	Owner U S RENTALS		
	Client	Client Address LOT 2 LAKEVIEW SOUTH REPLAT 2	
	Appraiser Name RICH		



Scale: 1" = 15'

AREA CALCULATIONS SUMMARY						Comment Table 1		
Code	Description	Factor	Net Size	Perimeter	Net Totals			
GBA1	SERVICE GARAGE	1.00	3938.00	267.0				
	WAREHOUSE	1.00	1621.25	182.0				
	OFFICE	1.00	840.00	127.0				
	SHOWROOM/OFFICE	1.00	3935.25	258.0				
	SERVICE GARAGE	1.00	4140.00	258.0		14474.50		
P/P	CANOPY	1.00	987.25	388.0		987.25		
Net BUILDING Area (rounded w/ factors)						14475	Comment Table 2    Comment Table 3	