

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- 303

Date Filed: 29
6/12/17

NAME AND MAILING ADDRESS OF PERSON FILING PROTEST		PROTESTED VALUATION 2017	REQUESTED VALUATION
Name <u>DAVIS/HAROLD + ANNIE M</u>		Land \$	Land \$
Mailing Address <u>2706 MORRIE DRIVE</u>		Building \$	Building \$
City, Town, or Post Office <u>BELLEVUE</u>	State <u>NE</u>	Zip Code <u>68123</u>	Outbuildings \$
Parcel Number REQUIRED <u>011356067</u>	Telephone Number <u>(402) 292-6872</u>	Total Land and Buildings \$ <u>212,856</u> 0	Total Land and Buildings \$ <u>208,856</u> 0
Contact Email <u>h.davis.9126@aol.com</u>			
Real Property Legal Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description:			

Reasons for requested valuation change:
 THE INCREASE OF \$9,502 IN ONE YEAR SEEMS EXCESSIVE SINCE WE HAVE NOT MADE ANY MAJOR IMPROVEMENTS. WE REALIZE THE ASSESSORS ARE DOING THEIR JOB; HOWEVER, ESCALATING RAISES LIKE THIS CONTINUES, WE WILL NOT BE ABLE TO LIVE HERE

- 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 ▶ Harold Davis 6/12/17
 Signature of Person Filing Protest Date

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

Referee's Recommendation	
1 CONCUR with the Assessor's current valuation – NO CHANGE	Land \$ <u>28000</u>
2 Recommend ADJUSTMENT (be specific)	Building \$ <u>184856</u>
COMMENTS MUST BE PROVIDED and \$ VALUES FILLED IN:	Outbuildings \$ <u> </u>
<u>NO DATA PROVIDED BY OWNER</u>	
<u>SALES + ASSESSMENTS DURING</u>	
<u>THE MANDATED TIME FRAME</u>	
<u>BRACKET SUBJECT</u>	
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: <u>M. S. [Signature]</u>	Date: <u>7.17.17</u>
	Total Land & Buildings \$ <u>212856</u>

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

17-303

Parcel 011356067

Davis, Harold & Annie

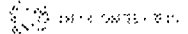
32 of 184 ranch style homes in BSA sold in the 2 year study period.

Property Record cards and Laser Reports are attached on 3 sales of similar size and basement finish.

SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: DAN PITTMAN County Assessor. Printed on 06/29/2017 at 11:26:00A

Parcel Information		Ownership Information	
Parcel Number	011356067	Current Owner	HAROLD & ANNIE M DAVIS
Map Number	2961-21-4-10549-000-0254	Address	2706 MORRIE DR
Situs	2706 MORRIE DR	City ST. Zip	BELLEVUE NE 68123-
Legal	LOT 254 SUNRISE ADDITION	Cadastral #	0005-0001

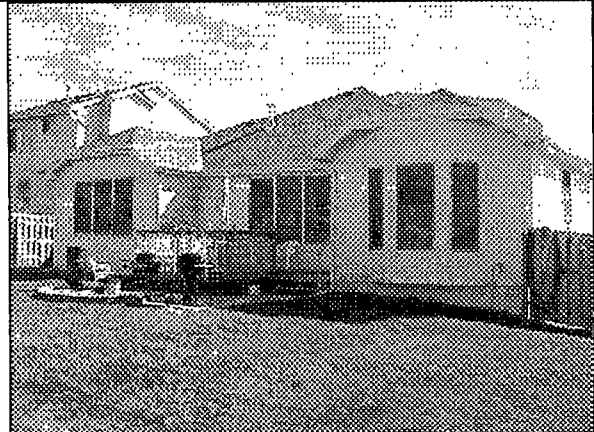
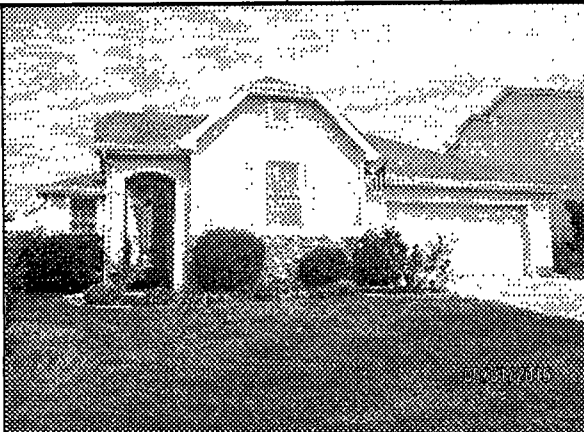
Current Valuation		Assessment Data		Property Classification	
Land Value	28,000	District/TIF Fund	1058	Status	01 Improved
Impr. Value	184,856	School Base	28-0001 OMAHA SCHO	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	212,856	Neighborhood	BSA	Location	02 Suburban
Exemptions		Greenbelt Area	NO	City Size	00 N/A
Taxable Value	212,856	Greenbelt Loss		Lot Size	02 10,000-20,000 sq. ft.

Sales History				Multiple Owner Information	
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name
08/20/2001	2001-41722	BENCHMARK HOMES INC	184,970		

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
303	2017	DAVIS/HAROLD & ANNIE	APPEAL FILED	BP4899B	11/05/2002	BASEMENT FINISH	27,649
				BP2159B	06/19/2002	DECK 9 X 12	1,000
				BP2693B	08/07/2001	SFR	99,143

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2017	ABSTRACT	1000		28,000	184,856		212,856	212,856
2016	CTL	1000		28,000	175,354		203,354	203,354
2016	BOE	1000		28,000	175,354		203,354	203,354
2016	ABSTRACT	1000		28,000	175,354		203,354	203,354
2015	CTL	1000		28,000	167,538		195,538	195,538

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	HAROLD & ANNIE M DAVIS	28,000	175,354		203,354		203,354	4,734.38
2015	HAROLD & ANNIE M DAVIS	28,000	167,538		195,538		195,538	4,453.76
2014	HAROLD & ANNIE M DAVIS	28,000	165,951		193,951		193,951	4,383.56
2013	HAROLD & ANNIE M DAVIS	28,000	163,914		191,914		191,914	4,395.46
2012	HAROLD & ANNIE M DAVIS	28,000	169,797		197,797		197,797	4,457.98
2011	HAROLD & ANNIE M DAVIS	28,000	169,769		197,769		197,769	4,346.24
2010	HAROLD & ANNIE M DAVIS	28,000	161,651		189,651		189,651	4,165.52
2009	HAROLD & ANNIE M DAVIS	28,000	163,099		191,099		191,099	4,194.98
2008	HAROLD & ANNIE M DAVIS	28,000	176,825		204,825		204,825	4,494.88
2007	HAROLD & ANNIE M DAVIS	28,000	175,788		203,788		203,788	4,586.48



SARPY COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/29/2017
Inspected By: RW Inspection Date: 09/01/2015

Record : 1 of: 1
Roll Year 2017

Parcel ID #: 011356067 Map # : 2961-21-4-10549-000-0254

HAROLD & ANNIE M DAVIS Situs : 02706 MORRIE DR
2706 MORRIE DR Legal :
BELLEVUE NE 68123-

LOT INFORMATION

Neighborhood :	BSA SUNRISE ADDITION	Value Method:	LT
Lot Width :	10152	# of Units :	1
Lot Depth :	1	Unit Value :	28000
Topography :	Amenities	Adjustments :	
Street Access :	DIFFERENTIAL	Units	
Utilities :	VACANT LOT	Factor	
		Lot Value :	28,000

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	2001/16
Quality :	35 - Average +	Effective Age :	16
Condition :	30 - Average	Remodel Date :	
Arch Type :	RANCH	Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	95% HARDBOARD 5% MASONRY-VENEER		
Floor Area :	1,651		
Basement Area :	1,637		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	13		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$212,856
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$184,856
Land Value	\$28,000
FINAL ESTIMATE OF VALUE	\$212,856
Value per Square Foot	111.97

Current Total Assessed Value for Parcel # 011356067 \$212,856

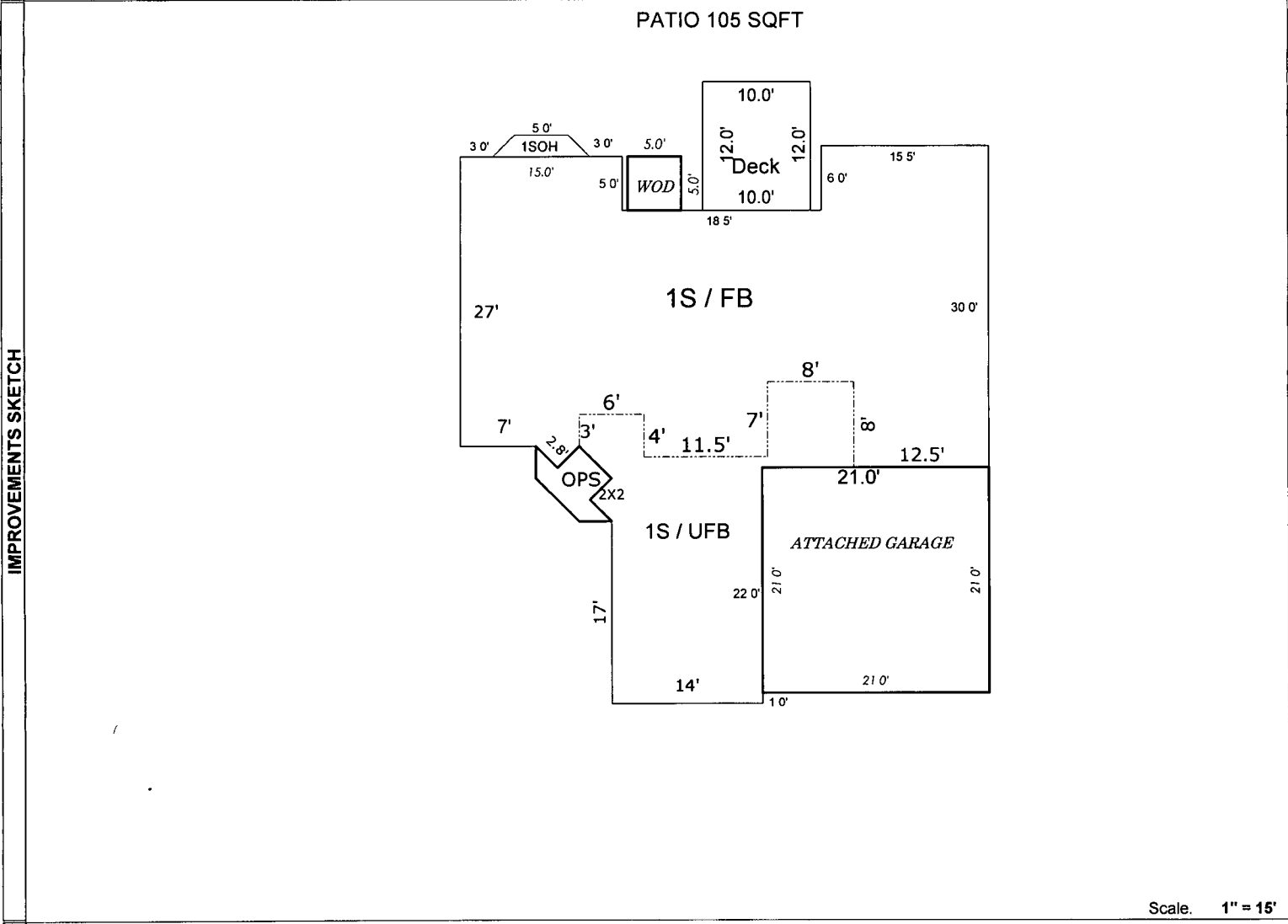
DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

SKETCH/AREA TABLE ADDENDUM

Parcel No 011356067A

File No 09/01/2015

SUBJECT	Property Address 2706 MORRIE DR		
	City BELLEVUE	State	Zip
	Owner		
	Client LOT 254 SUNRISE		
	Appraiser Name		



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	GLA1	FIRST FLOOR	1.00	1650.50	215.2	1650.50
	FB	FINISHED BASEMENT	1.00	1220.50	189.7	1220.50
	BSMT	Basement	1.00	1636.50	213.6	1636.50
	GAR	Garage	1.00	441.00	84.0	441.00
	OPS	OPEN BUILT-UP SLAB	1.00	28.50	27.2	28.50
	WOD	Deck	1.00	25.00	20.0	25.00
		Deck	1.00	120.00	44.0	145.00
	Net LIVABLE Area (rounded w/ factors)					1651

MARKET AREA SALES REPORT

BSA

10/1/2014 TO 09/30/16

1637 1221

212856

ADDRESS	LEGAL	PARCEL #	STY	SIZE	FB	SALE DATE	SALE PRIC
02707	GEORGIA AVE LOT 34	SUNRISE ADDITION	011218576	TWO	1760		07/20/2015 182,000
02701	GEORGIA AVE LOT 37	SUNRISE ADDITION	011218606	TRI	2101	366	07/01/2016 207,000
02508	GEORGIA AVE LOT 53	SUNRISE ADDITION	011218789	1.5	1576	340	05/20/2016 171,500
02606	GEORGIA AVE LOT 59	SUNRISE ADDITION	011218843	RAN	1507	1390	01/05/2015 196,000
02715	ALBERTA AVE LOT 69	SUNRISE ADDITION	011218959	SPL	1238	408	03/03/2015 162,900
02709	ALBERTA AVE LOT 71	SUNRISE ADDITION	011218975	TWO	1782		08/03/2015 157,000
02703	ALBERTA AVE LOT 73	SUNRISE ADDITION	011218991	RAN	1289		05/13/2016 165,000
02513	ALBERTA AVE LOT 85	SUNRISE ADDITION	011219122	SPE	1201	522	04/22/2016 155,000
09301	S 25TH AVE LOT 87	SUNRISE ADDITION	011270519	TWO	2011	606	06/26/2015 205,000
02511	FAIRVIEW ST LOT 103	SUNRISE ADDITION	011270683	1.5	2086		05/24/2016 230,000
02616	TULIP LANE LOT 123	SUNRISE ADDITION	011270918	TWO	1889	900	12/31/2015 185,000
02612	TULIP LN LOT 125	SUNRISE ADDITION	011270934	RAN	1524	674	06/28/2016 211,000
09513	S 25TH AVE LOT 135	SUNRISE ADD	011298006	RAN	1533		12/15/2014 175,000
02503	MORRIE DR LOT 148	SUNRISE ADD	011298154	RAN	1932	1759	02/18/2016 235,000
02609	MORRIE DR LOT 154	SUNRISE ADD	011298219	TWO	2054	898	09/21/2015 230,000
02603	CALVIN ST LOT 171	SUNRISE ADD	011298391	RAN	1513	1100	02/18/2016 219,950
09704	S 25TH AVE LOT 172	SUNRISE ADD	011298405	RAN	1520		02/12/2016 200,000
09701	S 26TH AVE LOT 208	SUNRISE	011355745	RAN	1516	1384	10/21/2015 220,000
09703	S 26TH AVE LOT 209	SUNRISE	011355752	RAN	1869	1451	12/21/2015 230,000
09704	S 26TH AVE LOT 210	SUNRISE	011355759	RAN	1668	1370	07/27/2016 235,000
09608	S 26TH AVE LOT 212	SUNRISE	011355773	1.5	2037	890	12/07/2015 237,000
09605	S 27TH ST LOT 218	SUNRISE	011355815	TWO	1973	452	09/23/2016 220,000
09701	S 27TH ST LOT 220	SUNRISE	011355829	TWO	2343	691	04/15/2016 240,000
09610	S 27TH ST LOT 224	SUNRISE	011355857	TWO	2447	916	01/15/2016 225,000
09606	S 27TH ST LOT 226	SUNRISE	011355871	RAN	2020	1500	10/28/2015 243,500
09605	S 27TH AVE LOT 231	SUNRISE	011355906	RAN	1870	1702	08/28/2015 239,017
02619	MORRIE DR LOT 258	SUNRISE	011356095	TWO	2650		11/20/2015 232,000
02707	MORRIE DR LOT 262	SUNRISE	011356123	RAN	1673	1500	07/31/2015 239,500
02715	MORRIE DR LOT 266	SUNRISE	011356151	TWO	2052	867	01/04/2016 230,000
09804	S 28TH AVE LOT 276	SUNRISE	011356221	1.5	2051	1154	05/04/2015 235,000
09704	S 28TH AVE LOT 280	SUNRISE	011356249	RAN	2020	1680	09/23/2016 258,000
09608	S 28TH AVE LOT 283	SUNRISE	011356270	RAN	1668		08/04/2015 184,000
09607	S 28TH AVE LOT 292	SUNRISE	011356333	TWO	2487		07/23/2015 240,100
09602	S 28TH ST LOT 313	SUNRISE	011356480	RAN	1784		05/15/2015 195,000

salaream.dfr
 12/07/2016
 SARPY COUNTY ASSESSOR

MARKET AREA SALES REPORT

BSA

10/1/2014 TO 09/30/16

ADDRESS	LEGAL	PARCEL #	STY	SIZE	FB	SALE DATE	SALE PRIC
09510 S 28TH ST	LOT 314 SUNRISE	011356487	RAN	1522	1234	05/06/2016	239,500
09607 S 28TH ST	LOT 318 SUNRISE	011356515	RAN	1784	1382	08/01/2016	234,000
09707 S 28TH ST	LOT 322 SUNRISE ADD	011356543	TWO	2356	905	09/30/2016	253,000
02712 MORRIE DR	LOT 326 SUNRISE	011356571	1.5	2043		06/29/2015	220,000
09804 S 27TH AVE	LOT 329 SUNRISE	011356592	RAN	2042		04/24/2015	225,000
09802 S 27TH AVE	LOT 330 SUNRISE	011356599	TWO	2356		06/26/2015	229,000
09608 S 27TH AVE	LOT 335 SUNRISE	011356634	RAN	1917	1556	12/10/2015	240,000
09604 S 27TH AVE	LOT 337 SUNRISE	011356648	TRI	1746		10/30/2014	180,000
09404 S 28TH AVE	LOT 344 SUNRISE ADD	011577517	TWO	2378	956	06/12/2015	235,000
09312 S 28TH AVE	LOT 346 SUNRISE ADD	011577519	RAN	1810	1600	07/31/2015	225,000
09312 S 28TH AVE	LOT 346 SUNRISE ADD	011577519	RAN	1810	1600	04/25/2016	249,000
09306 S 28TH AVE	LOT 349 SUNRISE ADD	011577522	RAN	1795	1725	05/13/2016	265,000
02718 TULIP LN	LOT 355 SUNRISE ADD	011577528	RAN	2029		12/04/2015	230,900
02704 TULIP LN	LOT 362 SUNRISE ADD	011577535	TWO	2445	1116	07/25/2016	247,000
02706 FAIRVIEW ST	LOT 372 SUNRISE ADD	011577545	RAN	1809		06/06/2016	210,000
09509 S 26TH AVE	LOT 385 SUNRISE ADD	011577558	RAN	1668	477	08/17/2015	214,000
09511 S 26TH AVE	LOT 386 SUNRISE ADD	011577559	RAN	1726	1138	08/12/2016	239,000
09508 S 27TH ST	LOT 406 SUNRISE ADD	011577579	RAN	1887	1532	05/23/2016	263,000
02703 FAIRVIEW ST	LOT 410 SUNRISE ADDITION	011577583	RAN	1800		12/09/2015	215,500
09407 S 27TH AVE	LOT 413 SUNRISE ADD	011577586	TWO	2344	948	05/13/2016	253,000
09404 S 27TH AVE	LOT 419 SUNRISE ADD	011577592	TWO	2374		04/11/2016	232,500
09402 S 27TH AVE	LOT 420 SUNRISE ADD	011577593	RAN	2042	1517	07/13/2015	265,000
09310 S 27TH AVE	LOT 421 SUNRISE ADD	011577594	1.5	2261	1612	04/03/2015	260,000
09305 S 28TH ST	LOT 425 SUNRISE ADD	011577598	RAN	1817	1437	06/08/2016	237,500
09403 S 28TH ST	LOT 429 SUNRISE ADD	011577602	RAN	2031	1552	04/01/2016	265,000
09309 S 28TH AVE	LOT 442 SUNRISE ADD	011577615	TWO	2938		07/29/2015	260,000
09405 S 28TH AVE	LOT 445 SUNRISE ADD	011577618	1.5	1972	345	07/20/2015	235,000

Number Sales: 61

salaream.dfr
12/07/2016
SARPY COUNTY ASSESSOR

MARKET AREA SALES REPORT

BSA

10/1/2014 TO 09/30/16

ADDRESS	LEGAL	PARCEL #	STY	SIZE	FB	SALE DATE	SALE PRIC
Average Sale Price:							<u>223,154</u>

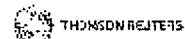
salaream.dfr
12/07/2016
SARPY COUNTY ASSESSOR



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: DAN PITTMAN County Assessor. Printed on 06/29/2017 at 04:28:51P

Parcel Information		Ownership Information	
Parcel Number	011355759	Current Owner	LARON & HEATHER HENDERSON
Map Number	2961-21-4-10549-000-0210		
Situs	9704 S 26TH AVE	Address	9704 S 26TH AVE
Legal	LOT 210 SUNRISE ADDITION	City ST. Zip	BELLEVUE NE 68123-
		Cadastral #	0005-0001

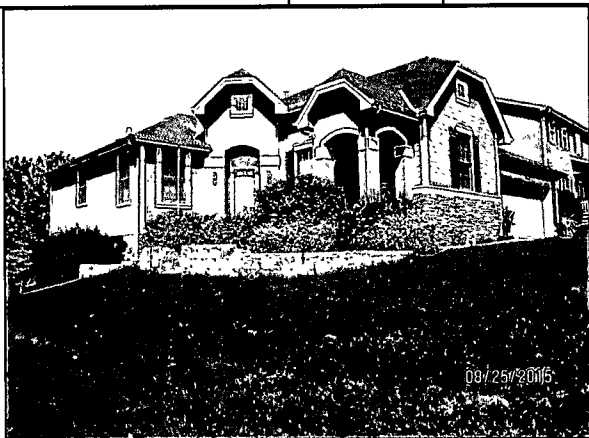
Current Valuation		Assessment Data		Property Classification	
Land Value	28,000	District/TIF Fund	1058	Status	01 Improved
Impr. Value	192,619	School Base	28-0001 OMAHA SCHO	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	220,619	Neighborhood	BSA	Location	02 Suburban
Exemptions		Greenbelt Area	NO	City Size	00 N/A
Taxable Value	220,619	Greenbelt Loss		Lot Size	01 <10,000 sq. ft.

Sales History				Multiple Owner Information	
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name
07/27/2016	2016-18308	TODD C HARPER	235,000		
02/23/2011	2011-05668	TIMOTHY DOUGLAS KATHOL	176,500		
11/23/2009	2009-38068	TIMOTHY D KATHOL			
04/07/2002	2002-16579	BENCHMARK HOMES INC	195,795		

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				BP3444B	09/28/2001	SFR	99,571

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2017	ABSTRACT	1000		28,000	192,619		220,619	220,619
2016	CTL	1000		28,000	182,743		210,743	210,743
2016	BOE	1000		28,000	182,743		210,743	210,743
2016	ABSTRACT	1000		28,000	182,743		210,743	210,743
2015	CTL	1000		28,000	174,192		202,192	202,192

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	LARON & HEATHER HENDER	28,000	182,743		210,743		210,743	4,906.42
2015	LARON & HEATHER HENDER	28,000	174,192		202,192		202,192	4,605.32
2014	TODD C HARPER	28,000	172,530		200,530		200,530	4,532.26
2013	TODD C HARPER	28,000	170,656		198,656		198,656	4,549.86
2012	TODD C HARPER	28,000	176,295		204,295		204,295	4,604.42
2011	TODD C HARPER	28,000	145,881		173,881		173,881	3,821.28
2010	TODD C HARPER	28,000	147,113		175,113		175,113	3,846.20
2009	TIMOTHY DOUGLAS KATHOL	28,000	148,998		176,998		176,998	3,885.44
2008	TIMOTHY DOUGLAS KATHOL	28,000	161,489		189,489		189,489	4,158.34
2007	TIMOTHY D KATHOL	28,000	160,078		188,078		188,078	4,232.90



SARPY COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/29/2017

Record : 1 of: 1

Inspected By: AA Inspection Date: 08/25/2015

Parcel ID #: 011355759 Map #: 2961-21-4-10549-000-0210

LARON & HEATHER HENDERSON Situs : 09704 S 26TH AVE
 9704 S 26TH AVE Legal : LOT 210 SUNRISE ADDITION
 BELLEVUE NE 68123-

LOT INFORMATION

Neighborhood :	BSA SUNRISE ADDITION		
Lot Width :	9375	Value Method:	LT
Lot Depth :	1	# of Units :	1
Topography :	Amenities	Unit Value :	28000
Street Access :	DIFFERENTIAL	Adjustments :	
Utilities :	VACANT LOT	Factor	Lot Value : 28,000

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	2002/15
Quality :	35 - Average +	Effective Age :	15
Condition :	30 - Average	Remodel Date :	
Arch Type :	RANCH	Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	95% HARDBOARD 5% MASONRY-VENEER		
Floor Area :	1,668		
Basement Area :	1,654		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	13		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$220,619
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations	0 x 0

FINAL ESTIMATE

Improvement Value	\$192,619
Land Value	\$28,000
FINAL ESTIMATE OF VALUE	\$220,619
Value per Square Foot	115

Current Total Assessed Value for Parcel # 011355759	\$220,619
---	-----------

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

SARPY COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET - COST APPROACH DATA

Date of Print: 06/29/2017

Record : 1 of: 1

Parcel ID #: 011355759 Map # : 2961-21-4-10549-000-0210

LARON & HEATHER HENDERSON Situs : 09704 S 26TH AVE
9704 S 26TH AVE Legal : LOT 210 SUNRISE ADDITION
BELLEVUE NE 68123-

COST APPROACH - Values By Marshall & Swift
Appraisal Zone : 2017 Manual Date : 06/16 Cost Factor : 0.91

<u>DESCRIPTION</u>				
	<u>Square feet</u>		<u>Base SF Cost</u>	<u>Total Cost</u>
BASIC STRUCTURE COST	1,668	x	87.26	= 145,550
<u>ADJUSTMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Area Adj</u>	<u>Total Cost</u>
ROOFING				
SUBFLOOR				
HEATING & COOLING	1,668	2.14	2.14	3,570
PLUMBING Base is: 9 (over base)	4	1270	2.77	4,620
BASEMENT COST	1,654	17.46	17.31	28,872
PARTITION FINISH	1,370	27.48	22.57	37,648
RECREATIONAL FINISH				
MINIMUM FINISH				
 ADJUSTED STRUCTURE COST	 1668	 x	 132.05	 = 220,259
<u>IMPROVEMENTS</u>	<u>Units</u>	<u>Unit Cost</u>	<u>Depr</u>	<u>Total Cost</u>
ATTACHED GARAGE	441	23.96	0.21	10,565
BSMT OUTSIDE ENTRY	1	1742.13		1,740
SGLE 1/S FIREPLACE	1	2849.82		2,850
STOOP, CONCRETE	45	21.16		950
OPEN SLAB PORCH	225	6.75		1,520
WOOD DECK	185	20.88		3,865
DRIVEWAY	1	2700.00		2,700

TOTAL REPLACEMENT COST NEW 1668 x 146.55 = 244,449

Depreciation : 21% Total 13% Physical Functional 9% Economic
Less Depreciation/Plus Appreciation : (51,830)

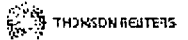
Improvement Value	\$192,619
Land Value	\$28,000
Lump Sums	
ESTIMATE OF VALUE (USING THE COST APPROACH)	\$220,619
Value per Square Foot	\$115.00



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: DAN PITTMAN County Assessor. Printed on 06/29/2017 at 04:30:11P

Parcel Information		Ownership Information	
Parcel Number	011577558	Current Owner	CHRIS & LISA LEHR
Map Number	2961-21-4-10549-000-0385	Address	9509 S 26TH AVE
Situs	9509 S 26TH AVE	City ST. Zip	BELLEVUE NE 68147-
Legal	LOT 385 SUNRISE ADDITION	Cadastral #	0005-0001

Current Valuation		Assessment Data		Property Classification	
Land Value	28,000	District/TIF Fund	1058	Status	01 Improved
Impr. Value	172,568	School Base	28-0001 OMAHA SCHO	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	200,568	Neighborhood	BSA	Location	02 Suburban
Exemptions		Greenbelt Area		City Size	00 N/A
Taxable Value	200,568	Greenbelt Loss		Lot Size	01 <10,000 sq. ft.

Sales History				Multiple Owner Information	
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name
08/17/2015	2015-20228	JUSTIN D &~RACHAEL L BERT	214,000		
06/20/2014	2014-13359	COLBY F MILLER	197,000		
12/31/2004	2005-25529	BENCHMARK HOMES INC	203,455		

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				CH437B	03/08/2005	SFR	187,655

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outldg.	Total	Taxable
2017	ABSTRACT	1000		28,000	172,568		200,568	200,568
2016	CTL	1000		28,000	164,755		192,755	192,755
2016	BOE	1000		28,000	164,755		192,755	192,755
2016	ABSTRACT	1000		28,000	164,755		192,755	192,755
2015	CTL	1000		28,000	160,740		188,740	188,740

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outldg.	Total	Exempt	Taxable	Taxes
2016	CHRIS & LISA LEHR	28,000	164,755		192,755		192,755	4,487.62
2015	CHRIS & LISA LEHR	28,000	160,740		188,740		188,740	4,298.94
2014	CHRIS & LISA LEHR	28,000	160,519		188,519		188,519	4,260.80
2013	JUSTIN D & RACHAEL L B	28,000	158,822		186,822		186,822	4,278.84
2012	COLBY F MILLER	28,000	163,168		191,168		191,168	4,308.58
2011	COLBY F MILLER	28,000	163,226		191,226		191,226	4,202.44
2010	COLBY F MILLER	28,000	164,466		192,466		192,466	4,227.34
2009	COLBY F MILLER	28,000	165,184		193,184		193,184	4,240.74
2008	COLBY F MILLER	28,000	178,506		206,506		206,506	4,531.78
2007	COLBY F MILLER	28,000	177,975		205,975		205,975	4,635.70



SARPY COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/29/2017

Record : 1 of: 1

Inspected By: AA Inspection Date: 09/22/2015

Parcel ID #: 011577558 Map # : 2961-21-4-10549-000-0385

CHRIS & LISA LEHR Situs : 09509 S 26TH AVE
 9509 S 26TH AVE Legal : LOT 385 SUNRISE ADDITION
 BELLEVUE NE 68147-

LOT INFORMATION

Neighborhood :	BSA SUNRISE ADDITION		Value Method:	LT
Lot Width :	7164		# of Units :	1
Lot Depth :	1		Unit Value :	28000
Topography :	Amenities		Adjustments :	
Street Access :	DIFFERENTIAL	Units	Lot Value :	28,000
Utilities :	VACANT LOT	Factor		

PHYSICAL INFORMATION

Type :	1 - Single Family	Year Built/Age :	2005/12
Quality :	35 - Average +	Effective Age :	12
Condition :	30 - Average	Remodel Date :	
Arch Type :	RANCH	Remodel Type :	
Style :	One-Story 100%		
Exterior Wall :	95% HARDBOARD 5% MASONRY-VENEER		
Floor Area :	1,668		
Basement Area :	1,654		
Sub Floor :	WOOD JOIST/WOOD SUBFLOOR		
Bedrooms :	2		
Baths :	2.0		
Heat Type :	100% WARM & COOLED		
Roof Type :	COMP SHINGLES		
Plumbing Fixt :	10		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$200,568
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$172,568
Land Value	\$28,000
FINAL ESTIMATE OF VALUE	\$200,568
Value per Square Foot	103
Current Total Assessed Value for Parcel # 011577558	\$200,568

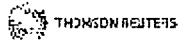
DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: DAN PITTMAN County Assessor. Printed on 06/29/2017 at 04:29:42P

Parcel Information		Ownership Information	
Parcel Number	011356123	Current Owner	RUSSELL SMITH
Map Number	2961-21-4-10549-000-0262		& ANN ERICKSON
Situs	2707 MORRIE DR	Address	2707 MORRIE DR
Legal	LOT 262 SUNRISE ADDITION	City ST. Zip	BELLEVUE NE 68123-
		Cadastral #	0005-0001

Current Valuation		Assessment Data		Property Classification	
Land Value	28,000	District/TIF Fund	1058	Status	01 Improved
Impr. Value	197,909	School Base	28-0001 OMAHA SCHO	Use	01 Single Family
Outbuildings		Affiliated Code		Zoning	01 Single Family
Total Value	225,909	Neighborhood	BSA	Location	02 Suburban
Exemptions		Greenbelt Area	NO	City Size	00 N/A
Taxable Value	225,909	Greenbelt Loss		Lot Size	02 10,000-20,000 sq. ft.

Sales History				Multiple Owner Information	
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name
07/31/2015	2015-19358	THOMAS K &~CHERYL A SCHAE	239,500		
02/10/2003	2003-26879	BENCHMARK HOMES INC	259,829		

Boe Appeal History				Building Permits			
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount
				BP484B	03/11/2003	BASEMENT FINISH	29,694
				BP5932B	01/07/2003	SFR	141,574

Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outldg.	Total	Taxable
2017	ABSTRACT	1000		28,000	197,909		225,909	225,909
2016	CTL	1000		28,000	188,440		216,440	216,440
2016	BOE	1000		28,000	188,440		216,440	216,440
2016	ABSTRACT	1000		28,000	188,440		216,440	216,440
2015	CTL	1000		28,000	204,846		232,846	232,846

Historical Valuation Information									
Year	Billed Owner	Land	Impr.	Outldg.	Total	Exempt	Taxable	Taxes	
2016	RUSSELL SMITH	28,000	188,440		216,440		216,440	5,039.06	
2015	RUSSELL SMITH	28,000	204,846		232,846		232,846	5,303.54	
2014	RUSSELL SMITH	28,000	204,221		232,221		232,221	5,248.52	
2013	THOMAS K & CHERYL A SC	28,000	201,717		229,717		229,717	5,261.26	
2012	THOMAS K & CHERYL A SC	28,000	208,661		236,661		236,661	5,333.90	
2011	THOMAS K & CHERYL A SC	28,000	209,137		237,137		237,137	5,211.40	
2010	THOMAS K & CHERYL A SC	28,000	208,637		236,637		236,637	5,197.52	
2009	THOMAS K & CHERYL A SC	28,000	208,337		236,337		236,337	5,188.04	
2008	THOMAS K & CHERYL A SC	28,000	225,918		253,918		253,918	5,572.22	
2007	THOMAS K & CHERYL A SC	28,000	226,698		254,698		254,698	5,732.26	



SARPY COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 06/29/2017

Record : 1 of: 1

Inspected By: AA Inspection Date: 09/02/2015

Parcel ID #: 011356123 Map #: 2961-21-4-10549-000-0262

RUSSELL SMITH
& ANN ERICKSON ; Situs : 02707 MORRIE DR
2707 MORRIE DR Legal : LOT 262 SUNRISE ADDITION
BELLEVUE NE 68123-

LOT INFORMATION

Neighborhood : BSA SUNRISE ADDITION
Lot Width : 10567 Value Method: LT
Lot Depth : 1 # of Units : 1
Topography : Amenities Unit Value : 28000
Street Access : DIFFERENTIAL Units Adjustments :
Utilities : VACANT LOT Factor Lot Value : 28,000

PHYSICAL INFORMATION

Type : 1 - Single Family Year Built/Age : 2003/14
Quality : 35 - Average + Effective Age : 14
Condition : 30 - Average Remodel Date :
Arch Type : RANCH Remodel Type :
Style : One-Story 100%
Exterior Wall : 100% HARDBOARD
Floor Area : 1,673
Basement Area : 1,657
Sub Floor : WOOD JOIST/WOOD SUBFLOOR
Bedrooms : 3
Baths : 3.0
Heat Type : 100% WARM & COOLED
Roof Type : COMP SHINGLES
Plumbing Fixt : 13

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) \$225,909
Estimate of Value (Using Market Approach)
Estimate of Value (Using Model)
Model # and Description
Calculations 0 x 0

FINAL ESTIMATE

Improvement Value \$197,909
Land Value \$28,000
FINAL ESTIMATE OF VALUE \$225,909
Value per Square Foot 118
Current Total Assessed Value for Parcel # 011356123 \$225,909

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

