

OCT 27 2009

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

LANCASTER COUNTY
CLERK

RESOLUTION REGARDING THE PROPOSED)
SALE OF COUNTY PROPERTY GENERALLY)
LOCATED AT THE VACATED ALLEY)
ADJACENT TO 1700 WEST 3RD STREET,)
SPRAGUE, LANCASTER COUNTY,)
NEBRASKA, WHICH INCLUDES DECLARING)
THE PROPERTY SURPLUS, DETERMINATION)
OF FAIR MARKET VALUE AND THE SETTING)
OF THE DATE FOR THE SALE OF THE)
PROPERTY)

RESOLUTION NO. R-09-0090

WHEREAS, pursuant to Neb. Rev. Stat. § 23-107.01, as amended, the Lancaster County Board of Commissioners has the power to sell County property which no longer serves a county purpose; and

WHEREAS, Neb. Rev. Stat. § 23-107.01, further provides that the County may sell such property after determining the fair market value of the property and conducting a public hearing for interested parties to speak for or against the sale of the property and raise any issue regarding the fair market value; and,

WHEREAS, pursuant to Neb. Rev. Stat. 23-107.01, the County is required to set a date, within two months of the date of the public hearing, for sale to the highest bidder; and

WHEREAS, Lancaster County owns property generally located at the vacated alley adjacent to 1700 West 3rd Street, Sprague, Lancaster County, Nebraska, legally described as the North Half of the vacated alley adjacent to Lot 5, Block 7, Village of Sprague, Lancaster County, Nebraska; and

WHEREAS, the property legally described above no longer serves a County Purpose; and

WHEREAS, the Lancaster County Board of Commissioners has received an Appraisal Report from James J. Shotkoski, Nebraska General Certified Appraiser, which is dated September 22, 2009, a copy of which is on file at the Lancaster County Clerk's Office; and

WHEREAS, on November 3, 2009, the Lancaster County Board of Commissioners

conducted the public hearing wherein interested parties were giving the opportunity to speak for or against the sale; and

WHEREAS, the Lancaster County Board of Commissioners determined that the public sale should be set for December 10, 2009, and directs the County Clerk to provide notice in accordance with Neb. Rev. Stat. § 23-107.01(3).

NOW, THEREFORE BE IT RESOLVED, by the Board of Lancaster County Commissioners that the property legally described above and generally located at the vacated alley adjacent to 1700 West 3rd Street, Sprague, Lancaster County, Nebraska, no longer serves a County Purpose; and

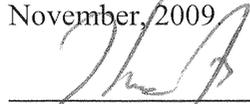
FURTHERMORE, BE IT RESOLVED, by the Board of Lancaster County Commissioners that the fair market value for the property legally described above is determined to be \$40.00 and that the public sale of the property be set for December 10, 2009; and

BE IT FURTHER RESOLVED, that the Board of Lancaster County Commissioners reserves the right to reject bids or negotiate a contract for sale of the property if it is in the best interest of the County and the bids are substantially lower than the fair market value.

DATED this 3rd day of November, 2009, at the County-City Building, Lincoln, Lancaster County, Nebraska.

BY THE BOARD OF COUNTY
COMMISSIONERS OF LANCASTER
COUNTY, NEBRASKA

APPROVED AS TO FORM
this 3rd day of
November, 2009


for GARY E. LACEY
County Attorney





Hudkins Absent

Ken D. Schroeder

From: James J. Shotkoski
Sent: Wednesday, October 28, 2009 10:49 AM
To: Ken D. Schroeder
Subject: Surplus Property Appraisal: Lancaster Co.

Ken,

Just a short note regarding the above. As noted in the truncated appraisal report on a portion of vacated alley adjacent to Lot Five (5), Block Seven (7), Village of Sprague, Lancaster County, NE, as of September 22, 2009, in addition to the fee simple transfer of approximately 376 SF of a County Owned vacant parcel, the County is granting a Permanent Easement on a Five Foot (5') by Forty-Seven Foot (47') strip, comprising 235 SF. This easement abuts the subject site on the north. The value of this Permanent Easement was not detailed in the appraisal report.

The value of the Permanent Easement is based on the underlying value of the site, which is estimated to be \$ 0.10/SF. The County as Grantor, will retain a reversionary interest of ten percent (10%) for this parcel. The value of the Permanent Easement is calculated to be Ninety Percent (90%) of the value, and is estimated to be:

Permanent Easement			
235 SF @ \$ 0.10/SF x 90%	=	\$ 21.15	
		Rounded	\$ 20.00

If you have any questions, or need further documentation, feel free to let me know.

Jim Shotkoski
Lancaster County Engineering Dept

LANCASTER
COUNTY
ENGINEERING

Don R. Thomas
County Engineer

Kenneth D. Schroeder - Deputy
County Surveyor

DEPARTMENT

To: Kerry Eagan, Chief Administrative Officer
Lancaster County Board of Commissioners

From: James J. Shotkoski, Right-of-Way Manager
Lancaster County Engineering Office

Re: Portion of Vacated Alley Adjacent to Lot 5, Block 7, Village of Sprague, Lancaster Co,
NE

Date: September 22, 2009

Pursuant to the above, I have estimated the market value of the above referenced tract.

The subject tract is identified as an eight foot (8') by forty-seven (47') strip of a vacated alley adjacent to Lot Five (5), Block Seven (7), Village of Sprague, Lancaster Co., NE.

The site contains 376 SF (0.008 acres), more or less, and is currently used as a paved parking/storage area for a contiguous landowner on the south.

The area is zoned for Residential Use and is governed by the Village of Sprague. The existing uses are primarily single family residential and are considered to be legally permissible uses. The subject site is within the zoning jurisdiction of the Village of Sprague, and any development uses would have to be approved by local officials.

Given the surrounding development, the existing use, is considered to be a nominal highest and best use. The most logical highest and best use for the subject site, "as vacant" and "as improved", is for some type of single family development consistent with surrounding developments in the area of the site; however, the subject site in its current configuration is considered the site to be an uneconomic unit. Any economic value is predicated on assemblage with an adjacent owner to render the site large enough to be developable

The abutting parcel to the south is a single family residence with a detached outbuilding/garage, and the improvements to the north contain a County owned shop and maintenance yard.

An analysis of comparable sales utilized in the report is taken from four (4) sales either within the Village of Sprague or from surrounding agricultural sites. Two (2) of the sales contained improvements, and the value of the improvements was deducted from the sale price to arrive at an abstracted residual land value. The two remaining sales were either vacant or contained nominal improvements and are considered to be vacant.

Sale	Location	Date	Total Consideration	Contributory Value Improvements	Residual Land Value	Site Area (SF)	\$/SF
1	17500 SW 14	04/09	\$ 60,200	N/A	\$ 60,200	153,331	\$ 0.39
2	18707 SW 14	05/09	\$ 103,000	\$ 100,800	\$ 2,200	11,250	\$ 0.20
3	16401 SW 14	08/09	\$ 175,000	\$ 66,700	\$ 108,300	440,827	\$ 0.25
4	2320 Roca Rd	08/09	\$ 120,000	N/A	\$ 120,000	566,280	\$ 0.21
Subj	1700 W 3 rd St.					376	

The sales range from a low of \$ 0.21/SF to a high of \$ 0.39/SF with an arithmetic mean of \$ 0.26/SF and a weighted average of \$ 0.25/SF (\$ 290,700 Residual Land Value/ 1,171,688 Total SF). The sizes vary from a low of 11,516 SF (0.26 Ac) to a high of 566,280 SF (13.00 Ac), with an arithmetic mean of 292,933 SF (6.73 Ac), compared to 376 SF for the subject site.

In the process of estimating a market value for the subject site, the preceding sales must first be analyzed to identify significant differences between the elements of comparison and make adjustments either positive or negative for those differences.

In the process of estimating a market value for the site, items considered to warrant adjustments are property rights conveyed by the sale, terms and conditions of the sale, the financing surrounding the sale, and finally any physical adjustments for size, location, and access, relative to that of the subject site.

Each of the above sales involved the transfer of the fee simple estate and do not require any further adjustments for property rights conveyed.

In adjusting for the terms and conditions of the sale, each of the sales were considered to be normal arms length transactions and does not require any further adjustments for this consideration.

Each of the above sales were cash sales, or have been adjusted for financing and do not require any further adjustments for this consideration.

The above sales are recent and do not require and any adjustment for changing market conditions or time over the interim from the date of the sale to the date of the appraisal.

After making each of the above adjustments, the sales are all brought to the same point in time. The next step is to make adjustments for physical characteristics and differences. The subject is the norm and the sales are adjusted accordingly toward the subject. Sales considered to be inferior require upward adjustments; and conversely, sales, which are superior, require downward adjustments toward the subject. I consider size, location and the functional utility or development potential of the site to be the most relevant physical adjustments for the above properties.

In adjusting for size, the subject site contains 376 SF (0.008 Ac). Each of the comparable sales are significantly larger than that of the subject and requires an upward adjustment toward the smaller subject site to account for differences in size, relative to that of the subject. I consider an upward adjustment of fifty percent for each of the sales to be warranted for this consideration.

In adjusting for location, Comparable Sale 2 is within the zoning jurisdiction of Sprague and is considered comparable to the subject in terms of location. The remaining sales are located within agricultural areas and do not require any adjustments relative to that of the subject for this consideration.

The last adjustment is for functional utility. Each of the above sales are all fully functional sites with virtually any type of development potential. The subject site contains a total of less than four hundred square feet and is considered to be functionally useless to anyone for virtually any purpose other than to provide assemblage to an adjacent landowner. As such, each of the comparable sales are considered to be superior to the subject for this consideration, and utilizing the above real estate principle, require a downward adjustment toward the subject site for this consideration. The magnitude of the adjustment is not well-supported; however, given the functional obsolescence of the site, I consider a downward adjustment of seventy-five percent to be warranted

The above adjustments considered for the sales are reflected on the following adjustment grid. An adjustment factor greater than one indicates the subject is superior, and an adjustment factor less than one indicates the subject is inferior.

SALES ADJUSTMENT GRID

	Sale 1	Sale 2	Sale 3	Sale 4
Property Rights	1.00	1.00	1.00	1.00
Conditions	1.00	1.00	1.00	1.00
Financing	1.00	1.00	1.00	1.00
Time	1.00	1.00	1.00	1.00
Size	1.50	1.50	1.50	1.50
Location	1.00	1.00	1.00	1.00
Functional Utility	0.25	0.25	0.25	0.25
Undadj. \$/SF	\$ 0.39	\$ 0.20	\$ 0.25	\$ 0.21
Composite Adjst.	0.38	0.38	0.38	0.38
Adjst. \$/SF	\$ 0.15	\$ 0.08	\$ 0.10	\$ 0.08

The above adjusted sales range from a low of \$ 0.08/SF to a high of \$ 0.15/SF, which equates to a sale price per acre of \$ 3,485/Acre to \$ 6,634/Acre. This range appears to be consistent with surrounding mixed use residential and agricultural use, and is considered to be reasonable.

Given the size, shape and location of this parcel, this site is considered to be an uneconomic parcel to anyone other than utilizing it for assemblage with an adjacent landowner. Based on the above, with emphasis on relatively narrow range of value, I am of the opinion the market value for the subject site, as of September 22, 2009, is estimated to be \$ 0.10/SF or a larger unit value of \$ 4,356/Ac. This results in the following indication of value to be:

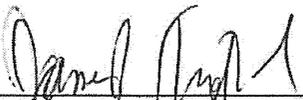
$$376 \text{ SF @ } \$ 0.10/\text{SF} = \$ 37.60$$

Call It: \$ 40.00

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- the statements of fact contained in this report are true and correct.
- the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- I have made a personal inspection of the property that is the subject of this report.
- No one provided significant real property appraisal assistance to the person signing this certification.



James J. Shotkoski
General Certified Appraiser
Nebraska CG-920233

ADDENDA

1

LANCASTER COUNTY

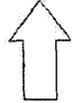
SPRAGUE NEBRASKA

VAC. ALLEY

3.5'

CONCRETE

NORTH



16'

METAL BUILDING

2.5'

47'

47'

DARYL F. MEYER

3

142'

4

142'

5

142'

BUELL STREET

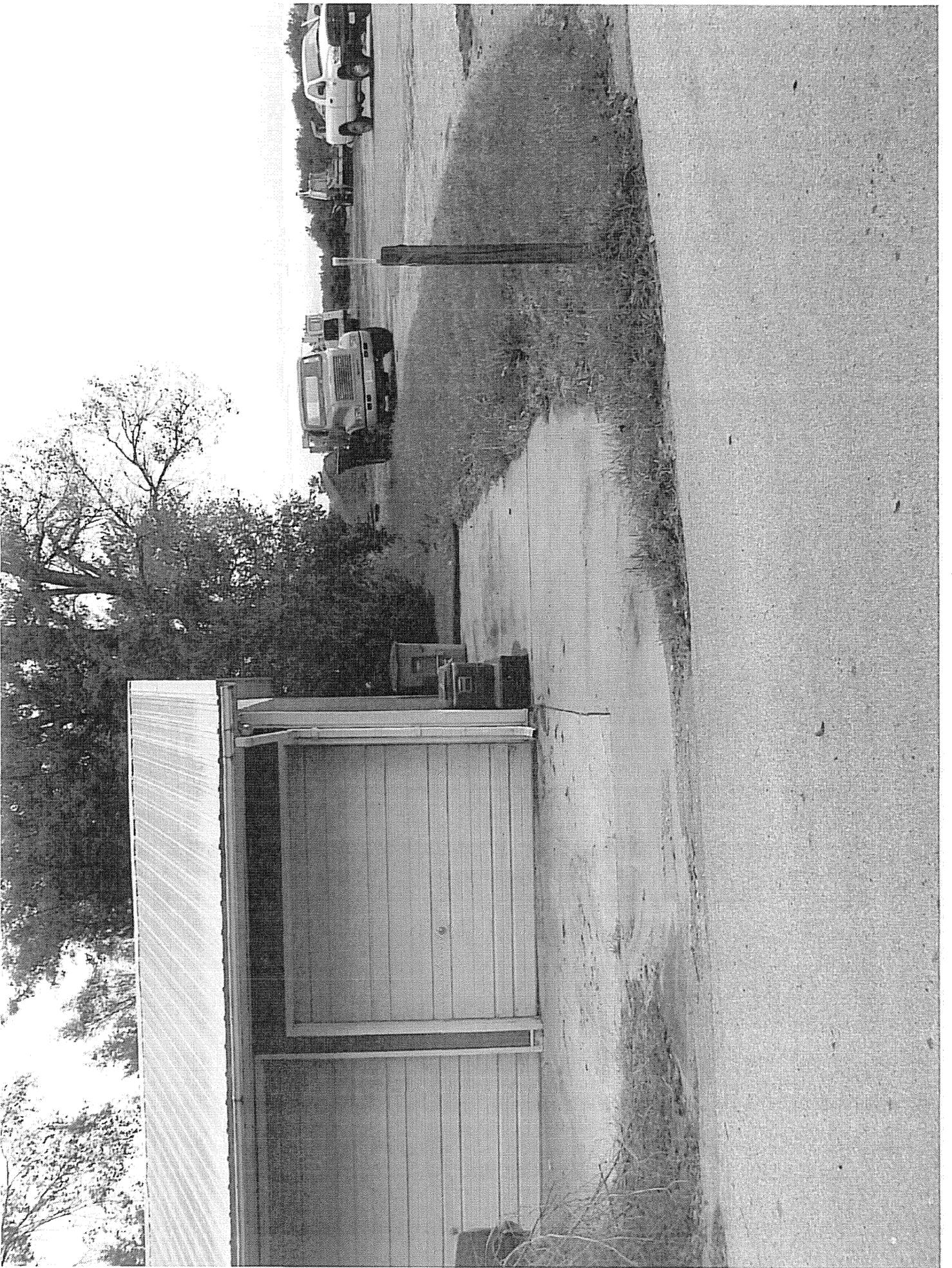
47'

47'

47'

W. THIRD STREET









LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-16-300-008-000

Tax Year: 2009

Run Date: 9/21/2009 11:30:36 AM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS

SANDS, THOMAS B & MONICA M
2810 W ROCA RD
MARTELL, NE 68404

Additional Owners
No.

PROPERTY SITUS ADDRESS

GENERAL PROPERTY INFORMATION

Prop Class: Residential Unimproved
Primary Use: 12 Acreage
Living Units:
Zoning: AG-Agriculture District
Neighborhood: 3400N - Rural 3400N
Tax Unit Grp: 0097
Schi Code Base: 76-0002 Crele
Schi Code Affiate: 76-0002 Crele
Exemptions:

LEGAL DESCRIPTION

S16, T8, R6, 6th Principal Meridian, LOT 43 SW

SALES INFORMATION

Date	Type	Sale Amount	Inst.Type	Instrument #	Incl Other Parcels
04/17/2009	Vacant	\$0	Quit Claim Deed	2009020749	
04/16/2009	Vacant	\$60,200	Warranty Deed	2009020750	
03/06/1999	Vacant	\$149,000	Warranty Deed	1999017867	
12/11/1995	Vacant	\$130,000	Warranty Deed	1995041500	
12/29/1993	Vacant	\$118,000	Warranty Deed	1993060488	

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact-Code
10/22/2008		Street Review - 08	Final Review	Bybee, Cliff	
08/29/2007	2:26 PM	Street Review - 08	General Review	Prophet, Robert	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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TAXABLE VALUE HISTORY

Year	Land	Building	Total
2009	\$60,200	\$0	\$60,200
2008	\$39,340	\$0	\$39,340
2007	\$39,340	\$0	\$39,340

MARKET LAND INFORMATION

Method	Type	AC/SF/Units
Acre	RHS-Home Site	1.00
Acre	RRL-Remainder	2.52

Total Acres 3.52 GIS SF

2009
\$60,200 / 153,331 sq = \$0.39/sq

SAGE
#1

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-28-400-017-000

Tax Year: 2009

Run Date: 9/21/2009 10:25:56 AM

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OWNER NAME AND MAILING ADDRESS

HEATH, TROY W & AMANDA
18707 SW 14 ST
SPRAGUE, NE 68438

Additional Owners
No.

PROPERTY SITUS ADDRESS

18707 SW 14 ST
RURAL, NE

GENERAL PROPERTY INFORMATION

Prop Class: Residential Improved
Primary Use: 01 Single Family
Living Units:
Zoning: R
Neighborhood: 6101 - SPRAGUE
Tax Unit Grp: 0101
Schl Code Base: 76-0002 Crete
Schl Code Affate: 76-0002 Crete
Exemptions:

LEGAL DESCRIPTION

S28, T8, R6, 6th Principal Meridian, IRREGULAR
TRACT TO SPRAGUE LOT 60 SE

SALES INFORMATION

Date	Type	Sale Amount	Inst.Type	Instrument #	Incl Other Parcels
05/01/2009	Improved	\$103,000	Warranty Deed	2009031636	
04/06/2000	Improved	\$55,250	Warranty Deed	2000014461	
11/05/1999	Improved	\$0	Quit Claim Deed	1999060129	
08/11/1999	Improved	\$0	Warranty Deed	1999045457	
07/15/1999	Improved	\$0	Deed Of Distribution	1999039411	
09/10/1998	Improved	\$0	Warranty Deed	1998047548	

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact-Code
10/13/2008		Street Review - 08	Final Review	Taylor, Lyman	
03/16/2006		Street Review - 08	Final Review	Sealock, Timothy	
08/12/2005	2:27 PM	Left Door Hanger and Measured - 05	General Review	Prophet, Robert	
03/14/2001		Conversion - 13	Conversion		

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2009	Informal Appeals	0905584	Closed	Review

TAXABLE VALUE HISTORY

Year	Land	Building	Total
2009	\$20,000	\$100,800	\$120,800
2008	\$20,000	\$92,657	\$112,657
2007	\$20,000	\$92,657	\$112,657

MARKET LAND INFORMATION

Method	Type	AC/SF/Units
Site	RPI-Primary	

Total Acres 0.26 GIS SF

2009

11,25000

\$103,000.0
100,800

\$2,200/

11,2500

= \$0.20/0

SALE # 2

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-28-400-017-000

Tax Year: 2009

Run Date: 9/21/2009 10:25:56 AM

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DWELLING INFORMATION

Res Type: 1-Single-family Residence

Quality: 3.00-Average
 Year Built: 1921
 Rating: Average
 Remodeled Year:
 Remodel:
 Total Living Area: 1,804

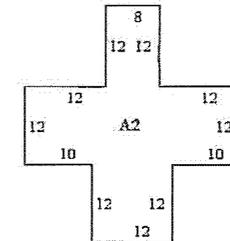
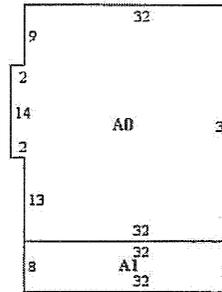
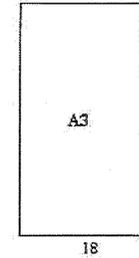
RESIDENTIAL SECTIONS

RES 1,180
 RUL 624



COMP SALES INFORMATION

Impt Type: 1 1/2 Story
 Bedrooms: 4
 Foundation: 4-Full
 5 Fix Bath: 3 Fix Bath: 1
 4 Fix Bath: 2 Fix Bath:
 Addl Fix:
 Garage Cap: Two car-2
 Pct Comp:



BUILDING COMMENTS

CDU: 8/12/05 newer shingles & storm windows, foundation cracked & bowing in areas, rest remainder of house mostly original, garage door needs replacing

SKETCH VECTORS

A0CU13L2U14R2U9R32D36L32 A2R60CU12L10U12R12U12R8D12R12D12L10D12L12
 A1CR32D8L32U8 A3L7U45CU34X18

RESIDENTIAL COMPONENTS

Code	Units	Pct	No Sketch	Year
105-Frame, Siding		100	Y	
904-Slab Porch (SF) with Roof	256			
708-Detached Garage (SF)	612		N	1921
208-Composition Shingle		100	Y	
601-Plumbing Fixtures (#)	5		Y	
602-Plumbing Rough-ins (#)	1		Y	
801-Total Basement Area (SF)	1,152		Y	
351-Warmed & Coofed Air		100	Y	
402-Automatic Floor Cover Allowance			Y	

RESIDENTIAL COMPONENTS

Code	Units	Pct	No Sketch	Year
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LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-21-200-004-000

Tax Year: 2009

Run Date: 9/21/2009 11:25:53 AM

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OWNER NAME AND MAILING ADDRESS

HEUSINKVELT, MICHAEL J & DREWEL, LISA M
16401 SW 14 ST
MARTELL, NE 68404

Additional Owners
No.

PROPERTY SITUS ADDRESS

16401 SW 14 ST
RURAL, NE

GENERAL PROPERTY INFORMATION

Prop Class: Residential Improved
Primary Use: 12 Acreage
Living Units:
Zoning: AG-Agriculture District
Neighborhood: 3400N - Rural 3400N
Tax Unit Grp: 0097
Schl Code Base: 76-0002 Crete
Schl Code Affilate: 76-0002 Crete
Exemptions:

LEGAL DESCRIPTION

S21, T8, R6, 6th Principal Meridian, LOT 70 NE

SALES INFORMATION

Date	Type	Sale Amount	Inst.Type	Instrument #	Incl Other Parcels
08/07/2009	Improved	\$175,000	Warranty Deed	2009045252	
01/21/2001	Improved	\$158,000	Warranty Deed	2001005243	
07/06/1998	Improved	\$127,000	Warranty Deed	1998034545	
09/29/1997	Vacant	\$54,000	Warranty Deed	1998022900	

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact-Code
10/22/2008		Street Review - 08	Final Review	Bybee, Cliff	
09/07/2007	10:46 AM	Interview and Measure - 01	General Review	Prophet, Robert	Owner - 1
09/18/2001		Conversion - 13	Conversion		

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
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TAXABLE VALUE HISTORY

Year	Land	Building	Total
2009	\$80,900	\$66,700	\$147,600
2008	\$75,527	\$84,313	\$159,840
2007	\$75,527	\$84,313	\$159,840

MARKET LAND INFORMATION

Method	Type	AC/SF/Units
Acre	RRL-Remainder	9.12
Acre	RHS-Home Site	1.00

Total Acres 10.12 GIS SF

2009
\$175,000
- 66,700

\$108,300 / 440,827 sq = \$0.25/sq

SALE #3

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-21-200-004-000

Tax Year: 2009

Run Date: 9/21/2009 11:25:54 AM

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DWELLING INFORMATION

Res Type: 1-Single-family Residence

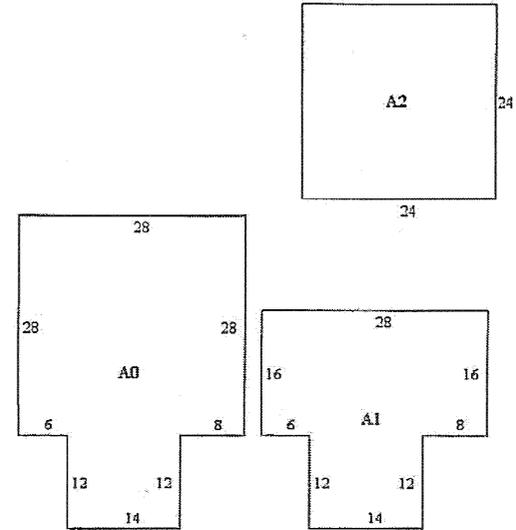
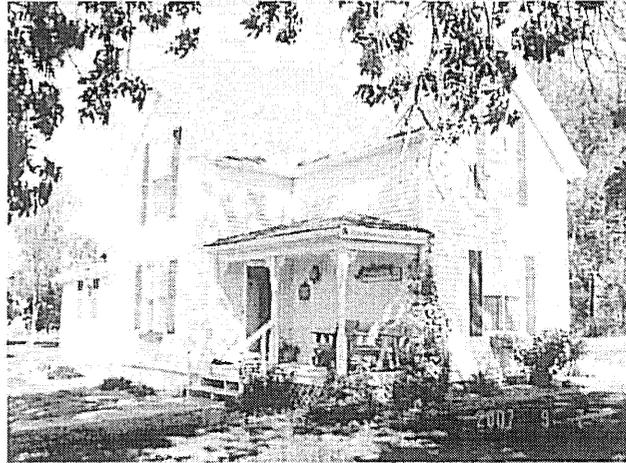
Quality: 2.00-Fair
 Year Built: 1900
 Rating: Average
 Remodeled Year:
 Remodel:
 Total Living Area: 1,568

RESIDENTIAL SECTIONS

RES 952
 RUL 616

COMP SALES INFORMATION

Impt Type: 2 Story
 Bedrooms: 4
 Foundation: 2-Crawl
 5 Fix Bath: 3 Fix Bath: 1
 4 Fix Bath: 2 Fix Bath:
 Addl Fix:
 Garage Cap: Two car-2
 Pct Comp:



BUILDING COMMENTS

CDU; 8/7/07 SHINGLES, SIDING, & SOME WINDOWS NEWER, KITCHEN & BATHROOM UPDATED APPROX 17YRS AGO ACCORDING TO OWNER.

SKETCH VECTORS

A0CU28R28D28L8D12L14U12L6 A1R30CU16R28D16L8D12L14U12L6 A2U30R35CU24X24

RESIDENTIAL COMPONENTS

Code	Units	Pct	No Sketch	Year
105-Frame, Siding		100	Y	
706-Detached Garage (SF)	576		N	1999
208-Composition Shingle		100	Y	
601-Plumbing Fixtures (#)	5		Y	
602-Plumbing Rough-ins (##)	1		Y	
351-Warmed & Cooled Air		100	Y	
402-Automatic Floor Cover Allowance			Y	

RESIDENTIAL COMPONENTS

Code	Units	Pct	No Sketch	Year
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LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-21-200-004-000

Tax Year: 2009

Run Date: 9/21/2009 11:25:54 AM

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OTHER BUILDINGS AND YARD IMPROVEMENTS

COMPONENTS

Occupancy	MSCI	Rank	Qty	Yr Blt	Area	Porim	Hgt	Dimensions	Stories	Phys	%Comp	Code	Units	Pct	Size	Oth Rank	Year
477 Farm Utility Building	C	2.00	1	1950	950		10	25x38	1	1							

COMMENTS

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-16-300-006-000

Tax Year: 2009

Run Date: 9/21/2009 11:20:38 AM

Page 1 of 2

OWNER NAME AND MAILING ADDRESS

ERICKSON, ROBERT J & BARKDOLL, BETSY R
2270 W ROCA RD
MARTELL, NE 68404

SALES INFORMATION

Date	Type	Sale Amount	Inst.Type	Instrument #	Incl Other Parcels
08/25/2009	Improved	\$120,000	Warranty Deed	2009047819	
08/27/1999	Improved	\$118,000	Warrantv Deed	1999049140	

Additional Owners
No.

PROPERTY SITUS ADDRESS

2320 W ROCA RD
RURAL, NE

GENERAL PROPERTY INFORMATION

Prop Class: Residential Improved
Primary Use: 12 Acreage
Living Units:
Zoning: AG-Agriculture District
Neighborhood: 3400N - Rural 3400N
Tax Unit Grp: 0097
Schl Code Base: 76-0002 Crete
Schl Code Affiate: 76-0002 Crete
Exemptions:

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
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INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact-Code
10/22/2008		Street Review - 08	Final Review	Bvbee, Cliff	
09/05/2007	1:34 PM	Left Door Hanger and Measured - 05	General Review	Prophet, Robert	
12/10/1993		Conversion - 13	Conversion		

LEGAL DESCRIPTION

S16, T8, R6, 6th Principal Meridian, LOT 41 SW

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
------	-------	--------	--------	--------

TAXABLE VALUE HISTORY

Year	Land	Building	Total
2009	\$89,900	\$31,900	\$121,800
2008	\$77,500	\$56,439	\$133,939
2007	\$77,500	\$56,439	\$133,939

MARKET LAND INFORMATION

Method	Type	AC/SF/Units
Acre	RHS-Home Site	1.00
Acre	RRL-Remainder	12.00

Total Acres 13.00 GIS SF

2009
 $\frac{\$129,000}{56,280\text{sf}} = \$0.23/\text{sf}$

SALE #4

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 08-16-300-006-000

Tax Year: 2009

Run Date: 9/21/2009 11:20:38 AM

Page 2 of 2

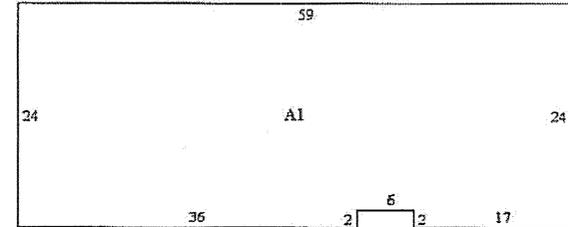
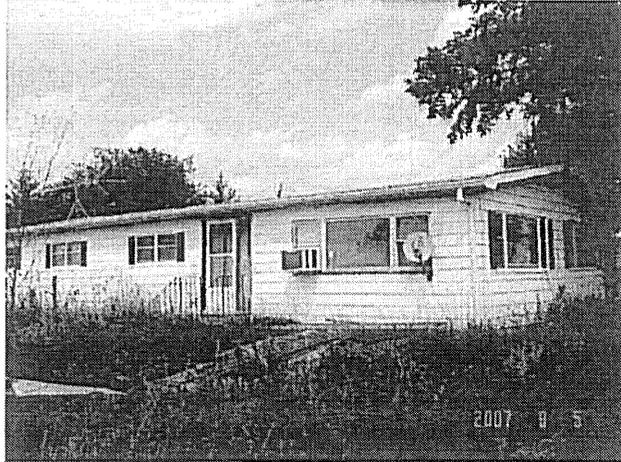
DWELLING INFORMATION

Res Type: 1-Single-family Residence

Quality: 1.00-Low
 Year Built: 1972
 Rating: Poor / Fair
 Remodeled Year:
 Remodel:
 Total Living Area: 1,404

RESIDENTIAL SECTIONS

RES 1,404



COMP SALES INFORMATION

Impt Type: 1 Story Manufactured
 Bedrooms: 3
 Foundation: 2-Crawl
 5 Fix Bath: 3 Fix Bath: 2
 4 Fix Bath: 2 Fix Bath:
 Addl Fix:
 Garage Cap:
 Pct Comp:

BUILDING COMMENTS

CDU: 9/5/07 PART OF THE SHINGLES APPEAR NEWER, EST HOUSE MOSTLY ORIGINAL, CLUTTER IN YARD.

SKETCH VECTORS

A1CU24R59D24L17U2L6D2L36

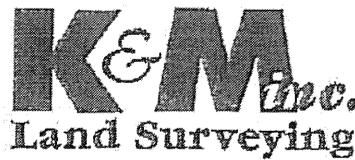
RESIDENTIAL COMPONENTS

Code	Units	Pct	No Sketch	Year
105-Frame, Siding		100	Y	
208-Composition Shingle		100	Y	
601-Plumbing Fixtures (#)	8		Y	
602-Plumbing Rough-ins (#)	1		Y	
351-Warmed & Cooled Air		100	Y	
402-Automatic Floor Cover Allowance			Y	

RESIDENTIAL COMPONENTS

Code	Units	Pct	No Sketch	Year
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6811 SOUTHFORK CIRCLE
LINCOLN, NE 68516
(402) 476-3020
(402) 476-3138 FAX



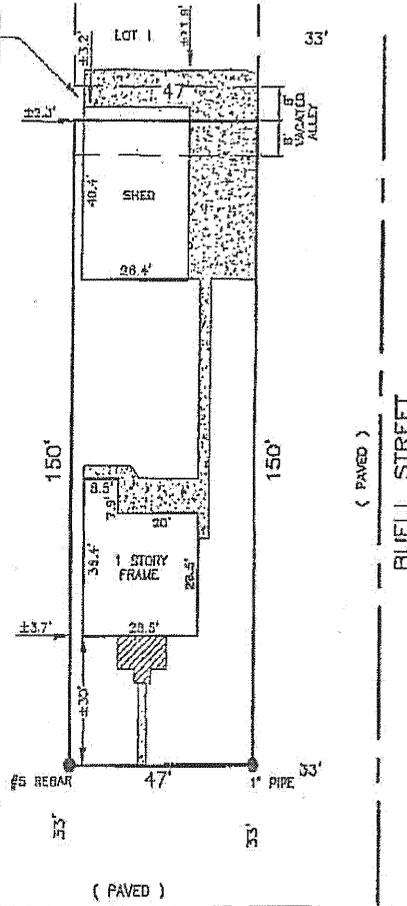
GREGORY ROBERTS
FIRST STATE BANK
NEBRASKA TITLE COMPANY

PROJECT # 0909011
DATE: 9-9-09 B/P: 171-41

1700 W 3rd STREET

IMPROVEMENT LOCATION REPORT

SUBJECT PROPERTY SMOED &
CONCRETE IN APPARENT VIOLATION
OF ADJOINING PROPERTY AS SHOWN



07' x 8' = 376 sq

SCALE: 1" = 40'

NOTE: THE LEVEL OF CERTAINTY OF THE MEASUREMENTS IS 40:5'

W. 3rd STREET

Subject property apparently falls within the confines of Zone " X " as determined by the FEMA-FIA Flood Rate Map community 310495, panel 0440 E, revised 9/21/01.

LEGAL DESCRIPTION: LOT 5, BLOCK 7, AND THE SOUTH HALF OF VACATED ALLEY ADJOINING HERETO, VILLAGE OF SPRAGUE, LANCASTER COUNTY, NEBRASKA

SURVEYOR'S CERTIFICATE

The undersigned does hereby certify that the IMPROVEMENT LOCATION REPORT is a representation of the conditions that were found at the time on the property as described in the legal description and that the report does not constitute a boundary survey and is subject to any inaccuracies that a subsequent boundary survey may disclose. This report should not be used to establish any fence, structure, or other improvements. The report is based on plat and or deed information and verified as shown. The report represents only visible building improvements. This report does not guarantee ownership.

Billy Joe Kerr
Billy Joe Kerr, L.S.

