

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- 380

Date Filed.

6/30/17

NAME AND MAILING ADDRESS OF PERSON FILING PROTEST			PROTESTED VALUATION 2017	REQUESTED VALUATION
Name Bob Pelshaw			Land \$ 52,533	Land \$ 52,533
Mailing Address PO Box 460671			Building \$ 462,667	Building \$ 407,467
City, Town, or Post Office Papillion	State NE	Zip Code 68046	Outbuildings \$	Outbuildings \$
Parcel Number REQUIRED 011591691	Telephone Number (402) 401-9523	Total Land and Buildings \$ 515,200	Total Land and Buildings \$ 460,000	
Contact Email bob@pelshawgroup.com				
Real Property Legal Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description. Lot 6 William's Place 630 S. 1st St - Springfield				
Reasons for requested valuation change: The requested assessed valuation is excessive for this property based on the income approach, its condition, no recent improvements (yet fixed rents), and it's location inside Springfield is not as desirable for an end-user as a comparable location closer to Hwy 50 or I-80.				

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 ▶**

Signature of Person Filing Protest

6-29-17

Date

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

Referee's Recommendation

1 CONCUR with the Assessor's current valuation – NO CHANGE	Land \$ 52,533
2 Recommend ADJUSTMENT (be specific)	Building \$ 407,467
COMMENTS MUST BE PROVIDED and \$ VALUES FILLED IN:	Outbuildings \$
Based on Assessor's Income Approach, which is supportive of Owner's Valuation and 2015-2016 Assessment	Total Land & Buildings \$ 460,000
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:	Date: 7/11/17

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.



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

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

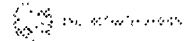
NUMBER SALES 8

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 06/30/2017 at 11:23:41A

Parcel Information				Ownership Information				
Parcel Number	011591691			Current Owner	WILLIAMS ENTERPRISES LLC			
Map Number	2975-24-3-50047-000-0006			Address	17105 S HWY 50			
Situs	630 S 1ST ST			City ST. Zip	SPRINGFIELD NE 68059-			
Legal	LOT 6 WILLIAM'S PLACE			Cadastral #	000-000-005			
Current Valuation			Assessment Data			Property Classification		
Land Value	52,533		District/TIF Fund	46064		Status	01 Improved	
Impr. Value	462,667		School Base	77-0046 SPRINGFIEL		Use	04 Industrial	
Outbuildings			Affiliated Code			Zoning	04 Industrial	
Total Value	515,200		Neighborhood	WH225		Location	01 Urban	
Exemptions			Greenbelt Area			City Size	06 800-2,500	
Taxable Value	515,200		Greenbelt Loss			Lot Size	03 20,001 sq. ft.-.99 ac.	
Sales History				Multiple Owner Information				
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name			
07/17/2009	2009-23509	WILLIAMS ENTERPRISES LLC						
Boe Appeal History				Building Permits				
Appeal #	Year	Appealed By	Status	Permit #	Date	Description	Amount	
				RJ24S	09/22/2009	NEW CONST - STOR	389,390	
Assessment Milestones								
Year	Description	Class	Ex Code	Land	Impr.	Outbldg.	Total	Taxable
2017	ABSTRACT	3000		52,533	462,667		515,200	515,200
2016	CTL	3000		52,533	407,467		460,000	460,000
2016	BOE	3000		52,533	407,467		460,000	460,000
2016	ABSTRACT	3000		52,533	407,467		460,000	460,000
2015	CTL	3000		52,533	407,467		460,000	460,000
Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	WILLIAMS ENTERPRISES L	52,533	407,467		460,000		460,000	10,657.14
2015	WILLIAMS ENTERPRISES L	52,533	407,467		460,000		460,000	10,802.06
2014	WILLIAMS ENTERPRISES L	52,533	297,467		350,000		350,000	8,286.02
2013	WILLIAMS ENTERPRISES L	52,533	297,467		350,000		350,000	8,309.60
2012	WILLIAMS ENTERPRISES L	52,533	297,467		350,000		350,000	8,311.00
2011	WILLIAMS ENTERPRISES L	52,533	297,467		350,000		350,000	8,249.92
2010	WILLIAMS ENTERPRISES L	52,533	297,467		350,000		350,000	8,194.48
2009	WILLIAMS ENTERPRISES L	35,476			35,476		35,476	822.70

SARPY COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET

Date of Print: 06/30/2017
Inspected By: TE Inspection Date: 01/15/2015

Record: 1 of: 1
Roll Year: 2017

Parcel ID # : 011591691 Map # : 2975-24-3-50047-000-0006

WILLIAMS ENTERPRISES LLC Business Name : INDUST. FLEX BLDG/8 BAYS
17105 S HWY 50 Situs : 00630 S 1ST ST
SPRINGFIELD NE 68059- Legal :

LOT INFORMATION

Neighborhood : WH225 WAREHOUSE@2.25/SQFT Value Method: SF
Lot Width : 23,348 # of Units : 23348
Lot Depth : 1 Unit Value : 2.25
Topography : Amenities Adjustments :
Street Access : EXCESS LAND Factor :
Utilities : VACANT LOT Factor : Lot Value : 52,533

COST APPROACH DATA - Values By Marshall & Swift

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

Total Number of Buildings : 1	Total Number of Sections : 1	
Total Area.....		10,080
Total Building Replacement Cost New.....		\$419,832
Total Refinement Replacement Cost New.....		\$8,835
Total Replacement Cost New.....		\$428,667
Total Accrued Depreciation.....	6%	(\$26,073)
Total Replacement Cost New Less Physical and Functional Depreciation.....		\$402,594
Economic Depreciation for Neighborhood WH22.....		
Total Replacement Cost New Less Depreciation.....		\$402,594
Total Lump Sums.....		\$0
Total Land Value.....		\$52,533
FINAL ESTIMATE OF VALUE USING THE COST APPROACH.....		\$455,127
Value per Unit.....		\$56,890.88
Value per Square Foot.....		\$45.15

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$455,127
Estimate of Value (Using Income Approach)	\$456,271

FINAL ESTIMATE

Improvement Value	\$462,667
Land Value	\$52,533
FINAL ESTIMATE OF VALUE	\$515,200

Current Total Assessed Value for Parcel # 011591691 \$515,200

SARPY COUNTY ASSESSOR'S OFFICE
COMMERCIAL DATA SHEET - REFINEMENTS COST DATA
Date of Print: 06/30/2017

Parcel ID # : 011591691

Map # : 2975-24-3-50047-000-0006

WILLIAMS ENTERPRISES LLC

Business Name : INDUST. FLEX BLDG/8 BAYS

Situs : 00630 S 1ST ST

17105 S HWY 50

Legal :

SPRINGFIELD NE

68059-

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

Bldg #	Code	Description	Year	# Units	\$/Unit	RCN	Depr %	Value
1	CONP	SLAB, CONCRETE	2009	3,520	2.51	8,835	10%	7,952

SARPY COUNTY ASSESSOR'S OFFICE
 COMMERCIAL DATA SHEET - INCOME ANALYSIS DATA
 Date of Print: 06/30/2017

Parcel ID # : 011591691

Map # : 2975-24-3-50047-000-0006

WILLIAMS ENTERPRISES LLC

Business Name : INDUST. FLEX BLDG/8 BAYS

Situs : 00630 S 1ST ST

17105 S HWY 50

Legal :

SPRINGFIELD NE

68059-

Potential Gross Income	Contract	Market
Vacancy & Collection Loss:	5.00%	2,268
Effective Income :		43,092

Operating Expenses	Contract	Market
Management :	10.00%	4,309
Utilities :		
Maintenance :		
Insurance :		
Reserves for Replacement :		
Total Expenses :	10.00%	4,309
Net Operating Income :		38,783

Tax Rate :	
Capitalization Rate :	8.50%
Income Approach Value :	456,271

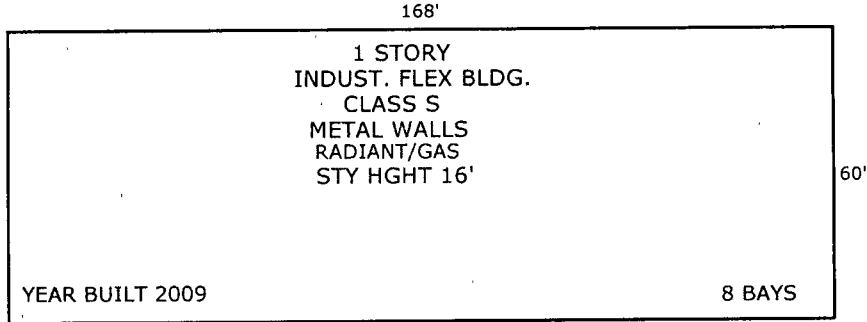
Income Source Table :				
Source	Source Description	Units	Mrkt/Unit	Market
4531	INDUSTRIAL FLEX BLDG	10080	4.50	45,360

SKETCH/AREA TABLE ADDENDUM

Parcel No 011591691ECM

SUBJECT	Property Address 60 S 1st ST	
	City SPRINGFIELD	State Zip
	Owner	
	Client	Client Address LOT 6 WILLIAM'S PLACE
	Appraiser Name RICH	

IMPROVEMENTS SKETCH



CONCRETE PARKING 3,520 SF

Scale. 1" = 15'

AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	INDUST FLEX BLDG	1.00	10080.00	456.0	10080.00
Net BUILDING Area (rounded w/ factors)					10080

Comment Table 1	
Comment Table 2	Comment Table 3