

**MINUTES  
LANCASTER COUNTY BOARD OF COMMISSIONERS  
TUESDAY, AUGUST 5, 2014  
COUNTY-CITY BUILDING, ROOM 112  
10:30 A.M.**

*Advance public notice of the Board of Commissioners meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and emailed to the media on August 1, 2014.*

Commissioners present: Larry Hudkins, Chair  
Brent Smoyer, Vice Chair  
Roma Amundson  
Jane Raybould

Commissioners absent: Deb Schorr

Others present: Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer  
Brittany Behrens, Deputy County Attorney  
Dan Nolte, County Clerk  
Cori Beattie, Deputy County Clerk  
Angela Zocholl, County Clerk's Office

The Chair called the meeting to order at 10:31 a.m., the pledge of allegiance was recited and the location of the Nebraska Open Meetings Act was announced.

1) **MINUTES: Approval of the minutes of the Board of Commissioners meeting held on Tuesday, July 29, 2014.**

**MOTION:** Smoyer moved and Raybould seconded approval of the minutes. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

2) **CLAIMS: Approval of all claims processed through Tuesday, August 5, 2014.**

**MOTION:** Amundson moved and Raybould seconded approval of the claims. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

3) **SPECIAL PRESENTATION:**

- A. **Recognition of the County Records and Information Management Department for participation in the 2014 Work and Gain Experience in the Summer (WAGES) Program, sponsored by the Nebraska Commission for the Blind and Visually Impaired – Brian Pillard, Records Manager; Jessica Brennfoerder, program participant; and Amy Buresh, Nebraska Commission for the Blind and Visually Impaired.**

## **SPECIAL PRESENTATION CONTINUED:**

Brian Pillard provided information on the summer program and introduced Amy Buresh. Buresh discussed the valuable work experience gained by those in the program, as well as other skills taught by their organization. She introduced Jessica Brennfoerder who expressed her appreciation for the opportunity and shared her plans for the future. Pillard presented a certificate of appreciation from the Nebraska Commission for the Blind and Visually Impaired.

### 4) **NEW BUSINESS:**

#### **A. Resolution adopting certain amendments to the Lancaster County HIPAA Privacy Policies. (R-14-0042)**

**MOTION:** Smoyer moved and Raybould seconded approval of the resolution. Smoyer, Raybould, Amundson and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

#### **B. Recommendation from Purchasing and the County Sheriff to issue a purchase order to CDW at a cost of \$25,581.43 for seven Panasonic Toughbooks. (B-14-0030)**

Jeff Bliemeister, Chief Deputy Sheriff, said the toughbooks, which are used in the vehicles, are purchased through a cooperative agreement with the City and the County.

**MOTION:** Smoyer moved and Raybould seconded approval of the recommendation. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

#### **C. Mini-grant contract application and award with the Nebraska Office of Highway Safety (NOHS) for the "You Drink and Drive. You Lose." mobilization. NOHS will provide funding for overtime in the amount of \$5,799.20. (C-14-0390)**

**MOTION:** Raybould moved and Smoyer seconded approval of the application and award. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

#### **D. Interlocal agreement with the City of Waverly for three Sheriff's Deputies for law enforcement services within the corporate limits of the City of Waverly. Waverly will pay the County \$24,727.11 per month. Term of the agreement is October 1, 2014, to September 30, 2015. (C-14-0391)**

**MOTION:** Amundson moved and Smoyer seconded approval of the agreement. Amundson, Smoyer, Raybould and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

#### **E. Defensive driving course agreement with the National Safety Council, Nebraska, for online STOP traffic diversion classes. The County will pay \$19.20 per course for 3,000 online courses. Term of the agreement is one year from the date of execution. (C-14-0392)**

**MOTION:** Raybould moved and Smoyer seconded approval of the agreement. Smoyer, Raybould, Amundson and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

**NEW BUSINESS CONTINUED:**

- F. **Grant contract with the Nebraska Crime Commission in the amount of \$85,303 for the Lancaster County Training Application. (C-14-0393)**

**MOTION:** Smoyer moved and Raybould seconded approval of the contract. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

- G. **Contract between Insight Public Sector, Lancaster County and the City of Lincoln for computers: Enterprise hardware, software and services. (C-14-0394)**

**MOTION:** Raybould moved and Amundson seconded approval of the contract. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

- H. **Political subdivision tort claim filed by Joel Leibel in the amount of \$1,800.**

**MOTION:** Smoyer moved and Raybould seconded denial of the tort claim based on the Corrections Director's recommendation. Amundson, Smoyer, Raybould and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

- 5) **CONSENT ITEMS: *These are routine business items that are expected to be adopted without dissent. Any individual item may be removed for special discussion and consideration by a Commissioner or by any member of the public without prior notice. Unless there is an exception, these items will be approved as one with a single vote of the Board of Commissioners. These items are approval of:***

- A. **Setting of public hearings on Tuesday, August 12, 2014, at 10:30 a.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln), regarding the following:**
1. **County Change of Zone No. 14019, from AG Agricultural District to AGR Agricultural Residential District, on property generally located at SW 56<sup>th</sup> Street and W. Denton Road.**
  2. **County Special Permit No. 14017, to develop the Bronco Hills Estates Community Unit Plan, on property generally located at SW 56<sup>th</sup> Street and W. Denton Road.**

**MOTION:** Amundson moved and Raybould seconded approval of the consent items. Smoyer, Raybould, Amundson and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

- 6) **PUBLIC COMMENT: Those wishing to speak on items relating to County business not on the agenda may do so at this time.**

No one appeared for public comment.

- 7) **ANNOUNCEMENTS:**

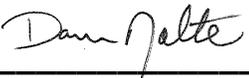
- A. **The Lancaster Board of Commissioners will hold a staff meeting on Thursday, August 7, 2014, at 8:30 a.m., in the Bill Luxford Studio (Room 113) of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln).**

**ANNOUNCEMENTS CONTINUED:**

- B. The Lancaster County Board of Commissioners will hold their next regular meeting on Tuesday, August 12, 2014, at 10:30 a.m., in Room 112 of the County-City Building (555 S. 10<sup>th</sup> Street, Lincoln) with the Board of Equalization immediately following.
- C. The County Commissioners can be reached at 402-441-7447 or [commish@lancaster.ne.gov](mailto:commish@lancaster.ne.gov).
- D. The Lancaster County Board of Commissioners meeting is broadcast live. It is rebroadcast on Tuesday and Saturday on 5 City-TV, Cable Channel 5. In addition, the meeting may be viewed on the internet at [lancaster.ne.gov](http://lancaster.ne.gov) under 5 City-TV, Video on Demand or 5 City-TV on YouTube.

8) **ADJOURNMENT**

**MOTION:** Raybould moved and Smoyer seconded to adjourn the Board of Commissioners meeting at 10:49 a.m. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

  
\_\_\_\_\_  
**Dan Nolte**  
Lancaster County Clerk



**MINUTES**  
**LANCASTER COUNTY BOARD OF EQUALIZATION**  
**TUESDAY, AUGUST 5, 2014**  
**COUNTY-CITY BUILDING, ROOM 112**  
**IMMEDIATELY FOLLOWING THE LANCASTER COUNTY**  
**BOARD OF COMMISSIONERS MEETING**

*Advance public notice of the Board of Equalization meeting was posted on the County-City Building bulletin board and the Lancaster County, Nebraska, web site and emailed to the media on August 1, 2014.*

Commissioners present: Larry Hudkins, Chair  
Brent Smoyer, Vice Chair  
Roma Amundson  
Jane Raybould  
Deb Schorr

Others present: Norma Agena, County Assessor/Register of Deeds  
Rob Ogden Deputy County Assessor/Register of Deeds  
Scott Gaines, Deputy County Assessor/Register of Deeds  
Kerry Eagan, Chief Administrative Officer  
Gwen Thorpe, Deputy Chief Administrative Officer  
Brittany Behrens, Deputy County Attorney  
John Watson, Deputy County Attorney  
Dan Nolte, County Clerk  
Cori Beattie, Deputy County Clerk  
Angela Zocholl, County Clerk's Office

The Chair called the meeting to order at 10:49 a.m. and the location of the Nebraska Open Meetings Act was announced.

1) **MINUTES: Approval of the minutes of the Board of Equalization meeting held on Tuesday, July 29, 2014.**

**MOTION:** Smoyer moved and Amundson seconded approval of the minutes. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

2) **ADDITIONS AND DEDUCTIONS TO THE TAX ASSESSMENT ROLLS: (See attached additions and deductions)**

**MOTION:** Raybould moved and Smoyer seconded approval of the additions and deductions. Raybould, Amundson, Smoyer and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

3) **MOTOR VEHICLE TAX EXEMPTION APPLICATIONS:**

**Community Action Partnership of Lancaster and Saunders Counties**

**MOTION:** Smoyer moved and Raybould seconded approval of the motor vehicle tax exemption applications. Amundson, Smoyer, Raybould and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

4) **APPEAL OF ASSESSED VALUATION CHANGE:**

**Ryan Omel**

Scott Gaines, Deputy County Assessor/Register of Deeds, said the value changed under a recent Greenbelt approval. After reviewing the land use, the Assessor's Office recommended adjusting the value to \$9,000.

**MOTION:** Amundson moved and Smoyer seconded approval of the appeal to adjust the value to \$9,000 based on the County Assessor's recommendation. Smoyer, Raybould, Amundson and Hudkins voted aye. Schorr was absent. Motion carried 4-0.

5) **PUBLIC COMMENT: Those wishing to speak on items relating to County business not on the agenda may do so at this time.**

Glen Steffensmeier, 16522 S. 134<sup>th</sup> Street, said the referee had recommended no change to his assessed property value of \$416,400. He discussed the comparable properties in his area and the costs of building his home. He showed pictures of his home, along with his shed and incomplete deck (Exhibit A). He felt his value should be lowered to \$326,000. Steffensmeier added that he tried to sell his home three years ago and only had an offer for \$340,000, which included the acreage equipment.

Tom Kubert, Great Plains Appraisal, said the protest and supplemental information were reviewed for Steffensmeier's property, and he felt the improvements were consistently valued in the Assessor's system. Kubert confirmed that the deck was on the property when the Assessor valued the property for 2014, that no general contractor fees had been figured into building costs and that no appraisal had been done. Kubert said he would recommend no change today, but an appraisal would be beneficial for Steffensmeier if he pursued the next level with TERC (Tax Equalization Review Commission).

Peter Katt, representative for Hartland Homes (now known as HH Development), explained that Hartland Homes traditionally developed its own lots with its own product, but now HH Development markets lots to anyone. In 2012, vacant land was assessed at about half the retail price, and Hartland Homes lots were sold as part of the property. In 2013, the Assessor said everything would be assessed at a retail price, which doubled the values and made it higher than the list price. He asked that the values at least be reduced to the list price. Katt discussed changes to the referee system in recent years, suggesting separate referee representation at the County and State levels, as well as a reduction of the whole class of vacant lots.

Kubert said most of these properties are on appeal with TERC, and it is the first time he has seen the list price information since referee hearings were waived. Katt said this information was submitted in 2013; he waived hearings in 2014 because his understanding was nothing would be changed while TERC cases are still pending. Kubert questioned if any properties sold during this time. Katt said four properties sold and agreed to provide that information to Kubert.

John Schupbach, 2304 S. 24<sup>th</sup> Street, distributed documents related to his property valuation protest (Exhibit B). He discussed his pending TERC case, comparable properties and the change in the referee's original recommendation from \$39,200 to \$53,800 based on the pending TERC case.

## **PUBLIC COMMENT CONTINUED:**

Brian McAllister, 17321 Pioneers Boulevard, discussed the rounding of property valuation numbers under Nebraska Revised Statute §77-1311.01 (*The county assessor may, in extending a value on any item of real property, reject all values that fall below two dollars and fifty cents and extend all values of two dollars and fifty cents or more to the next higher five dollars or multiples thereof, making all valuations end in zero or five.*) He reviewed the LCG (Land Capability Group) rates and the referee's report, noting that numbers appeared to be rounded to the nearest \$100 on both. In addition, McAllister discussed agricultural and horticultural land definitions and valuations, quoting Nebraska Revised Statute §77-103, Nebraska State Constitution Article VIII-1, Nebraska Revised Statute §77-1359, Nebraska Revised Statute §77-1343. He clarified that his protest pertains to the value of the farm site, the farm site land and the farm home site land. He said the 2013 protest is pending with TERC.

Kubert noted there was not a requested value on McAllister's protest form. He said there is nothing to say Lancaster County taxpayers have been treated inappropriately because of Nebraska law.

The Chair recessed the meeting at 11:37 a.m.

The Chair reconvened the meeting at 11:50 a.m.

## **6) FINAL ACTION ON REAL PROPERTY VALUATION PROTESTS FOR 2014**

Tom Kubert, Great Plains Appraisal, introduced Cody Gerdes and Lori Johnson who assisted with the protest process. He provided an overview of the 2014 protest process, noting there were around 1,100 protests filed (1% of the parcels in Lancaster County) and 394 referee hearings waived. He discussed expectations and changes for the 2015 protest year.

Kubert addressed the Hartland Homes protests (discussed in Item 5). He noted three properties selling for \$30,000, \$36,000 and \$22,000 (Exhibit C). He did not feel the valuation was in error at this point.

Schorr entered the meeting at 12:15 p.m.

Kubert reviewed valuation protests that received additional information but had no changes to the original referee recommended value: 14-00004, 14-00005 and 14-00008 (Sergey Nadein); 14-00143 (Sandra Johnson); 14-00145 (Robert Frerichs); 14-00147 (Orchid Enterprises Limited); 14-00164 (Rhodes Family Trust); 14-00178 (Jerry & Joan Pflanz); 14-00232 (Timothy Foster); 14-00508 (Kim Rayment & Joel Minge); 14-00511 (Brown Family Trust); 14-00567 (Duane & Marles Theasmeyer); 14-00573 (Lynda Parde & Ricky Rohrs); 14-00583 (Pat & Michele Klausen); 14-00637 (Doron & Karli Bonnie); 14-00714 (Burlington Northern Railroad); 14-00767 (Bayview Loan Servicing, LLC); 14-00792 (LHP, LLC); 14-00819 (Richard & Sandra Keefover); 14-00857 (Glen & Margaret Steffensmeier); 14-00861 (Margaret Kahler); 14-00868 (Brian & Rita McAllister); 14-00875 (JR Schupbach); 14-00948 (Marcella Barber Trust); 14-00959, 14-00961, 14-00962, 14-00963, 14-00968, 14-00973 and 14-00976 (LHP, LLC); 14-01049 (Rae Ann Schmeichel Trust); 14-01078 (Lee Krumm); and 14-01102 (Mark Lucey).

Kubert reviewed valuation protests that received additional information and had changes to the original referee recommended value: 14-00011 (Paul & Jeannette Fry) from \$313,000 to \$270,000 and 14-00083 (Bryan & Lyndsay Stutzman) from \$207,800 to \$163,000;

**FINAL ACTION ON REAL PROPERTY VALUATION PROTESTS FOR 2014 CONTINUED:**

**MOTION:** Amundson moved and Raybould seconded to accept the recommendations of the referees for the 2014 real estate property valuations as established by the record except where the Board of Equalization determined a revised value was warranted during protest hearings. Raybould, Amundson, Smoyer, Schorr and Hudkins voted aye. Motion carried 5-0.

**MOTION:** Amundson moved and Schorr seconded to close the Board of Equalization acting upon individual real property valuation protests for 2014. Amundson, Smoyer, Schorr, Raybould and Hudkins voted aye. Motion carried 5-0.

7) **ADJOURNMENT**

**MOTION:** Raybould moved and Smoyer seconded to adjourn the Board of Equalization meeting at 12:38 p.m. Raybould, Amundson, Smoyer, Schorr and Hudkins voted aye. Motion carried 5-0.

  
\_\_\_\_\_  
**Dan Nolte**  
**Lancaster County Clerk**



EXHIBIT

tabbles

A

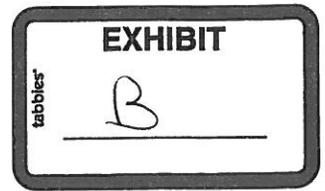
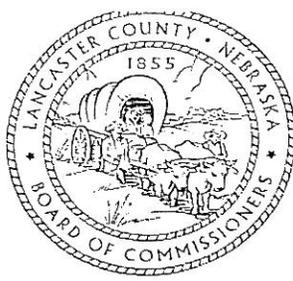












**LANCASTER COUNTY BOARD OF COMMISSIONERS**

Roma Amundson Larry Hudkins Jane Raybould Deb Schorr Brent Smoyer

May 30, 2014

SCHUPBACH, J R  
2304 S 24 ST  
LINCOLN NE 68502

875

RE: PROPERTY VALUATION APPEAL (TERC PENDING)

PARCEL ID: 10-36-410-009-000

LEGAL DESCRIPTION: SHERIDAN PLACE, BLOCK 6, Lot 14, & N1/2 VAC E-W ALLEY ADJ

Dear Property Owner:

Our records indicate that you filed a property valuation appeal with the Nebraska Tax Equalization and Review Commission (TERC) in 2011, 2012 and/or 2013 for the above-named property and the decision may still be pending. Please be advised that any relief you might receive for the previous year's appeal will not apply to the current year unless a separate protest is filed. Therefore, you may want to file a separate property valuation protest with the Lancaster County Clerk for the current year (2014). Your 2014 valuation can be found at [www.lancaster.ne.gov/assessor/index.htm](http://www.lancaster.ne.gov/assessor/index.htm) or you can contact the Assessor/Register of Deeds at (402)441-7463.

12-28-12 Not Scheduled  
Not Heard yet  
is of No Influence on 2014

Beginning June 1<sup>st</sup>, you may file protests electronically at [www.lancaster.ne.gov](http://www.lancaster.ne.gov) (keyword: protest) or by mail. A protest form has been enclosed for your convenience. Protests must be filed with the Lancaster County Clerk's Office on or before June 30<sup>th</sup>.

If you have any questions regarding this letter, please contact the County Clerk's Office at (402)441-8724.

Sincerely,

77-1374  
77-1374  
*Larry Hudkins*

Larry Hudkins, Chair  
Lancaster County Board of Equalization

Enclosure

Comments Are Contrary to 77-1301  
Appellants Comparables Are All CDU-2 and  
Timely Sales 1 1/2 miles from Subject  
Subject is CDU-2 - why not comparable  
Last comment is irrelevant.  
Why is Referee Value not Valid?

# REFEREES REPORT- RESIDENTIAL/COMMERCIAL PROPERTY

Protest #: 14-00875	MANILLA
Parcel I.D.: 10-36-410-009-000	
Appellant: Schupbach, J R	
Situs: 2304 S 24 ST, LINCOLN, NE	
Total:	\$53,800
	TERC Pending

DATE OF HEARING: 7/10/14  
 Owner/Rep. Present? (circle one) **(YES)** NO

## SUMMARY OF FINAL REFEREE RECOMMENDATIONS

### REFEREE'S ESTIMATED PROPERTY VALUE RECOMMENDATIONS\*

Change

No Change to Assessor's value  
(Indicated above)

Land: 30,500  
 Improvements: 8,700  
 Total: 39,200

(Round to nearest \$100)

*WWW ASC.GOV*

REFEREE'S SIGNATURE: Bill Lange DATE: 7/15/14

REFEREE'S NAME (PRINT): Bill Lange *Certified General*

### ACTION TAKEN BY THE REFEREE COORDINATOR

**Agree:** After reviewing all the data presented by the protestor, the data provided by the Assessor's office, and the analysis of the Referee, the Coordinator has determined that he/she agrees with the conclusions of the Referee.

**Disagree:** After reviewing all the data presented by the protestor, the data provided by the Assessor's office, and the analysis of the Referee, the Coordinator has determined that he/she disagrees with the conclusions of the Referee.

In addition to the data previously considered by the Referee, the Coordinator has also considered and/or reconsidered the following data: Pending TERC case. Selective sales not reflective of subject property value in current market. Likely a renovation sale in future.

### COORDINATOR'S ESTIMATED PROPERTY VALUE RECOMMENDATIONS\*

Change

No Change to Referee's value recommendations  
(See Above for Value Recommendations)

Land: \_\_\_\_\_  
 Improvements: \_\_\_\_\_  
 Total: 53,800

(Round to nearest \$100)

*Certified General*  
**Thomas W. Kubert, MAI**

COORDINATOR'S SIGNATURE: \_\_\_\_\_ DATE: 7-23-14

\* The Referee's and Coordinator's final values are for the fee simple value of the land and improvements as listed on the property record. The final value does not consider any exemptions which may be applied by the Lancaster County Assessor's Office.

# SUPPORTIVE ANALYSIS FOR SYSTEM OVERRIDE – MARKET SALES DATA

ADDRESS	SALE DATE	IMP. TYPE	LIVING AREA	YEAR BUILT	QUALITY	CDU	FOUND. CODE	BSMT GOOD	BSMT MIN	TOTAL SALE PRICE	PRICE PER SQ. FT.	NOTES MISC INFO
<b>Subject Property</b>	N/A	BN	1121	1942	2	2	4	-	-	<sup>adjusted</sup> 53800	47 <sup>99</sup>	
3440 St Mary	10/13	BN	1182	1922	2	2	2 <sup>cond</sup>	-	-	39500	33 <sup>42</sup>	
2785 Randolph	8/13	BN	1092	1925	3	2	4	-	-	35000	32 <sup>05</sup>	
1612 Evelyn Terrace	5/14	BN	968	1920	3	2	4	-	140	25500	26 <sup>34</sup>	
1747 Ryons	8/13	BN	1190	1908	3	2			AU	43,900	36 <sup>88</sup>	
<u>lots sales</u>			<u>area</u>		<u>B</u>	<u>2</u>					<u>116.64</u>	<u>35,33</u> <sup>DO</sup>
1819 Washington	2/12		7118							26700	3 <sup>75</sup>	
1633 Howard	8/12		7009							30000	4 <sup>28</sup>	
1821 S 54th												
<u>Subject</u>			6722								4 <sup>50</sup> =	30,474 ≈ 30,500

**ESTIMATED MARKET VALUE OF SUBJECT PROPERTY**  
 1121- X 35,35 = 39,614  
 1121 SQUARE FEET X 35<sup>00</sup> PER SQUARE FOOT = 39,235

**CALLED** 39,200  
 (Round to Nearest \$100)

REFEREE SIGNATURE: Bill Lange

Protest #: 14-00875  
 Parcel I.D.: 10-36-410-009-000  
 Appellant: Schupbach, J R  
 Situs: 2304 S 24 ST, LINCOLN, NE  
 Total: \$53,800  
 TERC Pending

\* 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.



# LANCASTER COUNTY ASSESSOR

County Assessor/Register of Deeds



- Home
- General Information
- News
- FAQ
- Searches
  - PID
  - Owner
  - Address
  - Advanced Search
- Property Data
  - Detail Sheet
  - Datasheet
- Other
  - Deed Search
  - Transfer Search
  - Mobile Mapping

Property Detail Sheet (R40130)

[Treasurer Info](#)

[GIS Map](#)

[Datasheet](#)

[Comp Sales](#)

[View Images](#)

### Owner Information

Owner Name: ROUSAR, CAROL A  
 Owner Address: 1747 RYONS ST  
 LINCOLN, NE 68502  
 Property Address: 1747 RYONS ST  
 LINCOLN, NE

### Parcel Information

Legal Description: RYONS ADD, BLOCK 2, Lot 8  
 Property ID: 10-36-307-006-000  
 Exemption Codes:  
 Primary Class: R1( Residential Improved )  
 Primary Use: 01( Single Family )  
 Zoning: R2( R2-Residential District )  
 Neighborhood: 7LCN011( Irving - Low )  
 Year Built: 1908  
 Imp Type: RXU( 1 Story With UA ) — 894  
 No of Buildings: 1.0  
 Total Living Area: 1,190

### Sales History

Instrument #	Sale Date	Sale Price
<u>1998013733</u>	05/17/1996	0
<u>1992034909</u>	08/03/1992	0

### Values Breakdown 2014 Actual Value

Total Non-Ag Assessed: \$43,900  
 Total Ag Sp Assessed:

A recent version of Adobe Acrobat Reader is required to view PDF documents. Acrobat Reader is a free program available [here](#).

*E qualization in Area*  

$$\frac{43,900}{1190} = 36,890 \times 1121 (\text{subject}) = 41,354$$
  
 3-Average  
 2-CDU-

LANCASTER COUNTY REAL PROPERTY INFORMATION

Parcel ID: 10-36-307-006-000

A-Active

Tax Year: 2012

Run Date: 7/29/2014 1:48:22 PM

Page 1 of 3

**OWNER NAME AND MAILING ADDRESS**

ROUSAR, CAROL A  
1747 RYONS ST  
LINCOLN, NE 68502

Additional Owners  
No.

**PROPERTY SITUS ADDRESS**

1747 RYONS ST  
LINCOLN, NE

**GENERAL PROPERTY INFORMATION**

Prop Class: Residential Improved  
Primary Use: 01 Single Family  
Living Units:  
Zoning: R2-Residential District  
Nbhd: 7LCN011 - Irving - Low  
Tax Unit Grp: 0001  
Schl Code Base: 55-0001 Lincoln  
Schl Code Affiate:  
Exemptions: SE00  
Flaas:

**PROPERTY FACTORS**

Topography: Level - 1  
  
Utilities:  
  
Access: Paved Road - 1

Location:  
Parking Type:  
Parking Quantiv:

**LEGAL DESCRIPTION**

RYONS ADD, BLOCK 2, Lot 8

**SALES INFORMATION**

Date	Type	Sale Amount	Src	Validity	Inst.Type	Instrument #
05/17/1996	Improved	\$0		Disqualified	Death Certificate	1998013733
08/03/1992	Improved	\$0		Disqualified	Quit Claim Deed	1992034909

**BUILDING PERMITS**

Number	Issue Date	Amount	Status	Type	Description
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**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact-Code
02/09/2011		Field Review - 08	Final Review	Sealock, Timothy	
12/27/2010		Interview and Measure - 01	General Review	Kaizere, Iveta	
09/17/2008		Field Review - 08	Final Review	Sealock, Timothy	
03/06/2006		Field Review - 08	Final Review	Sealock, Timothy	
07/29/2005		Owner Call/Email - 11	Data Verification	Lauer, Alice	Owner - 1

**RECENT APPEAL HISTORY**

Year	Level	Case #	Status	Action
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**TAXABLE VALUE HISTORY**

Year	Land	Building	Total
2012	\$28,000	\$15,900	\$43,900
2011	\$27,600	\$56,800	\$84,400
2010	\$27,600	\$56,800	\$84,400
2009	\$27,600	\$56,800	\$84,400
2008	\$45,000	\$49,454	\$94,454

**IMPROVEMENT COST SUMMARY**

Residential	\$35,940
Commercial	\$0
Other Improvements	\$0
Manufactured Homes	\$0
<b>Total Impts</b>	<b>\$35,940</b>

**APPRAISED VALUES**

	Land	Building	Total	Method
Current	\$28,000	\$15,900	\$43,900	MKT
Prior	\$30,000	\$61,700	\$91,700	MKT
<b>Cost</b>	<b>\$63,940</b>	<b>Market</b>	<b>\$43,900</b>	
<b>Income</b>	<b>\$0</b>	<b>MRA</b>	<b>\$55,500</b>	<b>Ovr</b>
				<b>\$77,000</b>

**MARKET LAND INFORMATION**

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	Model	Base Val	Value Est.	Avg Unit Val
Site	RPI-Primary		24	0.80			35	35,000	28,000	28,000.00

Total Acres 0.15 GIS SF 6403 Total \$28,000

LANCASTER COUNTY REAL PROPERTY INFORMATION

Parcel ID: 10-36-307-006-000

A-Active

Tax Year: 2012

Run Date: 7/29/2014 1:48:22 PM

Page 2 of 3

PARCEL COMMENTS

**Prop:** 12-27-10 Est bsmt area. 07/19/05-Neighbor offered info on this residence, Stairway to unfin attic. Only portion of bsmt that is usable is utility-approx 10x10

**Final Value:** 12/15/2004 BATCH

**Conv ANOT:** 05/12/92 INT. REV. AVERAGE MAINTENANCE, FA OLDER (30-40 YEARS), KITCHEN EST ORIGINAL, SHINGLES NEWER, SIDING MID- LIFE, FOUNDATION AVERAGE CONDITION, METAL EAVES, FOR APPLIANCES AND MECHANICAL CONSIDERED IT CRAWL AREA. STAIRS TO UNFINISHED ATTIC. RTP

**Conv Note:** 10/28/92-INST #92-34909 DEEDED TO ELSIE J OUTZ AND CAROL A ROUSAR.DS 9/10/96-REJECTED H.E. AS ELSIE DIED IN MAY PER CAROL ROUSAR.

LANCASTER COUNTY REAL PROPERTY INFORMATION

Parcel ID: 10-36-307-006-000

A-Active

Tax Year: 2012

Run Date: 7/29/2014 1:48:22 PM

Page 3 of 3

**DWELLING INFORMATION**

Res Type: 1-Single-family Residence  
 MS Style: 6-1 1/2 Story Unfinished  
 Quality: 3.00-Average  
 Year Built: 1908  
 CDU: 2 - Fair  
 Remodeled Year:  
 Remodel:  
 Total Living Area: 1.190

**RESIDENTIAL SECTIONS**

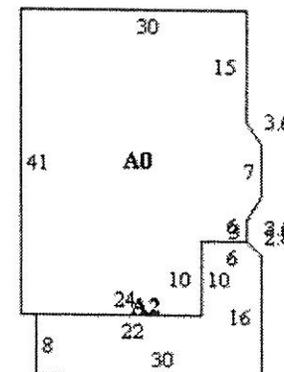
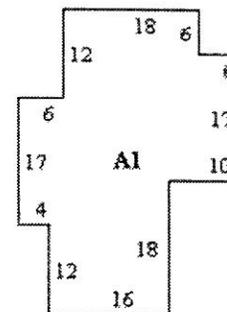
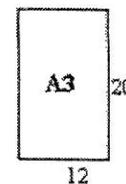
RES 1.190  
 UA 894

**COMP SALES INFORMATION**

Impt Type: 1 Story With UA  
 Bedrooms: 3  
 Foundation: 3-Partial  
 5 Fix Bath: 3 Fix: 1  
 4 Fix Bath: 2 Fix:  
 Addl Fix:  
 Garage Cap: One Car-1  
 Total Market: 43.900  
 Total MRA: 55.500

**DWELLING COST SUMMARY**

RCN: \$179.712  
 CDU: 2 Depr %: 80.0  
 RCNLD: \$35.942  
 Cost/SF: 30.20  
 Pct Comp:



**BUILDING COMMENTS**

CDU: 07/19/05-Fnd cracked and shifting, Rear wall structure appears twisted, Asphalt showing wear, Shingles showing wear, Paint peeling, Some wood rot, Int with def mtc as well

**SKETCH VECTORS**

A0CU41R30D15VR2D3D7VD3L2D3L6D10L24  
 A1L34CU12L4U17R6U12R18D6R6D17L10D18L16 A2D8R2CU8R22U10R6VR2D2D16L30  
 A3U51L22CU20X12

**RESIDENTIAL COMPONENTS**

Code	Units	Pct	Ex	Fr	Sk	Year
104-Frame, Plywood or Hardboard		100			Y	
904-Slab Porch (SF) with Roof	318					
706-Detached Garage (SF)	240					
208-Composition Shingle		100			Y	
601-Plumbing Fixtures (#)	5				Y	
602-Plumbing Rough-ins (#)	1				Y	
309-Forced Air Furnace		100			Y	1975
402-Automatic Floor Cover Allowance					Y	
801-Total Basement Area (SF)	330				Y	

**RESIDENTIAL COMPONENTS**

Code	Units	Pct	Ex	Fr	Sk	Year
------	-------	-----	----	----	----	------

# Comparable Sales Report

Tax Year: 2012

For Property: 10-36-307-006-000

Comp Sheet Format: Residential Lancaster

Market Area: Low Model

	Subject	Comp1	Comp2	Comp3
Property ID	10-36-307-006-000	10-36-405-006-000	10-36-307-004-000	10-36-407-018-000
Address	1747 RYONS ST LINCOLN NE	2245 RYONS ST LINCOLN NE	1805 RYONS ST LINCOLN NE	2660 SEWELL ST LINCOLN NE
Nbhd	7LCN011	7LCN011	7LCN011	7LCN012
DWELLING INFORMATION				
Year	1908	1920	1914	1922
Type	RXU	RXU	RXU	BN
Living Area	1,190	1,176	1,128	1,032
Exterior Wall Cover	Siding	Siding	Siding	Siding
Quality/CDU	3.00 / 2	3.00 / 2	3.00 / 3	3.00 / 2
Bedrooms	3	3	2	2
Fixtures	5	6	6	8
Fireplaces	0	0	1	0
Heat/AC	Heat Only	Heat Only	Heat and Air	Heat and Air
Bsmt	330 / 0 / 0 / 3	1176 / 0 / 0 / 4	1110 / 0 / 550 / 4	936 / 0 / 300 / 4
AttGar/DetGar/Carport/Capacit	0 / 240 / 0 / 1	0 / 216 / 0 / 1	0 / 240 / 0 / 1	0 / 360 / 0 / 1
Deck/Open/Enc/Sunroom	0 / 318 / 0 / 0	0 / 176 / 0 / 0	168 / 240 / 0 / 0	0 / 208 / 0 / 0
Site	\$28,000	\$35,000	\$35,000	\$40,000
MARKET INFORMATION				
Sale Date		9/14/2011	3/2/2010	5/19/2011
Sale Price	\$0	\$53,500	\$91,000	\$64,000
SP / SF	\$ .00	\$45.49	\$80.67	\$62.02
MRA Value	\$55,519	\$74,254	\$95,715	\$78,794
Cost Value	\$63,940	\$114,880	\$116,510	\$123,170
Adj Sale Price	\$0	\$34,800	\$50,800	\$40,700
Wgt Estimate	\$40,071			
Market Value	\$43,900			
Comparability		45	98	145

41,350

\*

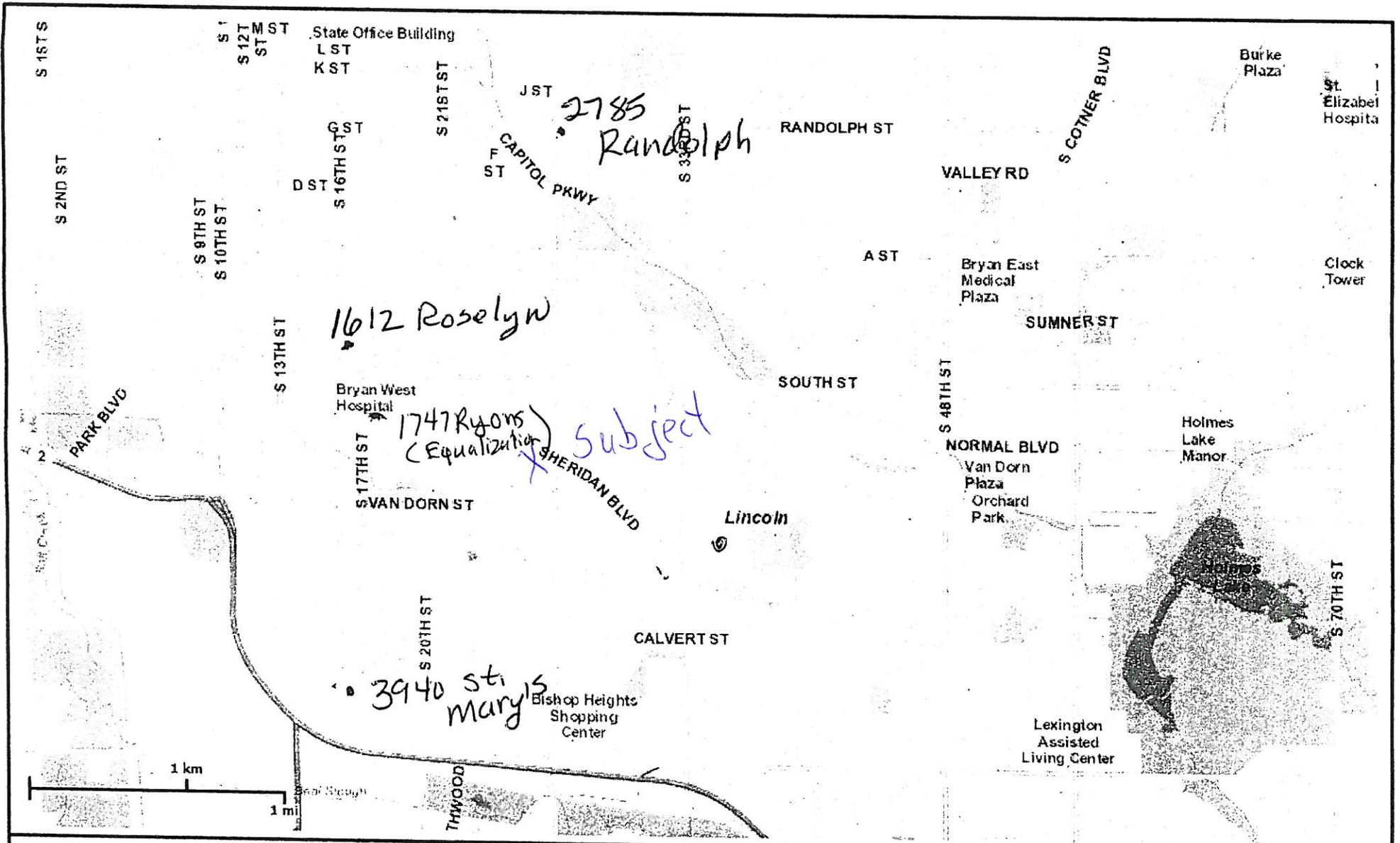
# Comparable Sales Report

Tax Year: 2012

For Property: **10-36-410-009-000**      Comp Sheet Format: **Residential Lancaster**      Market Area: **Low Model**

	Subject	Comp1	Comp2	Comp3
Property ID	10-36-410-009-000	10-36-407-018-000	17-31-305-014-000	10-36-405-006-000
Address	2304 S 24 ST LINCOLN NE	2660 SEWELL ST LINCOLN NE	2816 JEFFERSON AVE LINCOLN	2245 RYONS ST LINCOLN NE
Nbhd	7LCN012	7LCN012	7LCN012	7LCN011
DWELLING INFORMATION				
Year	1942	1922	1926	1920
Type	BN	BN	BN	RXU
Living Area	1,121	1,032	1,285	1,176
Exterior Wall Cover	Masonry	Siding	Masonry	Siding
Quality/CDU	2.00 / 2	3.00 / 2	3.00 / 3	3.00 / 2
Bedrooms	2	2	3	3
Fixtures	9	8	8	6
Fireplaces	0	0	1	0
Heat/AC	Heat and Air	Heat and Air	Heat and Air	Heat Only
Bsmt	1121 / 0 / 0 / 4	936 / 0 / 300 / 4	1285 / 0 / 600 / 4	1176 / 0 / 0 / 4
AttGar/DetGar/Carport/Capacit	0 / 440 / 0 / 2	0 / 360 / 0 / 1	0 / 216 / 0 / 1	0 / 216 / 0 / 1
Deck/Open/Enc/Sunroom	0 / 0 / 0 / 0	0 / 208 / 0 / 0	0 / 104 / 0 / 0	0 / 176 / 0 / 0
Site	\$40,000	\$40,000	\$40,000	\$35,000
MARKET INFORMATION				
Sale Date		5/19/2011	6/11/2010	9/14/2011
Sale Price	\$0	\$64,000	\$98,000	\$53,500
SP / SF	\$0	\$62.02	\$76.26	\$45.49
MRA Value	\$73,707	\$78,794	\$105,794	\$74,254
Cost Value	\$75,480	\$123,170	\$103,490	\$114,880
Adj Sale Price	\$0	\$58,900	\$65,900	\$53,000
Wgt Estimate	\$59,281			
Market Value	\$61,400			
Comparability		134	189	208

# Comparable House Sales



## Lancaster County/City of Lincoln GIS Map

map2

Printed: Jun 26, 2014

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email [ags@lincoln.ne.gov](mailto:ags@lincoln.ne.gov) and you will be directed to the appropriate department.



# WOODS BROS REALTY

## Competitive Market Analysis

PROPERTY ADDRESS: 2304 So 24 Lincoln Ave DATE: 7-9-2014

FOR SALE NOW:	BED-RMS	BATHS	DEN	SQ. FT.	1ST LOAN	LIST PRICE	DAYS ON MARKET	Remarks
<u>Subject</u> <u>2304 So 24</u>	<u>2</u>	<u>2</u>		<u>1121</u>				<u>Quality 2- CD 4 Fair</u>

SOLD PAST 12 MOS.	BED-RMS	BATHS	DEN	SQ. FT.	1ST LOAN	LIST PRICE	DAYS ON MARKET	DATE SOLD	SALE PRICE	TERMS	\$/Sq Ft
<u>1612 Roselyn Tr</u>	<u>2</u>	<u>1</u>		<u>968</u>				<u>5-16-14</u>	<u>85,500</u>	<u>CDU Fair-2</u>	<u>26.34</u>
<u>3940 S Wnt Marg's</u>				<u>1182</u>				<u>10-2-13</u>	<u>39,500</u>	<u>CDU Fair-2</u>	<u>33.41</u>
<u>2785 Baudolph</u>				<u>1041</u>				<u>8-12-13</u>	<u>35,000</u>	<u>CDU Fair-2</u>	<u>32.05</u>
<u>1747 Ryons</u>				<u>1190</u>					<u>43,900</u>	<u>CDU a DF</u>	<u>35.35</u>

SOLD PAST 12 MOS.	BED-RMS	BATHS	DEN	SQ. FT.	1ST LOAN	LIST PRICE	DAYS ON MARKET	DATE SOLD	SALE PRICE	TERMS	\$/Sq Ft
<u>Sold Lots R2 R6</u>											
<u>1632 Harwood</u>	<u>R2</u>				<u>30,000</u>			<u>8-10-12</u>	<u>20,900</u>	<u>34,280</u>	<u>No Demo</u>
<u>1819 Washington</u>	<u>R6</u>				<u>26,700</u>			<u>2-14-13</u>	<u>21,800</u>	<u>33,750</u>	<u>No</u>
<u>1821 So 405</u>	<u>R2</u>				<u>38,000</u>			<u>6-20-14</u>	<u>9,526</u>	<u>33,140</u>	<u>Attor \$9,000 Demo</u>

ASSETS: 6772 sq ft  
 DRAWBACKS: Disclosure of City of Lincoln Injunction, Unfinished Condition, Basement is  
 AREA MARKET CONDITIONS: Pool for Encumbered Fixer Uppers

RECOMMENDED TERM: 4

Average \$ per sq ft of comps \$30.20 x 1121 sq ft of Subject \$34,302  
 COMPETITIVE MARKET VALUE  
 Average \$ per sq ft of lots \$31.12 x 6772 sq ft of Subject 25,141 + Assessor's Value \$13,800  
 PROBABLE FINAL SALES PRICE \$38,941  
 Permanent Injunction as a Negative -33% of Current Assessed Value  
 SELLING COSTS \$53,800 x 33% = 17,754 53,800  
- 17,754  
\$36,046 - Value

BROKERAGE	\$
LOAN PAYOFF	\$
PREPAYMENT PRIVILEGE	\$
FA - VA POINTS	\$
TITLE AND ESCROW FEES (93 STAMPS RECORDS RECORDING)	\$
TERMITE CLEARANCE	\$
MISC. PAYOFFS 2ND T.D. POOL, PATIO.	\$
WTM SETNR FENCE IMPROVEMENT BOND	\$

34-39,000 Range of Value  
 TOTAL .....  
 If Buyer willing to put up with Permanent Injunction

### RESIDENTIAL

Br Style Bsmt Baths Gar Fp  
 Price List Date Exp Date Area  
 Brk B# Sq Ft  
 MLS# Add  
 #Br  O  T   
 Lot Sz Poss CC.  
 Rm B L 1 2 Size C D %B Ln Co  
 LR x C Gar M/B \$  
 DR x A/C Type @ %  
 KT x Heat Tx \$  
 BK x FP Zn Age  
 FR x Rng Rfg El  
 RR x Dwh Disp Jr  
 BR x Pv Dr Sr  
 BR x W/H Rf Par  
 BR x Ext Fnd Bus  
 BR x 220 Abst T/I  
 BA x Sq Ft L Ist  
 UT x 2nd Ttl

~~304 So 24 Lincoln Ave~~  
~~2304 So 24~~  
 Negative Value of City of Lincoln  
 Permanent Injunction  
 See Antelope County Assessors Card. Purchased for \$225,000 - 6-4-99  
 Sold for \$150,000 9-30-05 - 33% loss  
 Not counting improvements,

Legal & Remarks:  
 3# Ph L/A Ph

 36 listing(s) found

Midlands MLS, Inc.



EXHIBIT

C

## Residential

List Pr	BD	BA	Sq Ft	Lot Sz	Yr	Type
\$110,000	4	2	2238	14226sf	1915	DetRes

Active



3105 S 12 St Lincoln 68502

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
 Phone: 402-432-9784 Phone: 402-477-6668

**Marketing Remarks:** Great income property! This 1 1/2 story conversion home has over 2200 sq ft! The first floor has 1350 sq ft with 3 bedrooms, large living room, kitchen and formal dining room. The second floor apartment has an eat-in-kitchen, family room, bedroom and bath! The full basement has a green room and ample space for storage. There is a 2 car garage, and this home sits on a large double lot! This property is very private and has beautiful landscaping. Please note this home is being sold AS IS".

(1) Listing #10115400 [View Details](#) [See Map](#) [See Addl Pics](#)

\$135,000	3	1.75	1010	4620sf	2006	DetRes
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Active



3045 W Washington St Lincoln 68522

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
 Phone: 402-432-9784 Phone: 402-477-6668

**Marketing Remarks:** 3 bedroom 1.75 baths ranch with roomy eat-in kitchen! This home has all new interior paint and all new carpet! Nice finished basement with bedroom, full bath and family room. There is lots of storage in the basement. Back yard is fenced. Nice and neutral this home is ready to for you to move in! Call today for your appointment.

(2) Listing #10116240 [View Details](#) [See Map](#) [See Addl Pics](#)

\$152,500	3	1.75	1102		2014	DetRes
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Active



4631 W Whisperwood St Lincoln 68528

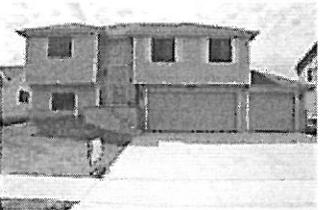
Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
 Phone: 402-432-9784 Phone: 402-477-6668

**Marketing Remarks:** Brand NEW, Affordable, Energy Efficient, Great Warranties! Don't pass up this 2 car garage modern split level. It has 3 bedrooms, 1.75 baths, deck and a patio. Also included: energy efficient Integrity Windows by Marvin, 92% efficient furnace, 10 year dry basement Watchdog waterproofing warranty, durable fiber cement siding with a life-time warranty, and so much more.

(3) Listing #10115412 [View Details](#) [See Map](#)

\$155,000	3	1.75	1102		2014	DetRes
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Active



4421 W Hub Hall Dr Lincoln 68528

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
 Phone: 402-432-9784 Phone: 402-477-6668

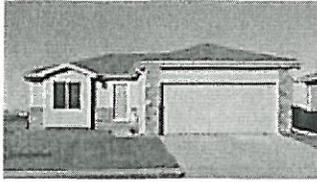
**Marketing Remarks:** Brand NEW, Affordable, Energy Efficient, Great Warranties! Don't pass up this 3 car garage modern split level. It has 3 bedrooms, 1.75 baths, deck and a patio. Also included: energy efficient Integrity Windows by Marvin, 92% efficient furnace, 10 year dry basement Watchdog waterproofing warranty, durable fiber cement siding with a life-time warranty, and so much more.

(4) Listing #10112960 [View Details](#) [See Map](#) [See Addl Pics](#)

\$165,000      3      1.75      1107      2014      DetRes

**Active**

4652      W Mary Louise Ln      Lincoln 68528



**Agent:** [Lea R Barker](#)      **Office:** [New Traditions Home & Realty](#)  
**Phone:** 402-432-9784      **Phone:** 402-477-6668  
**Marketing Remarks:** Brand NEW, Affordable, Energy Efficient, Great Warranties! Check out this 3 bedroom, 1.75 baths, walkout home. This home includes master bedroom with walk-in closet, lots of cabinets in the kitchen, a spacious living room, exterior brick accents. Also included: energy efficient Integrity Windows by Marvin, 92% efficient furnace, 10 year dry basement Watchdog waterproofing warranty, durable fiber cement siding with a life-time warranty and so much more. Move in this summer!

(5) Listing #10115407      [View Details](#)      [See Map](#)      [See Addl Pics](#)

\$183,900      4      2.25      2080      1974      DetRes

**Active**

5940      Elkcrest Dr      Lincoln 68516



**Agent:** [Lea R Barker](#)      **Office:** [New Traditions Home & Realty](#)  
**Phone:** 402-432-9784      **Phone:** 402-477-6668  
**Marketing Remarks:** You will fall in love with this 2 story in SE Lincoln! The spacious kitchen has plenty of room to move around and is complimented nicely with a sunny dinette and pantry. There is also a large formal dining room, large living room with a fireplace, and first floor laundry. This home features a huge master bedroom, A large hall bath, and 3 more spacious bedrooms. This property sits on a shady corner lot, has nice landscaping and includes attic storage above garage. Don't miss your chance to own in SE Lincoln for under \$200,000! Call today to see this gem!

(6) Listing #10116181      [View Details](#)      [See Map](#)      [See Addl Pics](#)

\$197,465      3      2.50      1441      2014      DetRes

**Active**

6615      N 12 St      Lincoln 68521



**Agent:** [Lea R Barker](#)      **Office:** [New Traditions Home & Realty](#)  
**Phone:** 402-432-9784      **Phone:** 402-477-6668  
**Marketing Remarks:** The Olivia floor plan was designed with the modern family in mind. This spacious open floor plan design invites the interaction that many families desire. The large island complete with high top bar provides a second eating and gathering space. The master bedroom is separated from the other two bedrooms - a very unique feature in a split-entry. The master bath includes a double vanity and a generous walk-in-closet. The basement is finished to provide a second family room and a convenient additional bathroom. Finally, the 3 stall garage provides ample space for the 3rd car, a boat or other various toys! Check out this new plan today. Hartland Homes can build your new home in about 4 months! Closing costs paid when you use our preferred lender.

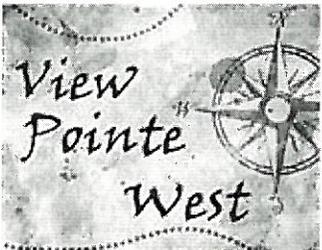
(7) Listing #10115265      [View Details](#)      [See Map](#)      [See Addl Pics](#)

**Land**

List Pr	Acre	Lot Sz	Type
\$29,000	0.2411	10504sf	Detach

**Active**

2755      NW Dahlia Dr      Lincoln 68524

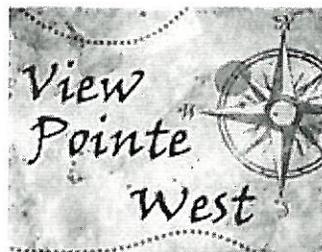


**Agent:** [Lea R Barker](#)      **Office:** [New Traditions Home & Realty](#)  
**Phone:** 402-432-9784      **Phone:** 402-477-6668  
**Marketing Remarks:** City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(1) Listing #10106715      [View Details](#)      [See Map](#)

\$30,000      0.2582      11247sf      Detach

**Active**



2701 NW Dahlia Dr Lincoln 68524

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(2) Listing #10106717 [View Details](#) [See Map](#)

\$30,000

0.1653

7200sf

Detach

Active

2707 NW Columbine Lincoln 68524

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(3) Listing #10103044 [View Details](#) [See Map](#) [See Addl Pics](#)

\$30,000

0.1653

7200sf

Detach

Active

2715 NW Columbine Lincoln 68524

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(4) Listing #10106666 [View Details](#) [See Map](#) [See Addl Pics](#)

\$30,000

0.2011

8760sf

Detach

Active

2563 NW Dahlia Dr Lincoln 68524

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(5) Listing #10106726 [View Details](#) [See Map](#)

\$31,000

0.1873

8158sf

Detach

Active

2560 NW 57 St Lincoln 68524

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(6) Listing #10106730 [View Details](#) [See Map](#)

\$31,000

0.1653

7200sf

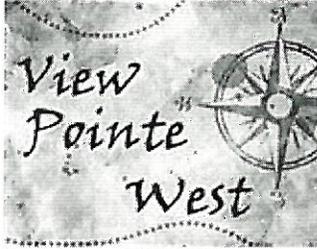
Detach

Active

2729

NW Columbine

Lincoln 68524

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(7) Listing #10106667

[View Details](#)[See Map](#)[See Addl Pics](#)

\$31,000

0.2073

9031sf

Detach

Active

440

11th

Eagle 68347

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: Big level lot. Lot not tied to a builder.

(8) Listing #10103054

[View Details](#)[See Map](#)

\$31,000

0.2069

9014sf

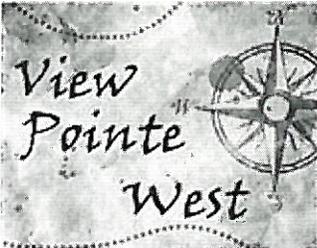
Detach

Active

2611

NW Dahlia Dr

Lincoln 68524

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(9) Listing #10106719

[View Details](#)[See Map](#)

\$31,000

0.1598

6959sf

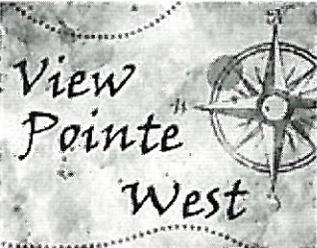
Detach

Active

2720

NW Dahlia Dr

Lincoln 68524

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(10) Listing #10106711

[View Details](#)[See Map](#)

\$32,000

0.1741

7584sf

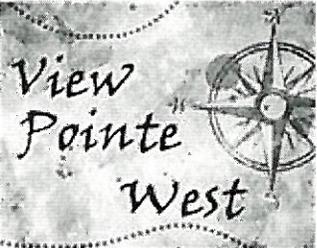
Detach

Active

2749

NW Columbine

Lincoln 68524

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(11) Listing #10106668

[View Details](#)[See Map](#)

\$32,000

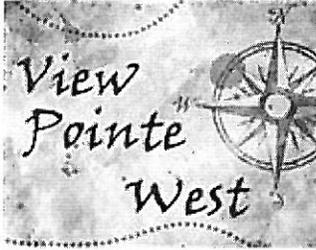
0.2368

10316sf

Detach

Active

2771 NW Columbine Lincoln 68524

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(12) Listing #10106704 [View Details](#) [See Map](#)

\$32,000

0.1923

8376sf

Detach

Active

2740 NW Dahlia Dr Lincoln 68524

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

(13) Listing #10106710 [View Details](#) [See Map](#)

\$32,000

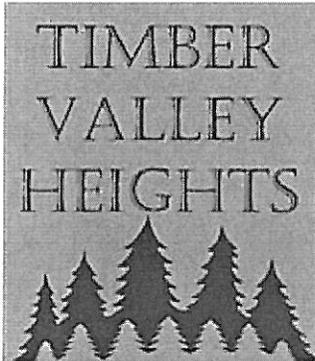
0.1543

6720sf

Detach

Active

2916 W Arlington Lincoln 68522

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: Level lot. Lots not tied to a builder.

(14) Listing #10111363 [View Details](#) [See Map](#)

\$33,000

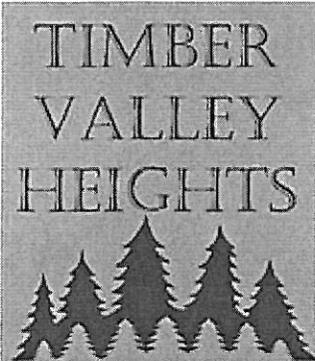
0.1377

6000sf

Detach

Active

2919 W Arlington Lincoln 68522

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: Great split entry lot. Lots not tied to a builder.

(15) Listing #10111364 [View Details](#) [See Map](#)

\$33,000

0.2635

11476sf

Detach

**Active**

427

11th

Eagle 68347

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: Large pie-shaped lot -- ideal for split foyer. The lot is not tied to a builder.

(16) Listing #10103055

[View Details](#)[See Map](#)

\$34,000

0.1653

7200sf

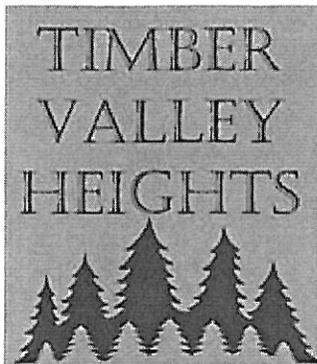
Detach

**Active**

1630

SW 30

Lincoln 68522

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: Day light lot backing to commons. Lots not tied to a builder.

(17) Listing #10111366

[View Details](#)[See Map](#)

\$34,000

0.1438

6264sf

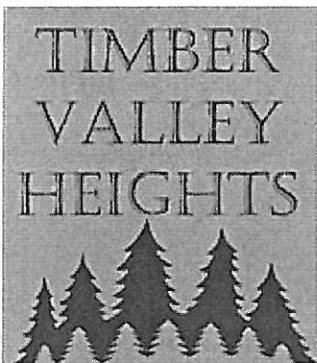
Detach

**Active**

3017

W Peach

Lincoln 68522

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: Flat lot. Lots not tied to a builder.

(18) Listing #10111368

[View Details](#)[See Map](#)

\$34,000

0.1505

6554sf

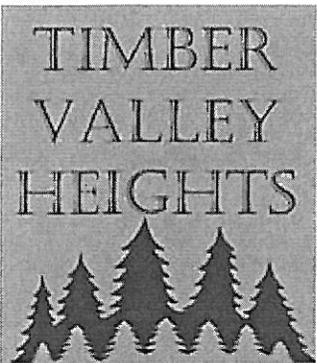
Detach

**Active**

2937

W Peach

Lincoln 68522

Agent: [Lea R Barker](#)Office: [New Traditions Home & Realty](#)

Phone: 402-432-9784

Phone: 402-477-6668

Marketing Remarks: Daylight lot. Lots not tied to a builder.

(19) Listing #10111369

[View Details](#)[See Map](#)

\$35,000

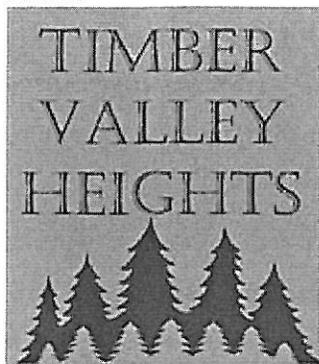
0.1518

6612sf

Detach

Active

2945 W Peach Lincoln 68522



Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
Phone: 402-432-9784  
Marketing Remarks: Walk-out lot. Lots not tied to a builder.

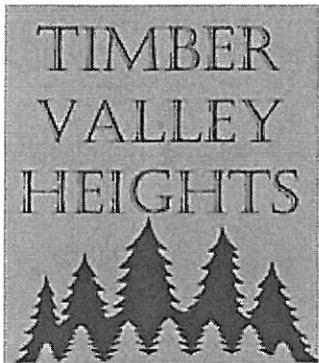
Phone: 402-477-6668

(20) Listing #10111370 [View Details](#) [See Map](#)

\$35,000 0.1518 6612sf Detach

Active

2951 W Peach Lincoln 68522



Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
Phone: 402-432-9784  
Marketing Remarks: Walk-out lot. Lots not tied to a builder.

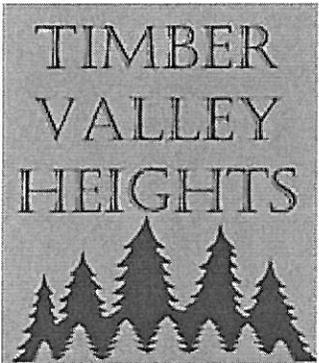
Phone: 402-477-6668

(21) Listing #10111371 [View Details](#) [See Map](#)

\$35,000 0.1531 6670sf Detach

Active

2975 W Peach Lincoln 68522



Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
Phone: 402-432-9784  
Marketing Remarks: Ranch lot. Lots not tied to a builder.

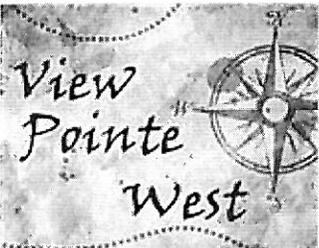
Phone: 402-477-6668

(22) Listing #10111372 [View Details](#) [See Map](#)

\$35,000 0.2534 11038sf Detach

Active

5660 W St Paul Ave Lincoln 68524



Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
Phone: 402-432-9784  
Marketing Remarks: City close, country quiet. Lots back to wooded green space. Lots not tied to a builder.

Phone: 402-477-6668

(23) Listing #10106712 [View Details](#) [See Map](#)

\$36,000

0.1465

6380sf

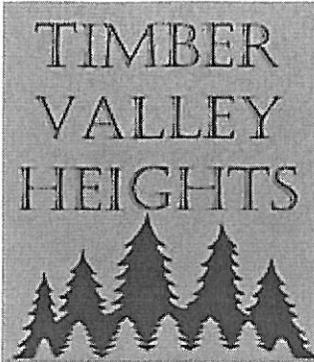
Detach

Active

1841

SW Derek

Lincoln 68522



Agent: [Lea R Barker](#)  
Phone: 402-432-9784

Office: [New Traditions Home & Realty](#)

Phone: 402-477-6668

Marketing Remarks: Walk-out lot backs to city park. Lots not tied to a builder.

(24) Listing #10111374

[View Details](#)

[See Map](#)

\$36,000

0.1465

6380sf

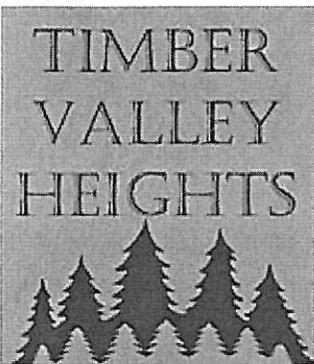
Detach

Active

3014

W Peach

Lincoln 68522



Agent: [Lea R Barker](#)  
Phone: 402-432-9784

Office: [New Traditions Home & Realty](#)

Phone: 402-477-6668

Marketing Remarks: Walk-out lot backs to city park. Lots not tied to a builder.

(25) Listing #10111375

[View Details](#)

[See Map](#)

\$37,000

0.1465

6380sf

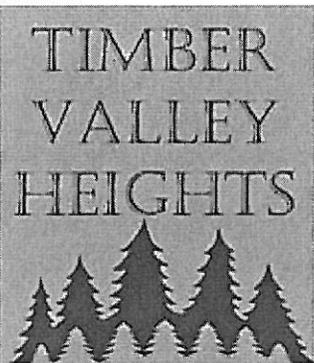
Detach

Active

3000

W Peach

Lincoln 68522



Agent: [Lea R Barker](#)  
Phone: 402-432-9784

Office: [New Traditions Home & Realty](#)

Phone: 402-477-6668

Marketing Remarks: Walk-out lot backs to city park. Lots not tied to a builder.

(26) Listing #10111376

[View Details](#)

[See Map](#)

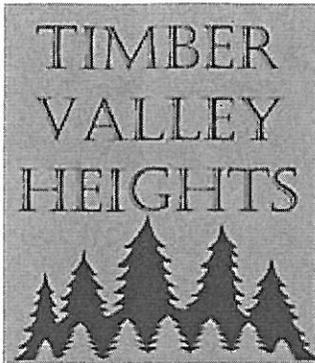
\$37,000

0.1623

7069sf

Detach

Active



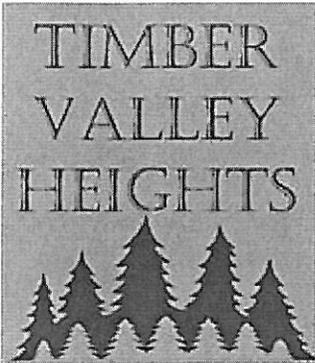
1817 SW Derek Lincoln 68522

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
Phone: 402-432-9784 Phone: 402-477-6668  
Marketing Remarks: Walk-out lot backs to city park. Lots not tied to a builder.

(27) Listing #10111377 [View Details](#) [See Map](#)

\$37,000 0.1591 6930sf Detach

Active



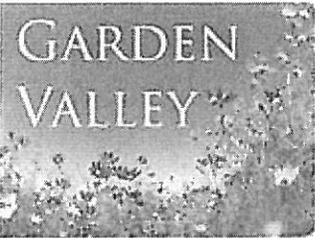
1825 SW Derek Lincoln 68522

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
Phone: 402-432-9784 Phone: 402-477-6668  
Marketing Remarks: Walk-out lot backs to city park. Lots not tied to a builder.

(28) Listing #10111378 [View Details](#) [See Map](#)

\$43,000 0.1659 7227sf Detach

Active



1217 Garden Valley Rd Lincoln 68521

Agent: [Lea R Barker](#) Office: [New Traditions Home & Realty](#)  
Phone: 402-432-9784 Phone: 402-477-6668  
Marketing Remarks: Great walkout lot backing to future city park and green space. Area is close to new Kooser Elementary School. Lot not tied to a builder.

(29) Listing #10103048 [View Details](#) [See Map](#)

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 12-35-407-002-000

Tax Year: 2014

Run Date: 8/5/2014 11:24:10 AM

Page 1 of 1

**OWNER NAME AND MAILING ADDRESS**

VISTAR HOMES INC  
PO BOX 82421  
LINCOLN, NE 68501

Additional Owners  
No.

**PROPERTY SITUS ADDRESS**

1157 GERANIUM DR  
LINCOLN, NE

**GENERAL PROPERTY INFORMATION**

Prop Class: Residential Unimproved  
Primary Use: 01 Single Family  
Living Units:  
Zoning: R3-Residential District  
Neighborhood: 7MNT306 - Hartland's Garden  
Tax Unit Grp: 0001  
Schl Code Base: 55-0001 Lincoln  
Schl Code Affiate:  
Exemptions:

**LEGAL DESCRIPTION**

HARTLANDS GARDEN VALLEY 1ST ADDITION,  
BLOCK 2, Lot 2

**SALES INFORMATION**

Date	Type	Sale Amount	Inst.Type	Instrument #	Incl Other Parcels
06/03/2014	Vacant	\$30,000	Warranty Deed	2014020367	

**BUILDING PERMITS**

Number	Issue Date	Amount	Status	Type	Description
B1401480	06/05/2014	\$125,000	Open	ND	SFR

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact-Code
11/22/2013	2:00 PM	Field Review - 08	General Review	JLP	
06/08/2011		Field Review - 08	Final Review	CMP	

**RECENT APPEAL HISTORY**

Year	Level	Case #	Status	Action
2014	Referee	14-00439	Active	
2013	Referee	13-02470	Closed	Value Adjusted -
2013	Tax Equalization	13R-0694	Active	

**TAXABLE VALUE HISTORY**

Year	Land	Building	Total
2014	\$35,000	\$0	\$35,000
2013	\$35,000	\$0	\$35,000
2012	\$20,000	\$0	\$20,000

**MARKET LAND INFORMATION**

Method	Type	AC/SF/Units
Site	RPI-Primary	

Total Acres 0.15 GIS SF 6435

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 12-35-408-004-000

Tax Year: 2014

Run Date: 8/5/2014 11:24:44 AM

Page 1 of 1

**OWNER NAME AND MAILING ADDRESS**

KHALED, RASHA & AL-MANSOURI, ADNAN  
1130 GERANIUM RD  
LINCOLN, NE 68521

Additional Owners  
No.

**PROPERTY SITUS ADDRESS**

1130 GERANIUM DR  
LINCOLN, NE

**GENERAL PROPERTY INFORMATION**

Prop Class: Residential Unimproved  
Primary Use: 01 Single Family  
Living Units:  
Zoning: R3-Residential District  
Neighborhood: 7MNT306 - Hartland's Garden  
Tax Unit Grp: 0001  
Schl Code Base: 55-0001 Lincoln  
Schl Code Affiate:  
Exemptions:

**LEGAL DESCRIPTION**

HARTLANDS GARDEN VALLEY 1ST ADDITION,  
BLOCK 3, Lot 4

**SALES INFORMATION**

Date	Type	Sale Amount	Inst.Type	Instrument #	Incl Other Parcels
06/03/2014	Vacant	\$36,000	Warranty Deed	2014020097	

**BUILDING PERMITS**

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

**INSPECTION HISTORY**

Date	Time	Code	Reason	Appraiser	Contact-Code
11/22/2013	2:00 PM	Field Review - 08	General Review	JLP	
06/08/2011		Field Review - 08	Final Review	CMP	

**RECENT APPEAL HISTORY**

Year	Level	Case #	Status	Action
2014	Referee	14-00447	Active	
2013	Referee	13-02477	Closed	Value Adjusted -
2013	Tax Equalization	13R-0702	Active	

**TAXABLE VALUE HISTORY**

Year	Land	Building	Total
2014	\$35,000	\$0	\$35,000
2013	\$35,000	\$0	\$35,000
2012	\$20,000	\$0	\$20,000

**MARKET LAND INFORMATION**

Method	Type	AC/SF/Units
Site	RPI-Primary	

Total Acres 0.16 GIS SF 6785

between related parties

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 12-35-406-002-000

Tax Year: 2014

Run Date: 8/5/2014 11:25:48 AM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS

NEW TRADITIONS HOME AND REALTY LLC D/B/A  
HARTLAND HOMES  
LEA BARKER, MANAGING MEMBER  
PO BOX 22787  
LINCOLN, NE 68542

Additional Owners

PROPERTY SITUS ADDRESS

6638 N 12 ST  
LINCOLN, NE

GENERAL PROPERTY INFORMATION

Prop Class: Residential Unimproved  
Primary Use: 01 Single Family  
Living Units:  
Zoning: R3-Residential District  
Neighborhood: 7MNT306 - Hartland's Garden  
Tax Unit Grp: 0001  
Schl Code Base: 55-0001 Lincoln  
Schl Code Affiate:  
Exemptions:

LEGAL DESCRIPTION

HARTLANDS GARDEN VALLEY 1ST ADDITION,  
BLOCK 1, Lot 2

SALES INFORMATION

Date	Type	Sale Amount	Inst.Type	Instrument #	Incl Other Parcels
06/10/2014	Vacant	\$22,000	Warranty Deed	2014021124	

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
B1401526	06/11/2014	\$95,296	Open	ND	SFR & GARAGE

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact-Code
11/22/2013	1:30 PM	Field Review - 08	General Review	JLP	
06/08/2011		Field Review - 08	Final Review	CMP	

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2014	Referee	14-00433	Active	
2013	Referee	13-02466	Closed	Value Adjusted -
2013	Tax Equalization	13R-0690	Active	

TAXABLE VALUE HISTORY

Year	Land	Building	Total
2014	\$35,000	\$0	\$35,000
2013	\$35,000	\$0	\$35,000
2012	\$20,000	\$0	\$20,000

MARKET LAND INFORMATION

Method	Type	AC/SF/Units
Site	RPI-Primary	

Total Acres 0.11 GIS SF 4620

*Hartland Gardens*

Value Requested	Property ID	Owner Name [HH Development]	Situs Address	2013/14 Value	2012 Value	LIST PRICE	Protest #
<b><u>HARTLAND'S VIEW POINTE WEST</u></b>							
<b>Block 1</b>							
\$17,000	4-13-205-004-000	HARTLAND HOMES INC	2701 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00234
\$17,000	4-13-205-005-000	HARTLAND HOMES INC	2707 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00235
\$17,000	4-13-205-006-000	HARTLAND HOMES INC	2715 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00236
\$17,000	4-13-205-008-000	HARTLAND HOMES INC	2729 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00237
\$17,000	4-13-205-011-000	HARTLAND HOMES INC	2749 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00238
\$17,000	4-13-205-012-000	HARTLAND HOMES INC	2757 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00239
\$17,000	4-13-205-014-000	HARTLAND HOMES INC	2771 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00240
\$17,000	4-13-205-016-000	HARTLAND HOMES INC	2760 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00241
\$17,000	4-13-205-018-000	HARTLAND HOMES INC	2740 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00242
\$17,000	4-13-205-020-000	HARTLAND HOMES INC	2720 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00243
\$17,000	4-13-205-021-000	HARTLAND HOMES INC	5660 W SAINT PAUL AVE LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00244
<b>Block 2</b>							
\$17,000	4-13-206-001-000	HARTLAND HOMES INC	2755 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00245
\$17,000	4-13-206-005-000	HARTLAND HOMES INC	2701 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00280
\$17,000	4-13-206-006-000	HARTLAND HOMES INC	2625 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00281
\$17,000	4-13-206-007-000	HARTLAND HOMES INC	2611 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00282
\$17,000	4-13-206-018-000	HARTLAND HOMES INC	2760 NW COLUMBINE DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00283
<b>Block 3</b>							
\$17,000	4-13-207-001-000	HARTLAND HOMES INC	2648 NW COLUMBINE DR LINCOLN	\$30,000	\$15,000	\$18,500	14-00284
\$17,000	4-13-207-006-000	HARTLAND HOMES INC	2563 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00285
<b>Block 4 &amp; 5</b>							
\$17,000	4-13-208-001-000	HARTLAND HOMES INC	2620 NW DAHLIA DR LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00286
\$17,000	4-13-208-003-000	HARTLAND HOMES INC	2560 NW 57 ST LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00287
\$17,000	4-13-209-001-000	HARTLAND HOMES INC	2565 NW 57 ST LINCOLN, NE	\$30,000	\$15,000	\$18,500	14-00288
<b>HARTLAND HOMES SW 5TH</b>							
\$66,625	10-32-215-020-000	HARTLAND HOMES INC	OUTLOT C	\$161,100	\$161,100		14-00289
\$405,000	10-32-219-014-000	HARTLAND HOMES INC	OUTLOT D	\$972,000	\$972,000		14-00290
<b>Block 1</b>							
\$18,000	10-32-212-001-000	HARTLAND HOMES INC	1501 SW 27 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00347

*Current list price*

*#29,000*

*#30,000*

*31*

*30*

*31*

*\**

\$18,000	10-32-212-005-000	HARTLAND HOMES INC	1541 SW 27 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00348
\$18,000	10-32-212-006-000	HARTLAND HOMES INC	1551 SW 27 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00349
<b>Block 2</b>							
\$18,000	10-32-213-005-000	HARTLAND HOMES INC	1711 SW 27 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00350
\$18,000	10-32-213-006-000	HARTLAND HOMES INC	1721 SW 27 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00379
\$18,000	10-32-213-014-000	HARTLAND HOMES INC	1850 SW 28 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00380
<b>Block 3 &amp; 4</b>							
\$18,000	10-32-214-001-000	HARTLAND HOMES INC	1929 SW 27 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00381
\$18,000	10-32-214-002-000	HARTLAND HOMES INC	1919 SW 27 ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00382
\$18,000	10-32-215-009-000	HARTLAND HOMES INC	2865 W ARLINGTON ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00383
\$18,000	10-32-215-010-000	HARTLAND HOMES INC	2873 W ARLINGTON ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00384
\$18,000	10-32-215-015-000	HARTLAND HOMES INC	2919 W ARLINGTON ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00385
\$18,000	10-32-215-019-000	HARTLAND HOMES INC	1860 SW DEREK AVE LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00386
<b>Block 5</b>							
\$18,000	10-32-216-001-000	HARTLAND HOMES INC	2931 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00387
\$18,000	10-32-216-002-000	HARTLAND HOMES INC	2937 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00389
\$18,000	10-32-216-003-000	HARTLAND HOMES INC	2945 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00390
\$18,000	10-32-216-004-000	HARTLAND HOMES INC	2951 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00391
\$18,000	10-32-216-005-000	HARTLAND HOMES INC	2975 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00392
\$18,000	10-32-216-006-000	HARTLAND HOMES INC	2983 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00393
\$18,000	10-32-216-007-000	HARTLAND HOMES INC	3003 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00291
\$18,000	10-32-216-008-000	HARTLAND HOMES INC	3009 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00292
\$18,000	10-32-216-009-000	HARTLAND HOMES INC	3017 W PEACH ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00293
<b>Block 6</b>							
\$18,000	10-32-217-005-000	HARTLAND HOMES INC	3014 W PEACH ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00294
\$18,000	10-32-217-006-000	HARTLAND HOMES INC	3006 W PEACH ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00295
\$18,000	10-32-217-007-000	HARTLAND HOMES INC	3000 W PEACH ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00296
\$18,000	10-32-217-008-000	HARTLAND HOMES INC	1857 SW DEREK AVE LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00297
\$18,000	10-32-217-009-000	HARTLAND HOMES INC	1849 SW DEREK AVE LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00298
\$18,000	10-32-217-010-000	HARTLAND HOMES INC	1841 SW DEREK AVE LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00299
\$18,000	10-32-217-012-000	HARTLAND HOMES INC	1825 SW DEREK AVE LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00300
\$18,000	10-32-217-013-000	HARTLAND HOMES INC	1817 SW DEREK AVE LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00301
\$18,000	10-32-217-014-000	HARTLAND HOMES INC	1809 SW DEREK AVE LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00302
<b>Blocks 7 &amp; 8</b>							
\$18,000	10-32-218-001-000	HARTLAND HOMES INC	2940 W ROSE ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00303

\$18,000	10-32-219-010-000	HARTLAND HOMES INC	2916 W ARLINGTON ST LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00304
\$18,000	10-32-219-011-000	HARTLAND HOMES INC	1808 SW DEREK AVE LINCOLN, NE	\$35,000	\$17,500	\$19,500	14-00305
<b>HARTLAND HOMES SOUTHWEST</b>							
\$18,000	10-32-207-001-000	HARTLAND HOMES INC	1400 SW 30 ST LINCOLN, NE	\$31,500	\$15,800	\$19,500	14-00341
\$18,000	10-32-211-005-000	HARTLAND HOMES INC	1600 SW 30 ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00342
\$18,000	10-32-211-006-000	HARTLAND HOMES INC	1610 SW 30 ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00343
\$18,000	10-32-211-008-000	HARTLAND HOMES INC	1630 SW 30 ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00344
\$18,000	10-32-210-004-000	HARTLAND HOMES INC	1621 SW 30 ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00345
\$18,000	10-32-211-013-000	HARTLAND HOMES INC	1730 SW 30 ST LINCOLN, NE	\$38,500	\$19,300	\$19,500	14-00346
<b>HARTLAND'S GARDEN VALLEY</b>							
\$5,250	12-35-405-020-000	HARTLAND HOMES INC	OUTLOT D	\$12,600	\$12,600		14-00418
\$124,875	12-35-400-006-000	HARTLAND HOMES INC	Garden Valley acreage lot	\$249,700	\$249,700		14-00412
\$123,625	12-35-400-012-000	HARTLAND HOMES INC	Garden Valley acreage lot	\$247,200	\$247,200		14-00414
\$113,375	12-35-400-025-000	HARTLAND HOMES INC	1000 FLETCHER AVE LINCOLN, NE	\$226,700	\$226,700		14-00415
\$20,000	12-35-405-001-000	HARTLAND HOMES INC	6656 N 13 ST LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00419
\$20,000	12-35-405-003-000	HARTLAND HOMES INC	6640 N 13 ST LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00420
\$20,000	12-35-405-005-000	HARTLAND HOMES INC	6624 N 13 ST LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00421
\$20,000	12-35-405-007-000	HARTLAND HOMES INC	6608 N 13 ST LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00422
\$20,000	12-35-405-008-000	HARTLAND HOMES INC	6600 N 13 ST LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00423
\$20,000	12-35-405-010-000	HARTLAND HOMES INC	1225 GARDEN VALLEY RD LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00425
\$20,000	12-35-405-011-000	HARTLAND HOMES INC	1217 GARDEN VALLEY RD LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00427
\$20,000	12-35-405-012-000	HARTLAND HOMES INC	1209 GARDEN VALLEY RD LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00428
\$20,000	12-35-405-015-000	HARTLAND HOMES INC	1155 GARDEN VALLEY RD LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00429
\$20,000	12-35-405-017-000	HARTLAND HOMES INC	1127 GARDEN VALLEY RD LINCOLN, NE	\$48,000	\$24,000	\$22,500	14-00430
<b>HARTLAND'S GARDEN</b>							
\$18,000	12-35-406-001-000	HARTLAND HOMES INC	6646 N 12 ST LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00431
\$18,000	12-35-406-002-000	HARTLAND HOMES INC	6638 N 12 ST LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00433
\$18,000	12-35-406-003-000	HARTLAND HOMES INC	6630 N 12 ST LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00434
\$18,000	12-35-406-004-000	HARTLAND HOMES INC	6620 N 12 ST LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00437
\$18,000	12-35-407-001-000	HARTLAND HOMES INC	1165 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00438
\$18,000	12-35-407-002-000	HARTLAND HOMES INC	1157 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00439
\$18,000	12-35-407-003-000	HARTLAND HOMES INC	1149 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00440
\$18,000	12-35-407-006-000	HARTLAND HOMES INC	1125 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00441
\$18,000	12-35-407-008-000	HARTLAND HOMES INC	1109 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00442
\$18,000	12-35-407-009-000	HARTLAND HOMES INC	1055 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00443

Sold for \$36,000

\$18,000	12-35-408-001-000	HARTLAND HOMES INC	6615 N 12 ST LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00445
\$18,000	12-35-408-003-000	HARTLAND HOMES INC	1140 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00446
\$18,000	12-35-408-004-000	HARTLAND HOMES INC	1130 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00447
\$18,000	12-35-408-005-000	HARTLAND HOMES INC	1120 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00448
\$18,000	12-35-408-006-000	HARTLAND HOMES INC	1110 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00451
\$18,000	12-35-408-007-000	HARTLAND HOMES INC	1100 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00451
\$18,000	12-35-408-008-000	HARTLAND HOMES INC	1060 GERANIUM DR LINCOLN, NE	\$40,000	\$20,000	\$19,500	14-00449
<b>HARTLAND HOMES NW 6TH</b>							
\$12,000	11-18-140-005-000	HARTLAND HOMES INC	4936 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00394
\$12,000	11-18-140-006-000	HARTLAND HOMES INC	4940 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00395
\$12,000	11-18-140-007-000	HARTLAND HOMES INC	4944 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00369
\$12,000	11-18-140-008-000	HARTLAND HOMES INC	4948 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00397
\$12,000	11-18-141-001-000	HARTLAND HOMES INC	4927 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00399
\$12,000	11-18-141-002-000	HARTLAND HOMES INC	4931 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00401
\$12,000	11-18-141-003-000	HARTLAND HOMES INC	4935 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00402
\$12,000	11-18-141-004-000	HARTLAND HOMES INC	4939 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00403
\$12,000	11-18-141-005-000	HARTLAND HOMES INC	4943 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00404
\$12,000	11-18-141-006-000	HARTLAND HOMES INC	4947 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00406
\$12,000	11-18-141-007-000	HARTLAND HOMES INC	4951 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00408
\$12,000	11-18-141-008-000	HARTLAND HOMES INC	5001 W MADISON AVE LINCOLN, NI	\$20,000	\$10,000	\$13,500	14-00409