

SUBMIT TO:
 SАРY COUNTY CLERK
 1210 GOLDEN GATE DR. #1250
 PAPILLION NE 68046

Property Valuation Protest FORM 422

PROTEST #
2017- 634

Date Filed:
6/30/17

Read Instructions on reverse side

NAME AND MAILING ADDRESS OF PERSON FILING PROTEST	PROTESTED VALUATION 2017	REQUESTED VALUATION
Name Tim Priess	Land \$	Land \$
Mailing Address 4435 Judson ST	Building \$ 34,069.⁰⁰	Building \$ 10,000.⁰⁰
City, Town, or Post Office Lincoln	Outbuildings \$	Outbuildings \$
State NE		
Zip Code 68504		
Parcel Number REQUIRED 010927824	Total Land and Buildings \$ 0	Total Land and Buildings \$ 0
Telephone Number 402) 202-2814		
Contact Email tpriess@windstream.net		
Real Property Legal Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description. IMP ONLY LOT 6 South Bend Lakes 18-12-11 (Tax Lots 1A2 & 1B)		
Reasons for requested valuation change: not inhabitable, floor & walls rotten, used basically as storage		

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 *Tim Priess* Signature of Person Filing Protest 6.29.17 Date

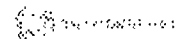
-----**FOR OFFICE USE ONLY**-----

Referee's Recommendation	
<p>1 CONCUR with the Assessor's current valuation – NO CHANGE</p> <p>2 Recommend ADJUSTMENT (be specific)</p> <p>COMMENTS MUST BE PROVIDED and \$ VALUES FILLED IN:</p> <p>NO SPECIFIC DATA OR REPAIR ESTIMATES.</p> <p>AREA REVALUED, VALUED @ 27K EW 2012</p>	<p>Land \$ _____</p> <p>Building \$ 34,069</p> <p>Outbuildings \$ _____</p> <p>Total Land & Buildings \$ 34,069</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><i>[Signature]</i></u> Date: <u>7-19-17</u></p>	

SARPY COUNTY ASSESSOR'S OFFICE



Real Property Record Card



Data Provided By: DAN PITTMAN County Assessor. Printed on 07/05/2017 at 09:12:38A

Parcel Information		Ownership Information	
Parcel Number	010927824	Current Owner	TIM PRIESS
Map Number	3253-18-0-00000-000-0017	Address	4635 JUDSON ST
Situs		City ST. Zip	LINCOLN NE 68504-
Legal	IMP ONLY LOT 6 SOUTH BEND LAKES 18-12-11 (TAX LOTS 1A2 & 1B)	Cadastral #	0010-0005

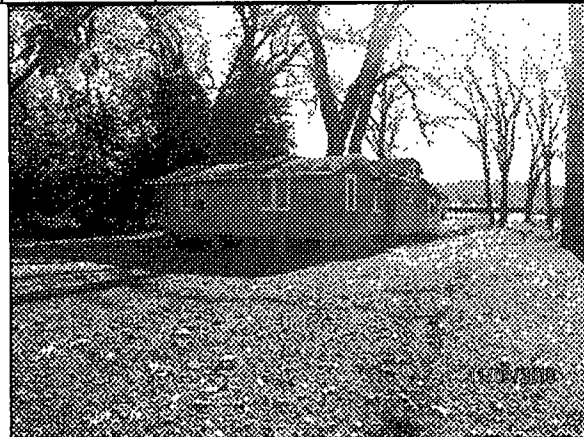
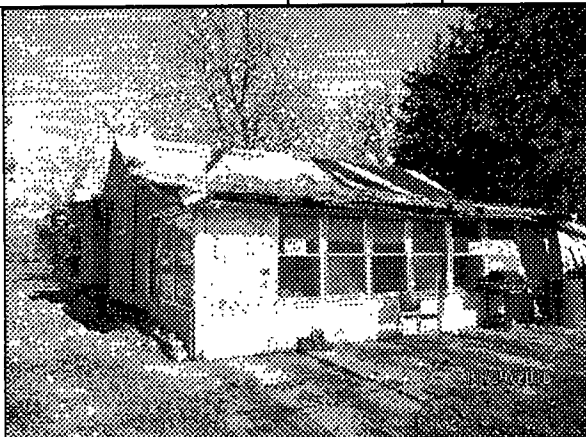
Current Valuation		Assessment Data		Property Classification	
Leasehold		District/TIF Fund	46016	Status	03 Improved On Leased Land
Impr. Value	34,069	School Base	77-0046 SPRINGFIEL	Use	06 Recreational
Outbuildings		Affiliated Code		Zoning	06 Recreational
Total Value	34,069	Neighborhood	RIO2	Location	03 Rural
Exemptions		Greenbelt Area		City Size	00 N/A
Taxable Value	34,069	Greenbelt Loss		Lot Size	00

Sales History				Multiple Owner Information	
Date	Book/Page	Grantor	Price	Ownrshp. %	Owner's Name
05/09/2014	2014-09690	DENNIS MANZER	655		
10/30/2013	2013-33578	JOSEPH SETLAK	1		
06/07/2004	2004-22617	FRANK J DWORNICKI	14,000		
01/16/2001	2001-02145	FRANK J DWORNICKI	6,047		
06/06/2000	2000-13491	PATRICK A O'CONNOR	11,500		

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
2017	ABSTRACT	7000			34,069		34,069	34,069
2016	CTL	7000			745		745	745
2016	BOE	7000			745		745	745
2016	ABSTRACT	7000			745		745	745
2015	CTL	7000			705		705	705

Historical Valuation Information								
Year	Billed Owner	Land	Impr.	Outbldg.	Total	Exempt	Taxable	Taxes
2016	TIM PRIESS		745		745		745	11.38
2015	TIM PRIESS		705		705		705	10.76
2014	TIM PRIESS		655		655		655	10.12
2013	TIM PRIESS		970		970		970	15.04
2012	DENNIS MANZER		27,169		27,169		27,169	414.62
2011	JOSEPH SETLAK		27,246		27,246		27,246	413.00
2010	JOSEPH SETLAK		24,606		24,606		24,606	371.60
2009	JOSEPH SETLAK		26,607		26,607		26,607	398.68
2008	JOSEPH SETLAK		26,130		26,130		26,130	379.76
2007	JOSEPH SETLAK		23,352		23,352		23,352	341.64



SARPY COUNTY ASSESSOR'S OFFICE
RESIDENTIAL DATA SHEET

Date of Print: 07/05/2017

Record : 1 of: 1

Inspected By: MB Inspection Date: 11/09/2016

Roll Year 2017

Parcel ID #: 010927824 Map # : 3253-18-0-00000-000-0017

TIM PRIESS Situs :
 Legal :
 4635 JUDSON ST
 LINCOLN NE 68504-

LOT INFORMATION

Neighborhood :	RIO2 IMP ONLY		Value Method:
Lot Width :			# of Units :
Lot Depth :	0		Unit Value :
Topography :		Amenities	Adjustments :
Street Access :		DIFFERENTIAL	Units
Utilities :		VACANT LOT	Factor
			Lot Value :

PHYSICAL INFORMATION

Type	: 1 - Single Family	Year Built/Age	: 1950/67
Quality	: 20 - Fair	Effective Age	: 67
Condition	: 15 - Poor+	Remodel Date	:
Arch Type	: ONE STORY	Remodel Type	:
Style	: One-Story 100%		
Exterior Wall	: 100% SHINGLE		
Floor Area	: 852		
Basement Area	:		
Sub Floor	: WOOD JOIST/WOOD SUBFLOOR		
Bedrooms	: 2		
Baths	: 1.0		
Heat Type	: 100% STOVE HEAT		
Roof Type	: COMP SHINGLES		
Plumbing Fixt	: 5		

VALUATION SUMMARY

Estimate of Value (Using Cost Approach)	\$34,069
Estimate of Value (Using Market Approach)	
Estimate of Value (Using Model)	
Model # and Description	
Calculations 0 x 0	

FINAL ESTIMATE

Improvement Value	\$34,069
LH Value	\$0
FINAL ESTIMATE OF VALUE	\$34,069
Value per Square Foot	39.99
Current Total Assessed Value for Parcel # 010927824	\$34,069

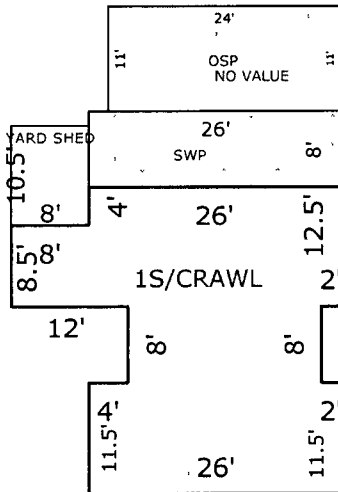
DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.

SKETCH/AREA TABLE ADDENDUM

Parcel No 010927824E

File No 11/9/16

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client	Client Address IMP ONLY LOT 6 SOUTH BEND LAKES 18-12-11	
	Appraiser Name		



Scale 1" = 15'

AREA CALCULATIONS SUMMARY:

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	First Floor	1.00	852.00	144.0	852.00
OSP	OPEN SLAB PORCH	1.00	264.00	70.0	264.00
SWP	SOLID WALL PORCH	1.00	208.00	68.0	208.00
SHED	YARD SHED	1.00	84.00	37.0	84.00

Comment Table 1

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Comment Table 2

Comment Table 3

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Net LIVABLE Area (rounded w/ factors)

852

IMPROVEMENTS SKETCH

AREA CALCULATIONS

MARKET AREA SALES REPORT
RIO2-IMPROVEMENTS ONLY RECREATIONAL IOLL'S
10/1/2014 TO 09/30/16

ADDRESS	LEGAL	PARCEL #	STY	SIZE	FB	SALE DATE	SALE PRIC
15850 W HWY 31 LO	IMP ONLY LOT 14 HUSKER LAKE SUBD	010919058	ONE	624		07/22/2015	52,000
	IMP ONLY LOT 8 SOUTH BEND LAKES	011239735	ONE	450		12/15/2015	25,000

Number Sales: 2

Average Sale Price: 38,500

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12/29/2016
SARPY COUNTY ASSESSOR

MARKET AREA SALES REPORT
 SCHMID PARK
 10/1/2014 TO 09/30/16

ADDRESS	LEGAL	PARCEL #	STY	SIZE	FB	SALE DATE	SALE PRIC
	IMP ONLY SITE 42W SCHMID PARK 28	010924876	ONE	768		10/09/2014	50,000
	IMP ONLY SITE 10W SCHMID PARK 28	010924507	ONE	312		11/07/2014	15,000
	IMP ONLY SITE 19W SCHMID PARK 28	010925120	1.5	1332		08/21/2015	45,000
	IMP ONLY SITE 6W SCHMID PARK 28-	010925295	TRLA	672		02/23/2016	30,000
17001 S 99TH ST	IMP ONLY SITE 4N SCHMID PARK 28-	011268654	ONE	288		05/28/2016	30,000
	IMP ONLY SITE 20W SCHMID PARK 28	010925228	TRLA	728		07/21/2016	46,500

Number Sales: 6

Average Sale Price: 36,083

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 12/08/2016
 SARPY COUNTY ASSESSOR