



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO, Elected Official
402.444.7457 • F 402.996.8015
Diane.Battiato@douglascounty-ne.gov

Larry Miller, Chief Office Deputy
402.444.6780 • F 402.996.8015
Larry.Miller@douglascounty-ne.gov

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402.444.6729 • F 402.444.3973
Jack.Baines@douglascounty-ne.gov

Memo

TO: Sharon Bourke, Douglas County Commissioners' Office
SENT: July 26, 2016 Morning Afternoon Hand Delivered Email
FROM: Lisa Draper, Administrative Secretary
SUBJECT: Agenda Item for August 2, 2016

Please place the following items on the agenda for August 2, 2016:

- Certified Assessment Correction reflecting a correction in the values and approval.

CAC #	Owner Name	Explanation
16087	Lilymae L Coleman	No finished basement
16088	Lilymae L Coleman	No finished basement
16089	Rhonda L Dickerson	No finished basement
16090	Ida S Hewitt	Value added in error
16091	Timothy Shousha	Incorrect land size
16092	Laura A Troy	Improvements put on wrong parcel.

Thank you for your attention to this matter.

BOARD OF EQUALIZATION
DOUGLAS COUNTY, NEBRASKA

Resolved

WHEREAS:

The County Assessor-Register of Deeds/County Clerk is authorized to correct clerical errors and/or erroneous assessments, with the approval of the County Board of Equalization on August 2, 2016.

The County Assessor/Register of Deeds hereby recommends the following Certified Assessment Corrections for the reasons set forth in the CAC.

CAC #	Owner Name	Explanation
16087	Lilymae L Coleman	No finished basement
16088	Lilymae L Coleman	No finished basement
16089	Rhonda L Dickerson	No finished basement
16090	Ida S Hewitt	Value added in error
16091	Timothy Shousha	Incorrect land size
16092	Laura A Troy	Improvements put on wrong parcel.

NOW, THEREFORE, BE IT RESOLVED BY THIS BOARD OF EQUALIZATION OF DOUGLAS COUNTY, NEBRASKA, THAT the above-described certified assessment corrections are hereby approved and the corresponding corrections on the various tax lists are hereby authorized.

DATED this 2nd day of August, 2016.



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Certified Assessment Correction

For Year(s): 2013

Certified Letter

Date: 08/02/2016

Parcel Number: 24 2524 0890

From Property Class	To Property Class	From Tax District	To Tax District

Property Address: 18112 C Street
Omaha, Nebraska

Legal Description: WEST BAY WOODS LOT 146 BLOCK 0 74 X 129.08

Owner: Lilymae L Coleman

Mail Address: 18112 C Street
Omaha, NE 68130

Reason

- Parcel formerly exempt; add value. Sold by
- Full Recapture; parcel no longer qualifies for special use (greenbelt). Correct property class.
- Partial Recapture on _____ acres which no longer qualify for special use (greenbelt).
- Parcel qualifies for special use (greenbelt); apply greenbelt and market values. (Correct property class.)
- Establish base value for redevelopment Project # _____
- Redevelopment Project # _____ has been paid in full per city. Correct tax district to _____. For accounting purposes only, apply \$ _____ refund from city for distribution to taxing entities.
- Duplicate assessment also assessed on account # _____ ; remove value.
- Error in tax district (See above correction)
- Taxes were accelerated and paid.
- Clerical error:
- Other: No finished basement.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2013	35000	240000	275000	35000	214000	249000

County Assessor/Register of Deeds Office: Kurt Skradis/Larry Thomsen

County Board Action _____



Diane L. Battiato, CPO

DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

14/02/16

Review Appraisal

Property Information

Property Class: **R** Class Change? **No**

Parcel Number: **2524-0890-24**

Property Address: **18112 C Street**
Legal Description: **West Bay Woods Lot 146**

Land Value: **35000** Improvement Value: **240000** Total Value: **275000**

Taxpayer Information

Name: **Lilymae L Coleman**
Mailing Address: **18112 C Street Omaha NE 68130**

Reason for Review

Owner requests inspection to confirm no finished basement in house.

Field Inspection Information

Report: **Inspected 5-5-2016. 1196 sq. ft. finished basement added by clerical error.**

For Year: **2013** Land: **35000** Imp: **214000** Total: **249000**

Appraiser: **Kurt Skradis**
Date: **5-12-16**

Supervisor: **Larry Thomsen**



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POWER SEARCH

Home Quick Search X

MLS Defined Spreadsheet (8)

Checked All E-mail Save Print Export Customize Actions of 1 REPORTS

TOTAL	HIGH	LOW	AVG	MED	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRI
LISTING COUNT: 8	DAYS ON MARKET: 365	17	127	102	LIST PRICE: \$347,950	\$264,560	\$300,601	\$284,700	\$2,404,81
					SOLD PRICE: \$325,000	\$270,000	\$297,500	\$297,500	\$595,000

ty Subtype	Area	Price	City	Address	State	Zip	Statu
d Housing	244	\$264,560	Omaha	18112 C St	NE	68130-4244	FELL THRC
d Housing	244	↓ \$270,000	Omaha	18112 C St	NE	68130	SOLD
d Housing	244	\$276,500	Omaha	18112 C St	NE	68130	CANCELLEI
d Housing	244	\$276,500	Omaha	18112 C St	NE	68130	CANCELLEI
d Housing	244	\$292,900	Omaha	18112 C St	NE	68130	EXPIRED
d Housing	244	\$325,000	Elkhorn	18112 Howard Cir	NE	68022-5673	SOLD
d Housing	244	\$339,950	Elkhorn	18112 Howard Cir	NE	68022-5673	CANCELLEI
d Housing	244	\$347,950	Elkhorn	18112 Howard Cir	NE	68022-5673	CANCELLEI

Show

Form View

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System tray icons: Volume, Network, Date/Time (9:21 AM 5/12/2016)

CLIENT DETAIL

18112 Howard Cir

List Pr **\$329,950**



GPRMLS

MLS # 20510293
Status SOLD
Area 244
Property Subtype Detached Housing
City Elkhorn
State NE
Zip 68022-5673
Bedrooms 5
Bathrooms 4
of Rooms 14

Larry Thomsen
 Douglas County Assessor
 OFC: 402-444-7074
 1819 Farnam St #400
 Omaha NE 68183
 larry.thomsen@douglascounty-ne.gov



GENERAL

Style	2 Story	# of Fireplaces	2	Living Room Size	14.00 x 13.40
Parcel Number	1222120845	Garage Spaces	3	Dining Room Size	12.80 x 10.40
County	Douglas County	3rd Floor SqFt	0	Kitchen Size	14.20 x 13.00
Condo/Townhouse/Villa	No	2nd Floor SqFt	1,299	Family Room Size	18.00 x 16.00
Unit #		Main Floor SqFt	1,344	Rec Room Size	31.60 x 16.60
Sub-Area	2441	Finished Below Grade	1,195	Master Bedroom Size	20.00 x 12.80
Subdivision	The Grove	Total Finished SqFt	3,838	Bedroom #2 Size	11.90 x 11.00
SID	438	Lot Size Range	Over 1/4 up to 1/2 Acre	Bedroom #3 Size	14.20 x 12.00
Assessments	No	Lot Dimensions	39.27 x 175 x 70 x 121.06 x 210	Bedroom #4 Size	11.80 x 10.80
Assessment Fee	\$0.00			Laundry Room Size	7.90 x 5.80
Assessments Paid				Year Built	2003
				New Construction	Not New and NOT a Model

Listing Office GBS Homes

FEATURES

APPLIANCES INCLUDED	Range, Oven, Dishwasher, Disposal, Microwave	FENCE	None
ASSESSMENT INCLUDES	Not Applicable	GARAGE TYPE	Attached
COOLING	Central Air	HEATING FUEL	Gas
EXTERIOR	Stone, Hardboard	HEATING TYPE	Forced Air
EXTERIOR FEATURES	Porch, Patio, Deck/Balcony, Sprinkler System	INTERIOR FEATURES	Cable Available, 9'+ Ceiling
		MASTER BATH TYPE	Full, Shower, Double Sinks
		ROOF TYPE	Composition
		SEWER AND WATER	Public Water, Public Sewer

FINANCIAL

Legal Description Lot 369, The Grove
Tax Amount \$7,841.45
Taxes (Partial/Full)
Tax Year 2005

REMARKS

Wonderful wooded setting. Beautiful stone front. Light bright entry, formal LR w/FP, pillars & french drs leading to a warm westside sunroom w/lots of windows & skylight, formal DR & hearthroom overlooking treed area, spacious maple kit. w/dbl ovens, brkfst bar, hdwd flr, lg master ste, delightful BR alcoves, light airy center hall w/balcony & computer station, 2nd flr laundry w/sink & cabinets, fin walkout bsmt w/entertainment area, pool table area, 5th BR-ofc-den or study. Don't miss this one!



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Certified Assessment Correction

For Year(s): 2014 & 2015

Certified Letter

Date: 08/02/2016

Parcel Number: 24 2524 0890

From Property Class	To Property Class	From Tax District	To Tax District

Property Address: 18112 C Street
Omaha, Nebraska

Legal Description: WEST BAY WOODS LOT 146 BLOCK 0 74 X 129.08

Owner: Lilymae L Coleman

Mail Address: 18112 C Street
Omaha, NE 68130

Reason

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- Taxes were accelerated and paid.
- Clerical error:
- Other: No finished basement.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2014	35000	243500	278500	35000	214000	249000
2015						

County Assessor/Register of Deeds Office: Kurt Skradis/Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

16000

Review Appraisal

Property Information

Property Class: **R**

Class Change? **No**

Parcel Number: **2524-0890-24**

Property Address: **18112 C Street**

Legal Description: **West Bay Woods Lot 146**

Land Value: **35000**

Improvement Value: **243500**

Total Value: **278500**

Taxpayer Information

Name: **Lilymae L Coleman**

Mailing Address: **18112 C Street Omaha NE 68130**

Reason for Review

Owner requests inspection to confirm no finished basement in house.

Field Inspection Information

Report: **Inspected 5-5-2016. 1196 sq. ft. finished basement added by clerical error.**

For Year: **2015,2014**

Land: **35000**

Imp: **214000**

Total: **249000**

Appraiser: **Kurt Skradis**

Date: **5-12-16**

Supervisor: **Larry Thomsen**

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POWER SEARCH

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Paragon

HOME SEARCH LISTINGS CMA CONTACTS FINANCIALS TAX MEMBERSHIP

Home Quick Search X

MLS Defined Spreadsheet (8)

Checked All E-mail Save Print Export Customize Actions of 1 REPORTS

TOTAL	HIGH	LOW	AVG	MED	HIGH	LOW	AVERAGE	MEDIAN	TOTAL PRI
LISTING COUNT: 8					LIST PRICE: \$347,950	\$264,560	\$300,601	\$284,700	\$2,404,81
DAYS ON MARKET: 365	17	127	102		SOLD PRICE: \$325,000	\$270,000	\$297,500	\$297,500	\$595,000

Property Subtype	Area	Price	City	Address	State	Zip	Status
Single-Family Residential	244	\$264,560	Omaha	18112 C St	NE	68130-4244	FELL THRO
Single-Family Residential	244	\$270,000	Omaha	18112 C St	NE	68130	SOLD
Single-Family Residential	244	\$276,500	Omaha	18112 C St	NE	68130	CANCELLE
Single-Family Residential	244	\$276,500	Omaha	18112 C St	NE	68130	CANCELLE
Single-Family Residential	244	\$292,900	Omaha	18112 C St	NE	68130	EXPIRED
Single-Family Residential	244	\$325,000	Elkhorn	18112 Howard Cir	NE	68022-5673	SOLD
Single-Family Residential	244	\$339,950	Elkhorn	18112 Howard Cir	NE	68022-5673	CANCELLE
Single-Family Residential	244	\$347,950	Elkhorn	18112 Howard Cir	NE	68022-5673	CANCELLE

Show

Form View

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NUM

9:21 AM 5/12/2016

CLIENT DETAIL **18112 Howard Cir** **List Pr \$329,950**



MLS # 20510293
Status SOLD
Area 244
Property Subtype Detached Housing
City Elkhorn
State NE
Zip 68022-5673
Bedrooms 5
Bathrooms 4
of Rooms 14

Larry Thomsen
 Douglas County Assessor
 OFC: 402-444-7074
 1819 Farnam St #400
 Omaha NE 68183
 larry.thomsen@douglascounty-ne.gov




GENERAL

Style	2 Story	# of Fireplaces	2	Living Room Size	14.00 x 13.40
Parcel Number	1222120845	Garage Spaces	3	Dining Room Size	12.80 x 10.40
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Sub-Area	2441	Finished Below Grade	1,195	Master Bedroom Size	20.00 x 12.80
Subdivision	The Grove	Total Finished SqFt	3,838	Bedroom #2 Size	11.90 x 11.00
SID	438	Lot Size Range	Over 1/4 up to 1/2 Acre	Bedroom #3 Size	14.20 x 12.00
Assessments	No	Lot Dimensions	39.27 x 175 x 70 x 121.06 x 210	Bedroom #4 Size	11.80 x 10.80
Assessment Fee	\$0.00			Laundry Room Size	7.90 x 5.80
Assessments Paid				Year Built	2003
				New Construction	Not New and NOT a Model

Listing Office GBS Homes

FEATURES

APPLIANCES INCLUDED	Range, Oven, Dishwasher, Disposal, Microwave	FENCE	None
ASSESSMENT INCLUDES	Not Applicable	GARAGE TYPE	Attached
COOLING	Central Air	HEATING FUEL	Gas
EXTERIOR	Stone, Hardboard	HEATING TYPE	Forced Air
EXTERIOR FEATURES	Porch, Patio, Deck/Balcony, Sprinkler System	INTERIOR FEATURES	Cable Available, 9'+ Ceiling
		MASTER BATH TYPE	Full, Shower, Double Sinks
		ROOF TYPE	Composition
		SEWER AND WATER	Public Water, Public Sewer

FINANCIAL

Legal Description Lot 369, The Grove
Tax Amount \$7,841.45
Taxes (Partial/Full)
Tax Year 2005

REMARKS

Wonderful wooded setting. Beautiful stone front. Light bright entry, formal LR w/FP, pillars & french drs leading to a warm westside sunroom w/lots of windows & skylight, formal DR & hearthroom overlooking treed area, spacious maple kit. w/dbl ovens, brkfst bar, hdwd flr, lg master ste, delightful BR alcoves, light airy center hall w/balcony & computer station, 2nd flr laundry w/sink & cabinets, fin walkout bsmt w/entertainment area, pool table area, 5th BR-ofc-den or study. Don't miss this one!



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

Certified Assessment Correction

For Year(s): 2013, 2014 & 2015

Certified Letter

Date: 08/02/2016

Parcel Number: 23 2146 7614

From Property Class	To Property Class	From Tax District	To Tax District

Property Address: 6406 S 99 Street
 Omaha, Nebraska

Legal Description: THE VIEW LOT 58 BLOCK 0 IRREG

Owner: Rhonda L Dickerson

Mail Address: 6406 S 99 Street
 Omaha, NE 68127

Reason

- Parcel formerly exempt; add value. Sold by
- Full Recapture; parcel no longer qualifies for special use (greenbelt). Correct property class.
- Partial Recapture on _____ acres which no longer qualify for special use (greenbelt).
- Parcel qualifies for special use (greenbelt); apply greenbelt and market values. (Correct property class.)
- Establish base value for redevelopment Project # _____
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- Duplicate assessment also assessed on account # _____ ; remove value.
- Error in tax district (See above correction)
- Taxes were accelerated and paid.
- Clerical error:
- Other: No finished basement.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2013	17600	133000	150600	17600	124000	141600
2014						
2015						

County Assessor/Register of Deeds Office: Tom Cheslak/Larry Thomsen

County Board Action _____



Diane L. Battiato, CPO

DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

160774

Review Appraisal

Property Information

Property Class: R

Class Change?

Parcel Number: ~~2146761423~~

Property Address: 6406 S 99 Street

Legal Description: Lot 58 The View

Land Value: 17600

Improvement Value: 133000

Total Value: 150600

Taxpayer Information

Name: Rhonda L Dickerson

Mailing Address: 6406 S 99 Street Omaha NE 68127

Reason for Review

Owner reports house incorrectly listed with finished basement.

Field Inspection Information

Report: Finished basement incorrectly added by clerical error.

For Year: 2013,2014,2015

Land: 17600

Imp: 124000

Total: 141600

Appraiser: Tom Cheslak

Date: 5-20-2016

Supervisor: Larry Thomsen

PVAL 2146 7614 23

READY FOR UPDATE
REAL PROPERTY VALUES

62

LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
01	2007	03-13-2007	17600	133000	150600	RA	
02	2001	03-16-2001	17600	122500	140100	MVU	
03	2000	03-12-2000	17600	118400	136000	MVU	
04	1999	05-21-1999	17600	108300	125900	SBE	
05	1999	03-09-1999	16300	100300	116600	PRA	
06	1996	03-16-1996	16300	93700	110000	RA	
07	1994	08-18-1994	16300	66800	83100	SBE	
08	1991	05-09-1991	16300	59200	75500	BOE	19
09	1991	03-05-1991	16300	68600	84900	LR	
10	1989	03-09-1989	8100	68600	76700	YES LR	

-----OWNER NAME----- LEGAL: VIEW THE
 RHONDA L*DICKERSON LOT 58
 6406 S 99 ST IRREG

BLOCK 0

OMAHA NE 68127
 PF1-ADFB PF5-PNFB PF6-PAFB



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Certified Assessment Correction

For Year(s): 2016

Certified Letter

Date: 08/02/2016

Parcel Number: 26 1500 0550

From Property Class	To Property Class	From Tax District	To Tax District

Property Address: 6363 Grover Street #25
Omaha, Nebraska

Legal Description: CANIGLIAS MOBILE HOME PARK INC LOT 25 BLOCK 0 MOBILE HOME TITLE #
05307010038

Owner: Ida S Hewitt

Mail Address:

Reason

- Parcel formerly exempt; add value. Sold by
- Full Recapture; parcel no longer qualifies for special use (greenbelt). Correct property class.
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- Duplicate assessment also assessed on account # _____; remove value.
- Error in tax district (See above correction)
- Taxes were accelerated and paid.
- Clerical error:
- Other: Value added in error.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	15100	15100	0	0	0

County Assessor/Register of Deeds Office: Jill Dasovich/Christine Seitz

County Board Action _____

16090



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: _____ Class Change? _____

Parcel Number: **26 1500 0550**

Property Address: **6363 Grover St #25**

Legal Description: **CANIGLIAS MOBILE HOME PARK INC LOT 25 BLOCK 0 MOBILE HOME
TITLE # 05307010038**

Land Value: **0**

Improvement Value: **15100**

Total Value: **15100**

Taxpayer Information

Name: **Ida S Hewitt**

Mailing Address: _____

Reason for Review

value added in error

Field Inspection Information

Report: **remove 2016 value**

For Year: **2016**

Land: **0**

Imp: **0**

Total: **0**

Appraiser: **JD**

Supervisor: _____

Date: **6-2-16**



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Certified Assessment Correction

For Year(s): 2013, 2014 & 2015

Certified Letter

Date: 08/02/2016

Parcel Number: 08 1435 0035

From Property Class	To Property Class	From Tax District	To Tax District

Property Address: 5710 S 255 Street
Omaha, Nebraska

Legal Description: CLARK J L SUB LOT 1 BLOCK 0 LOT 1

Owner: Timothy Shousha

Mail Address: 5710 S 255 Street
Waterloo, NE 68069

Reason

- Parcel formerly exempt; add value. Sold by
- Full Recapture; parcel no longer qualifies for special use (greenbelt). Correct property class.
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- Taxes were accelerated and paid.
- Clerical error:
- Other: Incorrect land size.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2013	34600	107800	142400	31200	107800	139000
2014						
2015						

County Assessor/Register of Deeds Office: Michael Lunkwitz/Larry Thomsen

County Board Action _____

16091



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **R** Class Change? **no**

Parcel Number: **1435003508**

Property Address: **5710 S 255 ST**

Legal Description: **CLARK J L SUB LOT 1 BLOCK 0 LOT 1**

Land Value: **34600**

Improvement Value: **107800**

Total Value: **142400**

Taxpayer Information

Name: **Timothy Shousha**

Mailing Address: **5710 S 255 ST**

WATERLOO NE 68069-0000

Reason for Review

Owner has called in and stated that there was discrepancy in land size, it has been changed to correct size. The parcel was 3.46 and is now 3.12 acres.

Field Inspection Information

Report: Land size has been changed to the appropriate size of 3.12 acres of taxable land.

For Year: **2013,2014,2015**

Land: **31200**

Imp: **107800**

Total: **139000**

Appraiser: **Michael Lunkwitz**

Date: **5/11/2016**

Supervisor: **Larry Thomsen**

"Delivering Accuracy in Values and Deeds"



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Certified Assessment Correction

For Year(s): 2016

Certified Letter

Date: 08/02/2016

Parcel Number: 05 2201 3000

From Property Class	To Property Class	From Tax District	To Tax District

Property Address:

Omaha, Nebraska

Legal Description:

AMYS PLACE LOT 1 BLOCK 0 LT 1 3.03 AC

Owner:

Laura A Troy

Mail Address:

25302 State Street
Valley, NE 68064

Reason

- Parcel formerly exempt; add value. Sold by
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Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	36,480	200,500	236,980	40,892	135,100	175,990

County Assessor/Register of Deeds Office: Stan Mlotek

County Board Action _____

16092



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: _____ Class Change? _____

Parcel Number: **0522013000**

Property Address: **no address**

Legal Description: **AMYS PLACE LOT 1 BLOCK 0 LT 1 3.03 AC**

Land Value: **36,480** Improvement Value: **200,500** Total Value: **236,980**

Taxpayer Information

Name: **LAURA A TROY**

Mailing Address: **25302 STATE ST VALLEY NE 68064**

Reason for Review

Split Parcel

Field Inspection Information

Report: The parent parcel was split into two parcels but two buildings were left on this parcel that belong on the other parcel. There also was a small change to the land from grass to dry.

For Year: **2016** Land: **40,892** Imp: **135,100** Total: **175,990**

Appraiser: **SM** Supervisor: **JP** Date: **06/16/2016**