



Diane L. Battiato, CPO

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DOUGLAS COUNTY
ASSESSOR · REGISTER OF DEEDS OFFICE
Interoffice Memorandum

TO: Sharon Bourke, Douglas County Commissioners' Office
SENT: July 21, 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.

Hearings on Certified Assessment Correction reflecting omitted or undervalued property and approval of corrections to the tax rolls:

CAC #	Owner Name	Explanation
16068	Abelardos Mexican Food LLC	Parcel formerly exempt.
16069	Belloma Inc etal	Parcel formerly exempt.
16070	Robert E Carlson	Improvements put on wrong parcel.
16071	Deepak Gangahar	Parcel formerly exempt.
16072	Habitat for Humanity of Omaha	Parcel formerly exempt.
16073	Habitat for Humanity of Omaha	Parcel formerly exempt.
16074	Habitat for Humanity of Omaha	Parcel formerly exempt.
16075	Habitat for Humanity of Omaha	Parcel formerly exempt.
16076	Habitat for Humanity of Omaha	Parcel formerly exempt.
16077	Happiness LLC	Parcel formerly exempt.
16078	Christopher Johnson	Parcel formerly exempt.
16079	Ralph Morse etal	Parcel formerly exempt.
16080	Nebraska Horsemans Benevolent	Approved for partial exemption.
16081	Nebraska Methodist Health Systems Inc.	Permissive exemption denied.
16082	PBPM LLC	Parcel formerly exempt.
16083	J & M Ralston LLC	Error made on TIF account
16084	Seryia Seay	Parcel formerly exempt.
16085	Marjorie Sivers	Parcel formerly exempt.
16086	Univ of NE Board of Regents	Leased property.

Thank you for your attention to this matter.

BOARD OF EQUALIZATION
DOUGLAS COUNTY, NEBRASKA

Resolved

WHEREAS:

1) The County Board of Equalization may meet at any time for the purpose of equalizing assessments of any omitted property; and a meeting was so called and a hearing date set for certified assessment corrections presented by the County Assessor/Register of Deeds.

2) The property owners were given proper notice of the intended corrections, and after reviewing the proposed corrections, and after a hearing on the proposed correction on August 2, 2016, the Board of Equalization accepted the Assessor/Register of Deeds' recommendations on the certified assessment corrections listed below.

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

CAC #	Owner Name	Explanation
16068	Abelardos Mexican Food LLC	Parcel formerly exempt.
16069	Belloma Inc etal	Parcel formerly exempt.
16070	Robert E Carlson	Improvements put on wrong parcel.
16071	Deepak Gangahar	Parcel formerly exempt.
16072	Habitat for Humanity of Omaha	Parcel formerly exempt.
16073	Habitat for Humanity of Omaha	Parcel formerly exempt.
16074	Habitat for Humanity of Omaha	Parcel formerly exempt.
16075	Habitat for Humanity of Omaha	Parcel formerly exempt.
16076	Habitat for Humanity of Omaha	Parcel formerly exempt.
16077	Happiness LLC	Parcel formerly exempt.
16078	Christopher Johnson	Parcel formerly exempt.
16079	Ralph Morse etal	Parcel formerly exempt.
16080	Nebraska Horsemans Benevolent	Approved for partial exemption.
16081	Nebraska Methodist Health Systems Inc.	Permissive exemption denied.
16082	PBPM LLC	Parcel formerly exempt.
16083	J & M Raiston LLC	Error made on TIF account
16084	Seryia Seay	Parcel formerly exempt.
16085	Marjorie Siviers	Parcel formerly exempt.
16086	Univ of NE Board of Regents	Leased property.

NOW DATED this 2nd day of August, 2016.



**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: 06 2785 0001

From Property Class	To Property Class	From Tax District	To Tax District
E2B	C0		

Property Address: 6051 Ames Avenue
Omaha, Nebraska

Legal Description: BENSONCREST LOT 1 BLOCK 2 -EX PT TAKEN FOR ST- E 90 FT

Owner: Abelardos Mexican Food LLC

Mail Address: 13275 Miami Street
Omaha, NE 68164

Reason

- Parcel formerly exempt; add value. Sold by Clair Memorial United Methodist Church.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	18,000	77,500	95,500

County Assessor/Register of Deeds Office: Linda Rowe

County Board Action _____

16068



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **E2B** Class Change? **C0**
Parcel Number: **06 2785 0001**
Property Address: **6051 Ames Av**
Legal Description: **BENSONCREST LOT 1 BLOCK 2 -EX PT TAKEN FOR ST- E 90 FT**

Land Value: **0** Improvement Value: **0** Total Value: **0**

Taxpayer Information

Name: **Abelardos Mexican Food LLC**
Mailing Address: **13275 Miami St
Omaha, NE 68164**

Reason for Review

Property sold by Clair Memorial United Methodist Church, needs value for 2016

Field Inspection Information

Report: *Reviewed cost and sales for snack bars.*

For Year: **2016** Land: **18,000** Imp: ~~77,500~~ ^{77,500} Total: ~~155,500~~ ^{95,500}

Appraiser: *Linda Rowe* Supervisor: *Linda Rowe* Date: *7.14.16*

Real Estate Transfer Statement

To be filed with the Register of Deeds
Read Instructions on reverse side

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas	2 County Number 28	3 Date of Sale/Transfer 5/27/16	4 Date of Deed 5/27/16
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Clair Memorial United Methodist Church, a Nebraska non-profit corporation Street or Other Mailing Address 5544 Ames Ave City Omaha, NE 68104 State Zip Code Phone Number (402) 451-8322 Email Address		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) ABELARDO'S MEXICAN FOOD LLC Street or Other Mailing Address 2734 North 120th Avenue City Omaha, NE 68164 State Zip Code Phone Number 4023177514 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C also if property is mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate-Transfer of Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange?)
 YES NO

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Exchange	<input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Gift	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Life Estate	<input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Sale	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death	<input type="checkbox"/> Trustee to Beneficiary	<input type="checkbox"/> Other(explain)
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11 Was Ownership Transferred in Full (If No, explain the division)
 YES NO

12 Was real estate purchased for same use? (If No, state intended use)
 YES NO

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check appropriate box)

<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp. Partnership or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
	<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
	<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$90,000.00

15 Was the mortgage assumed? (If Yes, state amount and interest rate)
 YES NO \$ %

16 Does this conveyance divide a current parcel of land?
 YES NO

17 Was transfer through a real estate agent or title company? (If Yes, include the name of the agent or title company contact)
 YES, Michele Torrence NO

18 Address of Property
6051 Ames Avenue
Omaha NE 68104
 No address assigned Vacant land

19 Name and Address of Person to Whom Tax Statement Should be Sent
Abelardo's Mexican Food
Attn: Hilda M. Alarcon
6051 Ames Avenue, Omaha NE 68104
13275 Miami St
Omaha, NE 68104

20 Legal Description
The East 90 feet of Lot 1, in Block 2, in Bensoncrest, an addition to the city of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, EXCEPT that part thereof taken for Street right-of-way.

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed.....	\$90,000.00
23 Was nonreal property included in purchase? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO (if Yes, enter amount and attach itemized list)	0
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$90,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete and correct, and that I am duly authorized to sign this statement

sign here

► **Hilda M. Alarcon, Member Manager**
Print or Type Name of Grantee or Authorized Representative

► *[Signature]*
Signature of Grantee or Authorized Representative

BUYER

4023177514
Phone Number

[Signature]

26 Date Deed Recorded
Mo. Day Yr.

27 Value of Stamp or Exempt Number
202.50



PVAL 2785 0001 06

READY FOR UPDATE
REAL PROPERTY VALUES

43

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2016	04-28-2016	0	0	0	TE	103
	02	2015	03-10-2015	17300	128800	146100	RA	
	03	2009	08-12-2009	17300	182700	200000	BOE	1019
	04	2009	03-09-2009	17300	182700	200000	RA	
	05	2008	03-10-2008	17300	51100	68400	IR	
	06	2007	03-13-2007	17300	46000	63300	RA	
	07	2005	03-25-2005	17300	36200	53500	IR	
	08	2000	05-17-2000	17300	36200	53500	SBE	
	09	2000	03-12-2000	16200	33800	50000	BP	5918
	10	1999	03-09-1999	16200	28800	45000	LR	

-----OWNER NAME----- LEGAL: BENSONCREST
 ABELARDOS MEXICAN FOOD LLC LOT 1 BLOCK 2
 13275 MIAMI ST --EX PT TAKEN FOR ST- E 90 FT

OMAHA NE 68164
 PF1-ADFB PF5-PNFB PF6-PAFB

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Abelardos Mexican Food LLC
13275 Miami Street
Omaha, NE 68164

CAC Number: 16068

Property Address: 6951 Ames Avenue

Key Number: 062785 0001

Description: BENSONCREST LOT 1 BLOCK 2 -EX PT TAKEN FOR ST- 3 90 FT

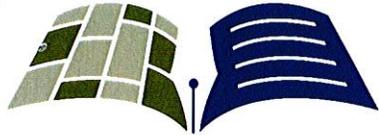
Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

- Removal of homestead exemption
- Removal of exemption of formerly tax exempt property
- Approval of tax exemption:
 - Total
 - Partial
- Disapproval of tax exemption
- Adjustment of value
- Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



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: 20 2214 0002

From Property Class	To Property Class	From Tax District	To Tax District
E2B	C0		

Property Address: 3626 N 65 Avenue
Omaha, Nebraska

Legal Description: POSTS ADD LOT 4 BLOCK 1 S 1 FT VAC ALLEY ADJ & 1/2 VAC ALLEY ADJ W 17.5 FT ADJ LOT 4 & -EX IRREG SW 3 FT FOR WIDENING & IRREG S 116 E 142.5 FT- LOT 2 & ALL LOTS 3 & 4

Owner: Belloma Inc. etal

Mail Address: 9929 Broadmoor Road
Omaha, NE 68114

Reason

- Parcel formerly exempt; add value. Sold by Franciscan Monastery of St. Clare
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	102,400	127,600	230,000

County Assessor/Register of Deeds Office: Linda Rowe

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

16069

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: E2B

Class Change? C0

Parcel Number: 20 2214 0002

Property Address: 3626 N 65 Av

Legal Description: POSTS ADD LOT 4 BLOCK 1 S 1 FT VAC ALLEY ADJ & 1/2 VAC ALLEY ADJ W 17.5 FT ADJ LOT 4 & -EX IRREG SW 3 FT FOR WIDENING & IRREG S 116 E 142.5 FT- LOT 2 & ALL LOTS 3 & 4

Land Value: 0

Improvement Value: 0

Total Value: 0

Taxpayer Information

Name: Belloma Inc etal

Mailing Address: 9929 Broadmoor Rd
Omaha, NE 68114

Reason for Review

Parcel was sold by Franciscan Monastery of St Clare needs value for 2016

Field Inspection Information

Report: Reviewed church sales the purchase price is reasonable.

For Year: 2016

Land: 102,400

Imp: 127,600

Total: 230,000

Appraiser: *Linda Rowe*

Supervisor: *Linda Rowe*

Date: *7.14.16*

Real Estate Transfer Statement

20 22140002
FORM 521

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement signed and items 1-25 are accurately completed

1 County Name Douglas	2 County Number 28	3 Date of Sale/Transfer 06/07/2016	4 Date of Deed 06/02/2016
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Franciscan Monastery of St. Clare Street or Other Mailing Address 3626 North 65th Ave City Omaha State NE Zip Code 68104 Telephone Number 402-343-3756 Email Address n/a		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Belloma Inc. <u>Dean T. Hokanson III, Brett Cook</u> Street or Other Mailing Address 9929 Broadmoor Rd City Omaha State NE Zip code 68114 Telephone Number <u>402-697-5844</u> Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address n/a	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	(B) Property Type <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interest-Nonproducing <input type="checkbox"/> Mineral Interest-Producing <input type="checkbox"/> State Assessed <input checked="" type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
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8 Type Of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)	

11 Was ownership Transferred in full? (if No, explain division.)
 Yes No

12 Was real estate purchased for same use? (if No, state intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (if Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

15 Was the mortgage assumed? (if Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (if Yes, include the name of the agent or title company contact.) Yes First American Title No

18 Address of Property 3626 North 65th Ave, Omaha, NE 68104

19 Name and Address of Person to Whom the Tax Statement should be Sent
Belloma Inc. 9929 Broadmoor Rd, Omaha, NE 68114

18a No address assigned **18b** Vacant land

20 Legal Description See attached

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$230,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (if Yes, enter dollar amount and attach itemized list.)	\$
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$230,000.00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number	

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here

Dean Hokanson III
Print or Type Name of Grantee or Authorized Representative
517.50
Signature of Grantee or Authorized Representative

402-697-5844

Register Of Deed's Use On

26 Date Deed Recorded

27 Value of Stamp or Exempt Number \$

DEED 2016044097



LOTS 3 AND 4 AND THE WEST 9 FEET OF LOT 2, ALL IN BLOCK 1, POST'S ADDITION TO BENSON, NOW A PART OF THE CITY OF OMAHA, AND THE SOUTH ONE FOOT OF THE EAST 154 FEET OF THE VACATED ALLEY ADJOINING SAID LOT 4 ON THE NORTH AND THE SOUTH ONE HALF OF THE WEST 17.5 FEET OF THE EAST 171.5 FEET OF THE VACATED ALLEY ADJOINING SAID LOT 4 ON THE NORTH, DOUGLAS COUNTY, NEBRASKA;

AND

LOT 2, IN BLOCK 1, POST'S ADDITION TO BENSON, NOW A PART OF THE CITY OF OMAHA, EXCEPT THE WEST 9 FEET OF SAID LOT, AND EXCEPT THE FOLLOWING DESCRIBED; AND ALSO EXCEPT THE FOLLOWING DESCRIBED PART OF SAID LOT: BEGINNING AT A POINT 155.2 FEET NORTHWEST OF THE SOUTHEAST CORNER OF SAID LOT 2, IN BLOCK 1; THENCE IN A NORTHWESTERLY DIRECTION ALONG MILITARY AVENUE 28.5'; THENCE NORTHEAST 18.5 FEET TO A POINT OF 142.5 FEET WEST OF THE EAST LINE OF SAID LOT 2; THENCE EAST 142.5 FEET TO THE EAST LINE OF SAID LOT 2, THENCE SOUTH 116 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THEN IN A NORTHWESTERLY DIRECTION ALONG MILITARY AVENUE 155.2 FEET TO THE PLACE OF BEGINNING; PART OF SAID LOT: BEGINNING AT A POINT 9 FEET DUE EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST 6 FEET ALONG THE NORTH LINE OF SAID LOT, AND THENCE IN A STRAIGHT LINE TO A POINT WHICH IS 12 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE DUE NORTH TO THE PLACE OF BEGINNING

AND

PART OF LOT 2, IN BLOCK 1, IN POST'S ADDITION TO BENSON, NOW A PART OF THE CITY OF OMAHA, IN DOUGLAS COUNTY, NEBRASKA, THE FOLLOWING DESCRIBES PART OF SAID LOT: BEGINNING AT A POINT 9 FEET DUE EAST OF THE NORTHWEST CORNER OF SAID LOT 2; THENCE EAST 6 FEET ALONG THE NORTH LINE OF SAID LOT, AND THENCE IN A STRAIGHT LINE TO A POINT WHICH IS 12 FEET SOUTH OF THE PLACE OF BEGINNING; THENCE DUE NORTH TO THE PLACE OF BEGINNING;

AND EXCEPT THAT PART CONVEYED TO THE CITY OF OMAHA BY WARRANTY DEED RECORDED SEPTEMBER 26, 1978 IN BOOK 1607 AT PAGE 237, DEED RECORDS, DOUGLAS COUNTY, NEBRASKA.

PVAL 2214 0002 20

READY FOR UPDATE
REAL PROPERTY VALUES

43

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2016	06-23-2016	0	0	0	TE	1010
	02	2015	05-26-2015	0	0	0	TE	51215
	03	2014	05-09-2014	0	0	0	TE	42914
	04	2013	05-14-2013	0	0	0	TE	32013
	05	2012	04-24-2012	0	0	0	TE	510
	06	2011	03-22-2011	0	0	0	TE	415
	07	2010	05-18-2010	0	0	0	TE	489
	08	2009	04-13-2009	0	0	0	TE	472
	09	2008	04-14-2008	0	0	0	TE	535
	10	2007	03-30-2007	0	0	0	TE	437

-----OWNER NAME-----
 BELLOMA INC ETAL
 9929 BROADMOOR RD

OMAHA NE 68114
PF1-ADFB PF5-PNFB PF6-PAFB

LEGAL: POSTS ADD
 LOT 4 BLOCK 1
 S 1 FT VAC ALLEY ADJ & 1/2 VAC
 ALLEY ADJ W 17.5 FT ADJ LOT 4 &
 -EX IRREG SW 3 FT FOR WIDENING
 & IRREG S 116 E 142.5 FT- LOT 2

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Belloma Inc. etal
9929 Broadmoor Road
Omaha, NE 68114

CAC Number: 16069

Property Address: 3626 N 65 Avenue

Key Number: 20 2214 0002

Description: POSTS ADD LOT 4 BLOCK 1 S 1 FT VAC ALLEY ADJ & ½ VAC ALLEY ADJ W 17.5 FT ADJ LOT 4 & -EX IRREG SW 3 FT FOR WIDENING & IRREG S 116 E 142.5 FT-LOT 2 & ALL Lots 3 & 4

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input checked="" type="checkbox"/> Removal of exemption of formerly tax exempt property
<input type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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: 01 1374 0014

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

Property Address:

Omaha, Nebraska

Legal Description:

LANDS SEC-TWN-RGE 20-16-10 -EX RD & EX AMYS PLACE- W 1337.58 E 1377.58 S
358.99 FT S 1/2 SEC 20 16 10 7.56 AC

Owner:

Robert E Carlson

Mail Address:

8550 N 252 Street
Valley, NE 68064-7604

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: Improvements put on wrong parcel.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	44,720	0	44,720	44,720	32,100	76,820

County Assessor/Register of Deeds Office: Stan Mlotek/JoAnn Poland

County Board Action _____

0502010075

16070



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **AG**

Class Change?

Parcel Number: **0113740014**

Property Address: **no address**

Legal Description: **LANDS SEC-TWN-RGE 20-16-10 -EX RD & EX AMYS PLACE- W 1337.58
E 1377.58 S 358.99 FT S 1/2 SEC 20 16 10 7.56 AC**

Land Value: **44,720**

Improvement Value:

Total Value: **44,720**

Taxpayer Information

Name: **ROBERT E CARLSON**

Mailing Address: **8550 N 252 ST VALLEY NE 68064-7604**

Reason for Review

Split Parcel

Field Inspection Information

Report: The parent parcel was split but the buildings that went on this parcel stayed with the other parcel that it was split into. The proper buildings needed to be added to this parcel and taken off the associated parcel.

For Year: **2016**

Land: **44,720**

Imp: **32,100**

Total: **76,820**

Appraiser: **SM**

Supervisor: **JP**

Date: **06/16/2016**

"Delivering Accuracy in Values and Deeds"

1819 Farnam St. • H-09 and 4th Floor • Omaha, NE 68183 • dcregisterofdeeds.org • dcassessor.org

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Robert E Carlson
8550 N 252 Street
Valley, NE 68064-7604

CAC Number: 16070

Key Number: 01 1374 0014

Description: LANDS SEC-TWN-RGE 20-16-10 -EX RD & EX AMYS PLACE- W
1337.58 E 1377.58 S 358.99 FT S ½ SEC 20 16 10 7.56 AC

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of ***Tuesday, August 2, 2016.***

- Removal of homestead exemption
- Removal of exemption of formerly tax exempt property
- Approval of tax exemption:
 - Total
 - Partial
- Disapproval of tax exemption
- Adjustment of value
- Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



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: 12 2212 0997

From Property Class	To Property Class	From Tax District	To Tax District
E2B	C0		

Property Address:

Omaha, Nebraska

Legal Description:

GROVE THE LOTS 334 THRU 446 LOT 445 BLOCK 0 IRREG

Owner:

Deepak Gangahar

Mail Address:

1350 N 143 Avenue Circle
 Omaha, NE 68154

Reason

- Parcel formerly exempt; add value. Sold by All Holy Spirit Greek Orthodox Church.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	3,231,500	0	3,231,500

County Assessor/Register of Deeds Office: Linda Rowe

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

16071

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: E2B

Class Change? C0

Parcel Number: 12 2212 0997

Property Address:

Legal Description: GROVE THE LOTS 334 THRU 446 LOT 445 BLOCK 0 IRREG

Land Value: 0

Improvement Value: 0

Total Value: 0

Taxpayer Information

Name: Deepak Gangahar

Mailing Address: 1350 N 143 Avenue Cir
Omaha, NE 68154

Reason for Review

Property sold by All Holy Spirit Greek Orthodox Church, needs value for 2016

Field Inspection Information

Report: Reviewed sales + equalization with neighboring lots
at \$12psf

For Year: 2016

Land: 3,231,500 Imp: 0

Total: 3,231,500

Appraiser: *Linda Rowe*

Supervisor: *Linda Rowe*

Date: 7.14.16

Real Estate Transfer Statement

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas	2 County Number 28	3 Date of Sale/Transfer Mo. 4 Day 29 Yr. 16	4 Date of Deed Mo. 4 Day 28 Yr. 16
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) All Holy Spirit Greek Orthodox Church of Omaha, Nebraska formerly known as Greek Orthodox Church of Greater Omaha Street or Other Mailing Address 9012 Q Street City Omaha State NE Zip Code 68127		6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Deepak M. Gangahar Street or Other Mailing Address 3120 Durado Court City Lincoln State NE Zip Code 68520	
Telephone Number 402-861-9220		Telephone Number 402-861-9220	
Email Address		Email Address	

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input checked="" type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
			<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$3,500,585.27

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
**215 South 181st Street
Omaha, NE**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Deepak M. Gangahar
1350 N. 143 Ave Circle
Omaha, NE 68154**

18a No address assigned 18b Vacant Land

20 Legal Description
Lot Four Hundred Forty-Five (445), The Grove, a Subdivision in Douglas County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	3,500,585	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$		
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	3,500,585	00

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Deepak M. Gangahar
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Buyer
Title

402-933-0959
Phone Number

4/28/16
Date

Register of Deeds' Use Only		For Dept. Use Only
26 Date Deed Recorded Mo. ____ Day ____ Yr. ____	27 Value of Stamp or Exempt Number \$ _____	28 Recording Data

Grantee--Retain a copy of this document for your records.

7877.25



DEED 2016031864



MAY 02 2016 11:47 P 2

PVAL 2212 0997 12

READY FOR UPDATE
REAL PROPERTY VALUES

0C

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2016	05-05-2016	0	0	0	TE	649
	02	2015	08-24-2015	0	0	0	TE	81815
	03	2014	05-09-2014	0	0	0	TE	42914
	04	2013	05-14-2013	0	0	0	TE	32013
	05	2012	04-24-2012	0	0	0	TE	169
	06	2011	03-22-2011	0	0	0	TE	500
	07	2010	06-18-2010	0	0	0	TE	1560
	08	2009	08-24-2009	0	0	0	TE	1377
	09	2008	10-01-2008	0	0	0	TE	1547
	10	2007	03-30-2007	0	0	0	TE	501

-----OWNER NAME----- **LEGAL:** GROVE THE LOTS 334 THRU 668
 DEEPAK M*GANGAHAR LOT 445 BLOCK 0
 1350 N 143 AVENUE CIR IRREG

OMAHA NE 68154
PF1-ADFB PF5-PNFB PF6-PAFB

Douglas County, NE

Legend

-  Counties
-  Parcels
-  Interstates
-  Major Streets
-  Minor Streets
-  City of Omaha Zoning
-  Outer County Zoning
- Village of Ralston Zoning**
 -  DR
 -  DR-F
 -  GC
 -  GC-F
 -  GI
 -  GI-F
 -  LC
 -  LC-F
 -  LO
 -  R-1
 -  R-2
 -  R-2-F
 -  R-3
 -  R-3-F
 -  R-4
 -  TC

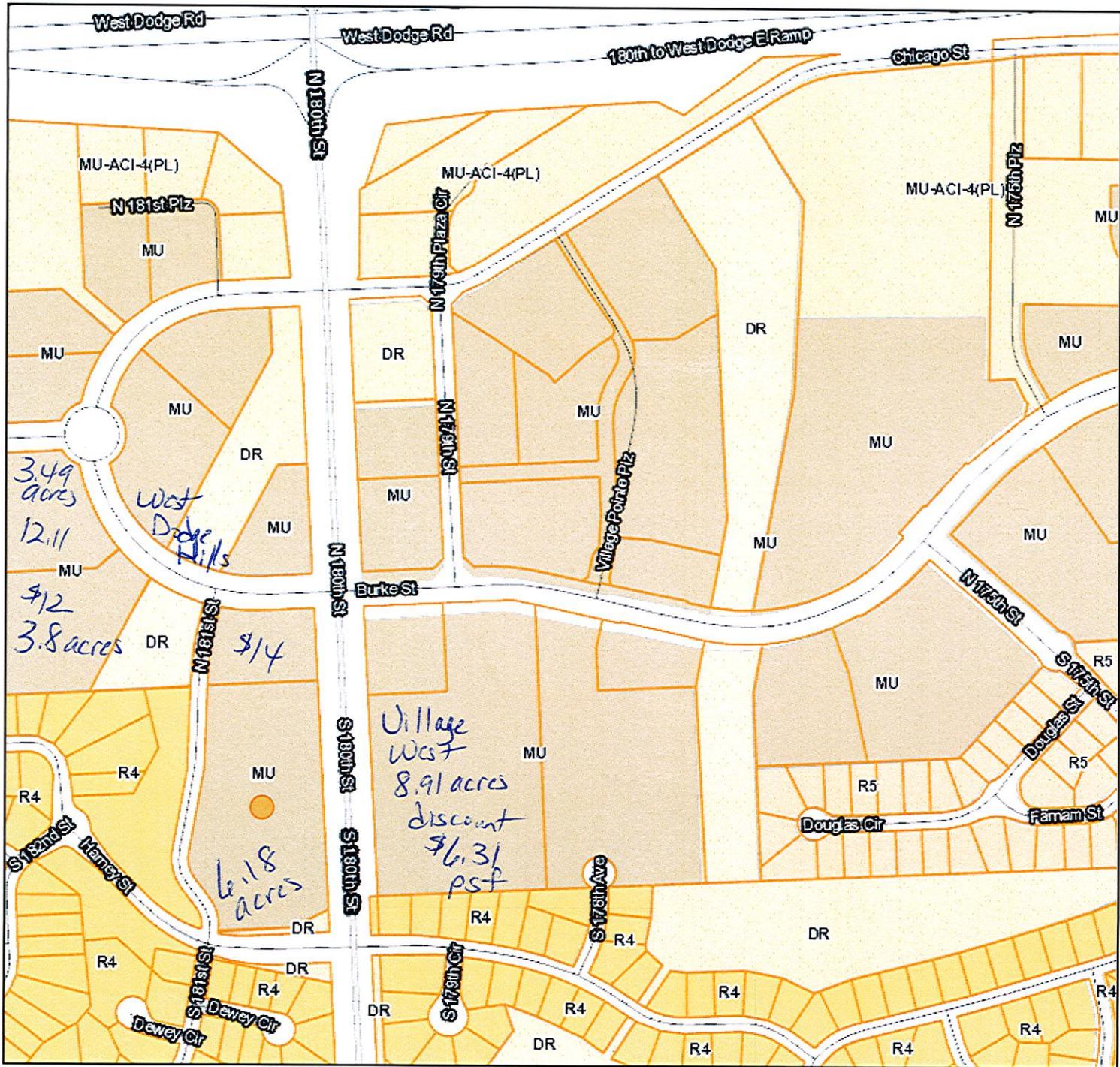


DISCLAIMER: This map is not guaranteed to be accurate, correct, current, or complete and conclusions drawn are the responsibility of the user.

Author:

Date Printed:
07/14/16 1:42 PM

Sources:



BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Deepak Gangahar
1350 N 143 Avenue Circle
Omaha, NE 68154

CAC Number: 16071

Key Number: 12 2212 0997

Description: GROVE THE LOTS 334 THRU 446 LOT 445 BLOCK 0 IRREG

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

- Removal of homestead exemption
- Removal of exemption of formerly tax exempt property
- Approval of tax exemption:
 - Total
 - Partial
- Disapproval of tax exemption
- Adjustment of value
- Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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 4229 0000

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 3220 Pinkney
Omaha, Nebraska

Legal Description: BEDFORD PLACE LOT 13 BLOCK 6 50 X 128.4

Owner: Habitat for Humanity of Omaha

Mail Address: 1701 N 24 Street
Omaha, NE 68110

Reason

- Parcel formerly exempt; add value. Sold by City of Omaha.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	900	0	900

County Assessor/Register of Deeds Office: Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

16072

Review Appraisal

Property Information

Property Class: **E1** Class Change? **R0**

Parcel Number: **05 4229 0000**

Property Address: **3220 Pinkney St**

Legal Description: **BEDFORD PLACE LOT 13 BLOCK 6 50 X 128.4**

Land Value: **0** Improvement Value: **0** Total Value: **0**

Taxpayer Information

Name: **Habitat for Humanity of Omaha**

Mailing Address: **1701 N 24 St
Omaha, NE 68110**

Reason for Review

Property sold by City of Omaha, needs value for 2016

Field Inspection Information

Report:

For Year: **2016** Land: **900** Imp: **Ø** Total: **900**

Appraiser: Supervisor: *Jerry Thomsen* Date: **7-15-16**

4379-0-05 + See Attached



Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number		3 Date of Sale/Transfer		4 Date of Deed	
		DOUGLAS - 28		Mo. 6 Day 23 Yr. 2016		Mo. 6 Day 16 Yr. 2016	
5 Grantor's Name, Address, and Telephone (Please Print)				6 Grantee's Name, Address, and Telephone (Please Print)			
Grantor's Name (Seller) City of Omaha				Grantee's Name (Buyer) Habitat for Humanity of Omaha, Inc.			
Street or Other Mailing Address 1819 Farnam Street #1111				Street or Other Mailing Address 1701 N. 24th Street			
City Omaha		State NE		City Omaha		State NE	
Phone Number (402) 444-5150		Zip Code 68183		Phone Number		Zip Code 68110	
Email Address				Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?			
				Yes No Yes No			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational			

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)

10 Type of Transfer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
		<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
		<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract
						<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)

12 Was real estate purchased for same use? (If No, state the intended use.)

Yes No Yes No Residential

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?

\$10,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)

Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?

Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)

Yes No

18 Address of Property

See Attachment "A"

19 Name and Address of Person to Whom the Tax Statement Should be Sent

Habitat for Humanity of Omaha, Inc.
1701 N. 24th Street
Omaha, NE 68110

20 Legal Description

See Attachment "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	100

25 If this transfer is exempt from the documentary stamp tax, list the exempt

Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.

Chris Wayne

Print or Type Name of Grantee or Authorized Representative

Chris Wayne

Signature of Grantee or Authorized Representative

Register of Deed's Use

26 Date Deed Recorded

Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number

\$ EX 2



DEED 2016050423



JUN 28 2016 09:25 P 3

Attachment "A"

Real Estate Transfer Statement-Form 521
City of Omaha (Grantor)
and
Habitat for Humanity of Omaha, Inc. (Grantee)
Addresses and Legal Descriptions of Premises

3325 Emmet Street 4379 -0-05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3323 Emmet Street 4378 -0-05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3319 Emmet Street 4377 -0-05

Lot 6, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3312 Emmet Street 4301 -0-05

Lot 18, Block 8, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3220 Pinkney Street 4229 -0-05

Lot 13, Block 6, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

PVAL 4229 0000 05

READY FOR UPDATE
REAL PROPERTY VALUES

29

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2012	06-19-2012	0	0	0	BOE	61212
	02	2011	03-13-2011	1100	24900	26000	RA	
	03	2008	03-10-2008	1100	25800	26900	RA	
	04	2005	03-19-2005	1100	20300	21400	RA	
	05	1999	05-21-1999	1100	4900	6000	SBE	
	06	1994	08-18-1994	1000	4500	5500	SBE	
	07	1994	03-10-1994	1000	4000	5000	BP	9999
	08	1992	03-11-1992	1000	1800	2800	YES IR	
	09	1981	00-17-1921	0	0	0	ESC	
	10	1979	03-16-1979	1000	2000	3000	RA	

-----OWNER NAME----- LEGAL: BEDFORD PLACE
 HABITAT FOR HUMANITY OF OMAHA LOT 13 BLOCK 6
 1701 N 24 ST 50 X 128.4

OMAHA NE 68110
 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: 05 4301 0000

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 3212 Emmet
 Omaha, Nebraska

Legal Description: BEDFORD PLACE LOT 18 BLOCK 8 50 X 128

Owner: Habitat for Humanity of Omaha

Mail Address: 1701 N 24 Street
 Omaha, NE 68110

Reason

- Parcel formerly exempt; add value. Sold by City of Omaha.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	900	0	900

County Assessor/Register of Deeds Office: Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

10071

Review Appraisal

Property Information

Property Class: **E1** Class Change? **R0**

Parcel Number: **05 4301 0000**

Property Address: **3212 Emmet**

Legal Description: **BEDFORD PLACE LOT 18 BLOCK 8 50 X 128**

Land Value: **0** Improvement Value: **0** Total Value: **0**

Taxpayer Information

Name: **Habitat for Humanity of Omaha**

Mailing Address: **1701 N 24 St
Omaha, NE 68110**

Reason for Review

Property sold by City of Omaha, needs value for 2016

Field Inspection Information

Report:

For Year: **2016**

Land: **900** Imp: **Ø** Total: **900**

Appraiser:

Supervisor: *Jerry Thompson* Date: **7-15-16**

4379-0-05 + See Attached



Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number DOUGLAS - 28		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>23</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>6</u> Day <u>18</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Omaha Street or Other Mailing Address 1819 Farnam Street #1111 City Omaha State NE Zip Code 68183 Phone Number (402) 444-5150 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Habitat for Humanity of Omaha, Inc. Street or Other Mailing Address 1701 N. 24th Street City Omaha State NE Zip Code 68110 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No Residential

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$10,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
See Attachment "A"

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Habitat for Humanity of Omaha, Inc.
1701 N. 24th Street
Omaha, NE 68110

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	100

25 If this transfer is exempt from the documentary stamp tax, list the exempt
 Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.

Chris Wayne
 Print or Type Name of Grantee or Authorized Representative

Chris Wayne
 Signature of Grantee or Authorized Representative

Register of Deed's Use

26 Date Deed Recorded
 Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number
 \$ **EX 2**



DEED 2016050423



JUN 28 2016 09:25 P 3

Attachment "A"

Real Estate Transfer Statement-Form 521
City of Omaha (Grantor)
and
Habitat for Humanity of Omaha, Inc. (Grantee)
Addresses and Legal Descriptions of Premises

3325 Emmet Street 4379 - 0 - 05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3323 Emmet Street 4378 - 0 - 05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3319 Emmet Street 4377 - 0 - 05

Lot 6, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3312 Emmet Street 4301 - 0 - 05

Lot 18, Block 8, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3220 Pinkney Street 4229 - 0 - 05

Lot 13, Block 6, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

PVAL 4301 0000 05

READY FOR UPDATE
REAL PROPERTY VALUES

29

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2010	01-31-2011	0	0	0	BOE	12511
	02	1999	05-21-1999	300	0	300	SBE	
	03	1995	05-11-1995	300	0	300	BOE	3794
	04	1985	03-14-1985	900	0	900	RA	
	05	1979	03-16-1979	1000	0	1000	RA	
	06	1977	01-01-1977	100	0	100	IR	
	07	1969	02-14-1969	400	0	400	RA	

-----OWNER NAME----- LEGAL: BEDFORD PLACE
 HABITAT FOR HUMANITY OF OMAHA LOT 18 BLOCK 8
 1701 N 24 ST 50 X 128

OMAHA NE 68110
 PF1-ADEB PF5-PNEB 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: 05 4377 0000

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 3319 Emmet
Omaha, Nebraska

Legal Description: BEDFORD PLACE LOT 6 BLOCK 12 50 X 128

Owner: Habitat for Humanity of Omaha

Mail Address: 1701 N 24 Street
Omaha, NE 68110

Reason

- Parcel formerly exempt; add value. Sold by City of Omaha.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	900	0	900

County Assessor/Registrar of Deeds Office: Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

10074

Review Appraisal

Property Information

Property Class: **E1**

Class Change? **R0**

Parcel Number: **05 4377 0000**

Property Address: **3319 Emmet St**

Legal Description: **BEDFORD PLACE LOT 6 BLOCK 12 50 X 128**

Land Value: **0**

Improvement Value: **0**

Total Value: **0**

Taxpayer Information

Name: **Habitat for Humanity of Omaha**

Mailing Address: **1701 N 24 St
Omaha, NE 68110**

Reason for Review

Property sold by City of Omaha, needs value for 2016

Field Inspection Information

Report:

For Year: **2016**

Land: **900**

Imp: **0**

Total: **900**

Appraiser:

Supervisor: *Jerry Thomsen*

Date: **7-15-16**

"Delivering Accuracy in Values and Deeds"

1819 Farnam St. • H-09 and 4th Floor • Omaha, NE 68183 • dcregisterofdeeds.org • dcassessor.org

4379-0-05 + See Attached



Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number DOUGLAS - 26		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>23</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Omaha Street or Other Mailing Address 1819 Farnam Street #1111 City Omaha State NE Zip Code 68183 Phone Number (402) 444-5150 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Habitat for Humanity of Omaha, Inc. Street or Other Mailing Address 1701 N. 24th Street City Omaha State NE Zip Code 68110 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed	<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate -- Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
----------------	--	--	---	---	---	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Partition	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Satisfaction of Contract <input type="checkbox"/> Other (Explain)
--	---------------------	--	--	--	--	--

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential
---	---

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other _____

14 What is the current market value of the real property? \$10,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	---

16 Address of Property See Attachment "A"	19 Name and Address of Person to Whom the Tax Statement Should be Sent Habitat for Humanity of Omaha, Inc. 1701 N. 24th Street Omaha, NE 68110
---	--

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exempt

Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.

Chris Wayne
Print or Type Name of Grantee or Authorized Representative

sign here

Chris Wayne
Signature of Grantee or Authorized Representative



DEED 2016050423



JUN 28 2016 09:25 P 3

26 Date Deed Recorded		27 Value of Stamp or Exempt Number	
Mo. _____ Day _____ Yr. _____	\$	EX 2	

Attachment "A"

Real Estate Transfer Statement-Form 521
City of Omaha (Grantor)
and
Habitat for Humanity of Omaha, Inc. (Grantee)
Addresses and Legal Descriptions of Premises

3325 Emmet Street 4379 - 0 - 05
Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3323 Emmet Street 4378 - 0 - 05
Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3319 Emmet Street 4377 - 0 - 05
Lot 6, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3312 Emmet Street 4301 - 0 - 05
Lot 18, Block 8, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3220 Pinkney Street 4229 - 0 - 05
Lot 13, Block 6, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

PVAL 4377 0000 05

READY FOR UPDATE
REAL PROPERTY VALUES

29

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2010	01-31-2011	0	0	0	BOE	12511
	02	2005	03-25-2005	300	0	300	IR	
	03	1999	05-21-1999	300	0	300	SBE	
	04	1995	05-11-1995	300	0	300	BOE	3782
	05	1985	03-14-1985	900	0	900	RA	
	06	1979	03-16-1979	1000	0	1000	RA	
	07	1969	02-14-1969	290	0	290	RA	
	08	1968	01-01-1968	1090	0	1090	RA	

-----OWNER NAME----- **LEGAL:** BEDFORD PLACE
 HABITAT FOR HUMANITY OF OMAHA LOT 6 BLOCK 12
 1701 N 24 ST 50 X 128

OMAHA NE 68110
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: 05 4378 0000

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 3323 Emmet
Omaha, Nebraska

Legal Description: BEDFORD PLACE LOT 7 BLOCK 12 50 X 128

Owner: Habitat for Humanity of Omaha

Mail Address: 1701 N 24 Street
Omaha, NE 68110

Reason

- Parcel formerly exempt; add value. Sold by City of Omaha.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	900	0	900

County Assessor/Register of Deeds Office: Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

1607

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **E1** Class Change? **R0**

Parcel Number: **05 4378 0000**

Property Address: **3323 Emmet St**

Legal Description: **BEDFORD PLACE LOT 7 BLOCK 12 50 X 128**

Land Value: **0** Improvement Value: **0** Total Value: **0**

Taxpayer Information

Name: **Habitat for Humanity of Omaha**

Mailing Address: **1701 N 24 St
Omaha, NE 68110**

Reason for Review

Property sold by City of Omaha, needs value for 2016

Field Inspection Information

Report:

For Year: **2016** Land: **900** Imp: **Ø** Total: **900**

Appraiser: Supervisor: *Larry Thomsen* Date: **7-15-16**

4379-0-05 + See Attached



Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and Items 1-25 are accurately completed.

1 County Name		2 County Number DOUGLAS - 28		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>23</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Omaha Street or Other Mailing Address 1819 Farnam Street #1111 City Omaha State NE Zip Code 68183 Phone Number (402) 444-5150 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Habitat for Humanity of Omaha, Inc. Street or Other Mailing Address 1701 N. 24th Street City Omaha State NE Zip Code 68110 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/>			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status		(B) Property Type			(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Unimproved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt
		<input type="checkbox"/> Recreational			<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No Residential

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$10,000

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
See Attachment "A"

19 Name and Address of Person to Whom the Tax Statement Should be Sent
Habitat for Humanity of Omaha, Inc.
1701 N. 24th Street
Omaha, NE 68110

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment "A"

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100

25 If this transfer is exempt from the documentary stamp tax, list the exempt Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.

Chris Wayne
Print or Type Name of Grantee or Authorized Representative

Chris Wayne
Signature of Grantee or Authorized Representative

sign here



DEED 2016050423



JUN 28 2016 09:25 P 3

Register of Deed's Use

26 Date Deed Recorded
Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number
\$ **EX 2**

Attachment "A"

Real Estate Transfer Statement-Form 521
City of Omaha (Grantor)
and
Habitat for Humanity of Omaha, Inc. (Grantee)
Addresses and Legal Descriptions of Premises

3325 Emmet Street 4379 -0-05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3323 Emmet Street 4378 -0-05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3319 Emmet Street 4377 -0-05

Lot 6, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3312 Emmet Street 4301 -0-05

Lot 18, Block 8, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3220 Pinkney Street 4224 -0-05

Lot 13, Block 6, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

PVAL 4378 0000 05

READY FOR UPDATE
REAL PROPERTY VALUES

29

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2009	02-02-2010	0	0	0	BOE	12610
	02	2005	03-25-2005	300	0	300	IR	
	03	1999	05-21-1999	300	0	300	SBE	
	04	1995	05-11-1995	300	0	300	BOE	3787
	05	1985	03-14-1985	900	0	900	RA	
	06	1980	00-00-0000	1000	0	1000	BP	319
	07	1979	03-16-1979	1000	2500	3500	RA	
	08	1973	03-14-1973	290	2000	2290	RA	

-----OWNER NAME----- **LEGAL:** BEDFORD PLACE
 HABITAT FOR HUMANITY OF OMAHA LOT 7 BLOCK 12
 1701 N 24 ST 50 X 128

OMAHA NE 68110
PF1-ADEB PF5-PNEB 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: 05 4379 0000

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 3325 Emmet
Omaha, Nebraska

Legal Description: BEDFORD PLACE LOT 8 BLOCK 12 50 X 128

Owner: Habitat for Humanity of Omaha

Mail Address: 1701 N 24 Street
Omaha, NE 68110

Reason

- Parcel formerly exempt; add value. Sold by City of Omaha.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	900	0	900

County Assessor/Register of Deeds Office: Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

10/16

Review Appraisal

Property Information

Property Class: **E1** Class Change? **R0**

Parcel Number: **05 4379 0000**

Property Address: **3325 Emmet St**

Legal Description: **BEDFORD PLACE LOT 8 BLOCK 12 50 X 128**

Land Value: **0** Improvement Value: **0** Total Value: **0**

Taxpayer Information

Name: **Habitat for Humanity of Omaha**

Mailing Address: **1701 N 24 St
Omaha, NE 68110**

Reason for Review

Property sold by City of Omaha, needs value for 2016

Field Inspection Information

Report:

For Year: **2016** Land: **900** Imp: **0** Total: **900**

Appraiser: Supervisor: *Jerry Thompson* Date: **7-15-16**

4379-0-05 + See Attached



Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name DOUGLAS - 28		2 County Number DOUGLAS - 28		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>23</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Omaha Street or Other Mailing Address 1819 Farnam Street #1111 City Omaha State NE Zip Code 68183 Phone Number (402) 444-5150 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Habitat for Humanity of Omaha, Inc. Street or Other Mailing Address 1701 N. 24th Street City Omaha State NE Zip Code 68110 Phone Number Is the grantee a 501(c)(3) organization? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, is the grantee a 509(a) foundation? Yes <input type="checkbox"/> No <input type="checkbox"/> Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.		
(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed		
<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor <input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral <input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim <input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty <input type="checkbox"/> Other

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	10 Type of Transfer	<input type="checkbox"/> Distribution <input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain)
--	---------------------	--	--	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.) <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	12 Was real estate purchased for same use? (If No, state the intended use.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Residential
---	---

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child <input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child <input type="checkbox"/> Other

14 What is the current market value of the real property? \$10,000	15 Was the mortgage assumed? (If Yes, state the amount and interest rate.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No \$ _____ %
--	--

16 Does this conveyance divide a current parcel of land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
---	--

18 Address of Property See Attachment "A"	19 Name and Address of Person to Whom the Tax Statement Should be Sent Habitat for Humanity of Omaha, Inc. 1701 N. 24th Street Omaha, NE 68110
---	--

18a No address assigned 18b Vacant land

20 Legal Description
See Attachment "A"

21 If agricultural, list total number of acres _____	22 Total purchase price, including any liabilities assumed	\$	1,00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	1,00

25 If this transfer is exempt from the documentary stamp tax, list the exempt Under penalties of law, I declare that I have examined this state correct, and that I am duly authorized to sign this statement.

Chris Wayne
Print or Type Name of Grantee or Authorized Representative
Chris Wayne
Signature of Grantee or Authorized Representative

Register of Deed's Use	
26 Date Deed Recorded Mo. _____ Day _____ Yr. _____	27 Value of Stamp or Exempt Number \$ EX 2



DEED 2016050423



JUN 28 2016 09:25 P 3

Attachment "A"

Real Estate Transfer Statement-Form 521
City of Omaha (Grantor)
and
Habitat for Humanity of Omaha, Inc. (Grantee)
Addresses and Legal Descriptions of Premises

3325 Emmet Street

4379 -0-05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3323 Emmet Street

4378 -0-05

Lot 8, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3319 Emmet Street

4377 -0-05

Lot 6, Block 12, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3312 Emmet Street

4301 -0-05

Lot 18, Block 8, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

3220 Pinkney Street

4229 -0-05

Lot 13, Block 6, Bedford Place, an addition to the City of Omaha, as surveyed, platted, and recorded in Douglas County, Nebraska.

PVAL 4379 0000 05

READY FOR UPDATE
REAL PROPERTY VALUES

29

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2010	08-16-2010	0	0	0	BOE	81010
	02	2005	03-25-2005	1000	0	1000	IR	
	03	1999	05-21-1999	1000	0	1000	SBE	
	04	1985	03-14-1985	900	0	900	RA	
	05	1979	03-16-1979	1000	0	1000	RA	
	06	1969	02-14-1969	290	0	290	RA	
	07	1968	01-01-1968	1090	0	1090	RA	

-----OWNER NAME----- **LEGAL:** BEDFORD PLACE
HABITAT FOR HUMANITY OF OMAHA LOT 8 BLOCK 12
1701 N 24 ST 50 X 128

OMAHA NE 68110
PF1-ADFB PF5-PNEB PF6-PAFB

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Habitat for Humanity of Omaha
1701 N 24 Street
Omaha, NE 68110

<u>CAC #</u>	<u>Property Address</u>	<u>Key Number</u>	<u>Description</u>
16072	3220 Pinkney	05 4229 0000	BEDFORD PLACE LOT 13 BLOCK 6 50 X 128.4
16073	3212 Emmet	05 4301 0000	BEDFORD PLACE LOT 18 BLOCK 8 50 X 128
16074	3319 Emmet	05 4377 0000	BEDFORD PLACE LOT 6 BLOCK 12 50 X 128
16075	3323 Emmet	05 4378 0000	BEDFORD PLACE LOT 7 BLOCK 12 50 X 128
16076	3325 Emmet	05 4379 0000	BEDFORD PLACE LOT 8 BLOCK 12 50 X 128

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input checked="" type="checkbox"/> Removal of exemption of formerly tax exempt property
<input type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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: 20 3641 0002

From Property Class	To Property Class	From Tax District	To Tax District
E2C	C0		

Property Address: 2723 S 87 Street
Omaha, Nebraska

Legal Description: RAINBOW REPLAT LOT 3 BLOCK 0 ALL LTS 2 & 3 IRREG

Owner: Happiness LLC

Mail Address: 2723 S 87 Street
Omaha, NE 68124

Reason

- Parcel formerly exempt; add value. Sold by Alegent Creighton Health.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	187,100	504,600	691,700

County Assessor/Register of Deeds Office: Micaela Larsen

County Board Action _____

16077



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **E2C** Class Change? **C0**

Parcel Number: **20 3641 0002**

Property Address: **2723 S 87 St**

Legal Description: **RAINBOW REPLAT LOT 3 BLOCK 0 ALL LTS 2 & 3 IRREG**

Land Value: **0** Improvement Value: **0** Total Value: **0**

Taxpayer Information

Name: **Happiness LLC**

Mailing Address: **2723 S 87 St
Omaha, NE 68124**

Reason for Review

Parcel was sold by Alegent Creighton Health needs value for 2016

Field Inspection Information

Report: *Used income model for Scentral - Good Condition
Building to be used as Chiropractor/Spa.*

For Year: **2016** Land: *187,100* Imp: *504,600* Total: *691,700*

Appraiser: *M. Glansen*

Supervisor:

Date: *7-15-16*

Real Estate Transfer Statement

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas		2 County Number 28		3 Date of Sale/Transfer Mo. 06 Day 01 Yr. 2016		4 Date of Deed Mo. 5 Day 12 Yr. 2016	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Alegent Creighton Health, a Nebraska non-profit corporation Street or Other Mailing Address 12809 West Dodge Road City Omaha State NE Zip Code 68154 Telephone Number N/A Email Address N/A				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Happiness, LLC, a Nebraska limited liability company Street or Other Mailing Address 1104 South 76th Avenue City Omaha State NE Zip Code 68124 Telephone Number 402-933-7944 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address n/a			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	<input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt <input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other _____
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain) _____	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No _____

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other _____
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$780,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes NTC No

18 Address of Property
**2723 South 87th Street
Omaha, NE 68124**

19 Name and Address of Person to Whom Tax Statement Should be Sent
**Happiness, LLC
2723 S. 87th St
Omaha, Ne 68124**

18a No address assigned 18b Vacant Land

20 Legal Description
Lots Two (2) and Three (3), in Rainbow Replat, an addition to the City of Omaha, Douglas County, Nebraska.

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	780,000	00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	780,000	00
25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____			

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

Kate Hansen
Print or Type Name of Grantee or Authorized Representative

402.933-7944
Phone Number

sign here
K Hansen
Signature of Grantee or Authorized Representative

Buyer
6/1/2016

1755.00 Register of Deeds



26 Date Deed Recorded
Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number
\$ _____

DEED 2016042232



PVAL 3641 0002 20

READY FOR UPDATE
REAL PROPERTY VALUES

56

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2016	06-23-2016	0	0	0	TE	1001
	02	2015	05-26-2015	0	0	0	TE	51215
	03	2014	05-14-2014	0	0	0	TE	48
	04	2011	03-13-2011	187100	492300	679400	RA	
	05	2007	03-13-2007	187100	517800	704900	RA	
	06	2005	03-19-2005	187100	489800	676900	RA	
	07	2002	03-24-2002	109200	475100	584300	RA	
	08	2000	07-05-2000	168500	481500	650000	BOE	1322
	09	2000	05-17-2000	233600	519800	753400	SBE	
	10	2000	03-12-2000	218300	485800	704100	RA	

-----OWNER NAME----- **LEGAL:** RAINBOW REPLAT
 HAPPINESS LLC LOT 3 BLOCK 0
 2723 S 87 ST ALL LTS 2 & 3
 IRREG

OMAHA NE 68124
PF1-ADEB PF5-PNEB PF6-PAFB

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Happiness LLC
2723 S 87 Street
Omaha, NE 68124

CAC Number: 16077

Property Address: 2723 S 87 Street

Key Number: 20 3641 0002

Description: RAINBOW REPLAT LOT 3 BLOCK 0 ALL LTS 2 & 3 IRREG

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

- Removal of homestead exemption
- Removal of exemption of formerly tax exempt property
- Approval of tax exemption:
 - Total
 - Partial
- Disapproval of tax exemption
- Adjustment of value
- Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



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: 02 0864 0000

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 2810 Bristol Street
 Omaha, Nebraska

Legal Description: LANDS SEC-TWN-RGE 09-15-13 SD 3 SL 12 TL 5 NW 1/4 NE 1/4 44 X 132

Owner: Christopher Johnson

Mail Address: 2820 Bristol Street
 Omaha, NE 68111

Reason

- Parcel formerly exempt; add value. Sold by City of Omaha.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	500	0	500

County Assessor/Register of Deeds Office: Larry Thomsen

County Board Action _____

16078



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **E1**

Class Change? **R0**

Parcel Number: **02 0864 0000**

Property Address: **2810 Bristol St**

Legal Description: **LANDS SEC-TWN-RGE 09-15-13 SD 3 SL 12 TL 5 NW 1/4 NE 1/4 44 X 132**

Land Value: **0**

Improvement Value: **0**

Total Value: **0**

Taxpayer Information

Name: **Christopher Johnson**

Mailing Address: **2820 Bristol St
Omaha, NE 68111**

Reason for Review

Property sold by City of Omaha, needs value for 2016

Field Inspection Information

Report:

For Year: **2016**

Land: **500**

Imp: **0**

Total: **500**

Appraiser:

Supervisor: *Jerry Thomsen*

Date: **7-15-16**

"Delivering Accuracy in Values and Deeds"

Real Estate Transfer Statement

• To be filed with the Registrar of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name		2 County Number DOUGLAS - 28		3 Date of Sale/Transfer Mo. <u>5</u> Day <u>31</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>5</u> Day <u>26</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Omaha Street or Other Mailing Address 1819 Farnam Street City Omaha State NE Zip Code 68183				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Christopher Johnson Street or Other Mailing Address 2820 Bristol Street City Omaha State NE Zip Code 68111			
Phone Number (402) 444-5150				Phone Number		Is the grantee a 501(c)(3) organization? If Yes, is the grantee a 509(a) foundation?	
Email Address				Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type		(C)
<input type="checkbox"/> Improved	<input checked="" type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mobile Home
<input checked="" type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	
<input type="checkbox"/> IOLL	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreational	
		<input type="checkbox"/> Mineral interests-Nonproducing	<input type="checkbox"/> State Assessed
		<input type="checkbox"/> Mineral interests-Producing	<input type="checkbox"/> Exempt

8 Type of Deed

<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Other (Explain)

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **Residential**

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$500

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes No

18 Address of Property
2810 Bristol Street

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Christopher Johnson
2820 Bristol Street
Omaha, NE 68111**

18a No address assigned 18b Vacant land

20 Legal Description
Subdivision Three (3) of Sub Lot Twelve (12) of Tax Lot Five (5) in Section Nine (9), Township Fifteen (15) North, Range 13 East of the 6th P.M., as surveyed, platted and recorded in Douglas County, Nebraska

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	100
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	100

25 If this transfer is exempt from the documentary stamp tax, list the exemption number _____

Under penalties of law, I declare that I have examined this statement and that it is, to the best of my knowledge and belief, true, complete, and correct, and that I am duly authorized to sign this statement.

sign here
Chris Wayne
Print or Type Name of Grantee or Authorized Representative
Chris Wayne
Signature of Grantee or Authorized Representative



Register of Deed's Use Or

26 Date Deed Recorded Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number \$ **Ex #2**

DEED 2016040973



BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Christopher Johnson
2820 Bristol Street
Omaha, NE 68111

CAC Number: 16078

Property Address: 2820 Bristol Street

Key Number: 02 0864 0000

Description: LANDS SEC-TWN-RGE 09-15-13 SD 3 SL 12 TL 5 NW ¼ NE ¼ 44 X
132

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input checked="" type="checkbox"/> Removal of exemption of formerly tax exempt property
<input type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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: 19 0779 0000

From Property Class	To Property Class	From Tax District	To Tax District
E2B	R0		

Property Address: 6102 Country Club Road
Omaha, Nebraska

Legal Description: OLIVE CREST COUNTRY ESTATES LOT 1 BLOCK 0 LOT 1

Owner: Ralph Morse etal

Mail Address: 6102 Country Club Road
Omaha, NE 68152

Reason

- Parcel formerly exempt; add value. Sold by Olive Crest United Methodist Church.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	30,700	124,700	155,400

County Assessor/Register of Deeds Office: Jim Morris/Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

16079

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **E2B**

Class Change? **R0**

Parcel Number: **19 0779 0000**

Property Address: *6102 Country Club Rd*

Legal Description: **OLIVE CREST COUNTRY ESTATES LOT 1 BLOCK 0 LOT 1**

Land Value: **0**

Improvement Value: **0**

Total Value: **0**

Taxpayer Information

Name: **Ralph Morse etal**

Mailing Address: **6102 Country Club Rd
Omaha, NE 68152**

Reason for Review

Parcel was sold by Olive Crest United Methodist Church needs value for 2016

Field Inspection Information

Report:

For Year: **2016**

Land: *30700*

Imp: *124700*

Total: *155400*

Appraiser: *JM*

Supervisor: *Larry Thomson*

Date: *7-14-16*

"Delivering Accuracy in Values and Deeds"

PVAL 0779 0000 19

READY FOR UPDATE
REAL PROPERTY VALUES

43

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2015	05-26-2015	0	0	0	TE	51215
	02	2014	05-13-2014	0	0	0	TE	42914
	03	2013	05-14-2013	0	0	0	TE	32013
	04	2012	05-03-2012	0	0	0	TE	825
	05	2011	03-30-2011	0	0	0	TE	791
	06	2010	05-25-2010	0	0	0	TE	853
	07	2009	04-30-2009	0	0	0	TE	808
	08	2008	04-17-2008	0	0	0	TE	825
	09	2007	03-30-2007	0	0	0	TE	750
	10	2006	03-24-2006	0	0	0	TE	742

-----OWNER NAME----- LEGAL: OLIVE CREST COUNTRY ESTATES
 RALPH E*MORSE ETAL LOT 1 BLOCK 0
 6102 COUNTRY CLUB RD LOT 1 BLOCK 0

OMAHA NE 68152
 PF1-ADFB PF5-PNFB PF6-PAFB

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Ralph Morse etal
6102 Country Club Road
Omaha, NE 68152

CAC Number: 16079

Property Address: 6102 Country Club Road

Key Number: 19 0779 0000

Description: OLIVE CREST COUNTRY ESTATES LOT 1 BLOCK 0 LOT 1

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input checked="" type="checkbox"/> Removal of exemption of formerly tax exempt property
<input type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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: 13 0526 0550

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

Property Address: 6303 Q Street
Omaha, Nebraska

Legal Description: HAWKINS 2DN ADDITION* LOT 1 BLOCK 0 IRREG 52.11AC

Owner: Nebraska Horsemen Benevolent

Mail Address: P O Box 1440
Columbus, NE 68602-1440

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: Approved for partial exemption.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	38,900	235,900	474,800	38,900	582,000	620,900

County Assessor/Register of Deeds Office: Linda Rowe

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

16080

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: C3C

Class Change? No

Parcel Number: 13 0526 0550

Property Address: 6303 Q St

Legal Description: HAWKINS 2DN ADDITION* LOT 1 BLOCK 0 IRREG 52.11AC

Land Value: 38900

Improvement Value: 235900

Total Value: 274800

Taxpayer Information

Name: Nebraska Horsemans Benevolent

Mailing Address: P O Box 1440
Columbus, NE 68602-1440

Reason for Review

Parcel was approved for a partial exemption, the taxable portion is now 5770 sq ft. Need to adjust value accordingly

Field Inspection Information

Report: Reviewed cost for the subject with SF use of 5770.
Reviewed bar sales, subject will be valued at \$107.60 psf
which is in line with the sales.

For Year: 2016

Land: 38,900

Imp: 582,000

Total: 620,900

Appraiser: Linda Rowz

Supervisor: Linda Rowz

Date: 7.14.16

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

Read instructions on reverse side.

FORM
451

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization NEBRASKA HORSEMANS BENEVOLENT &		County Name DOUGLAS	Tax Year 2016
Name of Owner of Property PROTECTIVE ASSN INC		State Where Incorporated NEBRASKA	
Street or Other Mailing Address of Applicant P. O. BOX 1440		Total Actual Value of Real and Personal Property \$	Parcel ID Number 0526 055013 46 B
City Columbus	State Nebraska	Zip Code 68601	Contact Name M. L. Schuller
Phone Number 402-499-3398		Type of Ownership <input checked="" type="checkbox"/> Agricultural and Horticultural Society <input type="checkbox"/> Educational Organization <input type="checkbox"/> Religious Organization <input type="checkbox"/> Charitable Organization <input type="checkbox"/> Cemetery Organization	

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
BARRY K. LAKE	PRESIDENT	3211 Crown Pt. Rd. Lincoln Ne, 68508
MEREDITH L. SCHULLER	EXEC. DIR.	5335 Troon, Lincoln, NE, 68526
CAROLYN M. LEGENZA	SEC/TR.	9451 18th Ave. Columbus, NE

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

HAWKINS 2ND ADDITION* LOT 000001 BLOCK 00000 IRREG 52.11 AC

RECEIVED
2015 DEC 14 PM 2:24
DOUGLAS COUNTY ASSESSOR/
REGISTER OF DEEDS

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Owned by Non-Profit Nebraska Horsemen's Benevolent & Protective Association
or live horse racing & simulcasting of horse racing & live agricultural exhibit 10/12

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO
If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign here ▶ *Carolyn M. Legenza* Sec/Tr. 12/9/15
Authorized Signature Title Date

Retain a copy for your records.
For County Assessor's Recommendation

Approval
 Approval of a Portion
 Denial

COMMENTS:

Diane L. Battista
Assessor / Register of Deeds

Signature of County Assessor

Date *5/6/2016*

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved
 Approval of a Portion
 Denied

COMMENTS:

Signature of County Board Member

TE#1865
5/24/16
Date

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

PVAL 0526 0550 13

READY FOR UPDATE
REAL PROPERTY VALUES

46

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2016	06-06-2016	38900	235900	274800	TE	1865
	02	2015	05-29-2015	38900	235900	274800	TE	51915
	03	2014	05-21-2014	38900	235900	274800	TE	50614
	04	2013	05-22-2013	38900	235900	274800	TE	51413
	05	2012	06-19-2012	38900	235900	274800	TE	1719
	06	2011	07-06-2011	38900	235900	274800	TE	1558
	07	2010	06-18-2010	38900	235900	274800	TE	1518
	08	2009	05-15-2009	38900	235900	274800	TE	1265
	09	2008	04-11-2008	38900	235900	274800	TE	41
	10	2007	04-02-2007	38900	235900	274800	TE	1355

-----OWNER NAME----- LEGAL: HAWKINS 2ND ADDITION*
 NEBRASKA HORSEMANS BENEVOLENT LOT 1 BLOCK 0
 P O BOX 1440 IRREG
 52.11AC
 COLUMBUS NE 68602
 PF1-ADEB PF5-PNEB PF6-PAFB

BOARD OF EQUALIZATION
DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Nebraska Horsemans Benevolent
PO Box 1440
Columbus, NE 68602-1440

CAC Number: 16080

Property Address: 6303 Q Street

Key Number: 13 0526 0550

Description: HAWKINS 2DN ADDITION* LOT 1 BLOCK 0 IRREG 52.11AC

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input type="checkbox"/> Removal of exemption of formerly tax exempt property
<input checked="" type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input checked="" type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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: 17 4045 5000

From Property Class	To Property Class	From Tax District	To Tax District
E2C	C0		

Property Address:

Omaha, Nebraska

Legal Description:

METHODIST WEST LOT 1 BLOCK 0 IRREG 0.823 AC

Owner:

Nebraska Methodist Health Systems Inc

Mail Address:

8511 West Dodge Road
Omaha, NE 68114

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: 2016 Permissive Exemption denied.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	268,900	0	268,900

County Assessor/Register of Deeds Office: Linda Rowe

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

16081

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: E2C Class Change? C0

Parcel Number: 17 4045 5000

Property Address:

Legal Description: METHODIST WEST LOT 1 BLOCK 0 IRREG 0.823 AC

Land Value: 0 Improvement Value: 0 Total Value: 0

Taxpayer Information

Name: Nebraska Methodist Health Systems Inc

Mailing Address: 8511 West Dodge Rd
Omaha, NE 68114

Reason for Review

Parcel was denied a 2016 permissive exemption needs value for 2016

Field Inspection Information

Report: Reviewed land sales and equalization adjusted for the shape of the lot.

For Year: 2016 Land: 268,900 Imp: 0 Total: 268,900

Appraiser: *Lind Powe* Supervisor: *Lind Powe* Date: 7.14.16

File with
Your County
Assessor

Exemption Application

for Tax Exemption on Real and Personal Property by Qualifying Organizations

FORM
451

Read instructions on reverse side.

Failure to properly complete or timely file this application will result in a denial of the exemption.

Name of Organization NEBRASKA METHODIST HEALTH		County Name Douglas	Tax Year 2016
Name of Owner of Property NEBRASKA METHODIST HEALTH		State Where Incorporated Nebraska	
Street or Other Mailing Address of Applicant SYSTEMS INC 8511 WEST DODGE RD		Total Actual Value of Real and Personal Property \$ 0	Parcel ID Number 1740455000
City OMAHA	State NE	Zip Code 68114	Contact Name Jay Heater
Type of Ownership		Phone Number 402-354-4840	

Agricultural and Horticultural Society Educational Organization Religious Organization Charitable Organization Cemetery Organization

Name	Title of Officers, Directors, or Partners	Address, City, State, Zip Code
See attached	See attached	See attached

Legal description of real property and general description of all depreciable tangible personal property, except licensed motor vehicles:

METHODIST WEST LOT 1 BLOCK 0 IRREG 0.823 AC

Property described above is used in the following exempt category (please mark the applicable boxes):

Agricultural and Horticultural Society Educational Religious Charitable Cemetery

Give a detailed description of the use of the property:

Nebraska Methodist Hospital and Nebraska Methodist Health System Inc. have been recognized as exempt from income tax by the Internal Revenue Service pursuant to Internal Revenue Code Section 501(c)(3). The corporate mission is to promote quality healthcare accessible to residents of Omaha and surrounding communities by increasing quality and accessibility of healthcare services.

All organizations, except for an Agricultural and Horticultural Society, must complete the following questions.

Is all of the property used exclusively as described above? YES NO

Is the property used for financial gain or profit to either the owner or owner or organization making exclusive use of the property? .. YES NO

Is a portion of the property used for the sale of alcoholic beverages? YES NO

If Yes, state the number of hours per week _____

Is the property owned or used by an organization which discriminates in membership or employment based on race, color, or national origin? YES NO

Under penalties of law, I declare that I have examined this exemption application and, to the best of my knowledge and belief, it is correct and complete. I also declare that I am duly authorized to sign this exemption application.

sign
here

Authorized Signature: Linda K Burt Title: ice President of Finance and CF Date: 12/31/2015

Retain a copy for your records.

For County Assessor's Recommendation

Approval COMMENTS: _____

Approval of a Portion _____

Denial Signature of County Assessor: Diane L Battiato Date: 4/22/2016

For County Board of Equalization Use Only

I declare that to the best of my knowledge and belief, the determination made by the County Board of Equalization is correct pursuant to the laws of the State of Nebraska.

Approved COMMENTS: _____

Approval of a Portion _____

Denied Signature of County Board Member: _____ Date: 5/24/16

County Clerk: A legible copy of this form showing the final decision of the County Board of Equalization must be delivered electronically to the Nebraska Department of Revenue within seven days after the Board's decision.

PVAL 4045 5000 17

READY FOR UPDATE
REAL PROPERTY VALUES

0C

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2016	06-23-2016	0	0	0	TE	1851
	02	2015	08-14-2015	0	0	0	TE	51915
	03	2014	05-21-2014	0	0	0	TE	50614
	04	2013	05-21-2013	0	0	0	TE	51413
	05	2012	05-03-2012	0	0	0	TE	791
	06	2011	03-30-2011	0	0	0	TE	728
	07	2010	05-25-2010	0	0	0	TE	798
	08	2009	04-30-2009	0	0	0	TE	750
	09	2008	04-17-2008	0	0	0	S/C	

-----OWNER NAME----- **LEGAL:** METHODIST WEST
 NEBRASKA METHODIST HEALTH LOT 1 BLOCK 0
 SYSTEMS INC IRREG 0.823 AC
 8511 WEST DODGE RD
 OMAHA NE 68114
PF1-ADFB PF5-PNFB PF6-PAFB

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Nebraska Methodist Health Systems Inc
8511 West Dodge Road
Omaha, NE 68114

CAC Number: 16081

Key Number: 17 4045 5000

Description: METHODIST WEST LOT 1 BLOCK 0 IRREG 0.823.AC

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

- Removal of homestead exemption
- Removal of exemption of formerly tax exempt property
- Approval of tax exemption:
 - Total
 - Partial
- Disapproval of tax exemption
- Adjustment of value
- Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



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: 21 4226 0000

From Property Class	To Property Class	From Tax District	To Tax District
E2F	C0		

Property Address: 5408 S 32 Street
 Omaha, Nebraska

Legal Description: ST MARYS LOT 10 BLOCK 3 1/2 VAC ALLEY ADJ & LT 1 BLK 3 HAMMOND PLACE
 & LTS 1 THRU 5 & LTS 8 THRU 10

Owner: PBPM LLC

Mail Address: P O Box 6468
 Omaha, NE 68106

Reason

- Parcel formerly exempt; add value. Sold by Sts. Peter and Paul Church
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	108,000	42,000	150,000

County Assessor/Register of Deeds Office: Linda Rowe

County Board Action _____

16082



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: E2F Class Change? C0

Parcel Number: 21 4226 0000

Property Address: 5408 S 32 St

Legal Description: ST MARYS LOT 10 BLOCK 3 1/2 VAC ALLEY ADJ & LT 1 BLK 3
HAMMOND PLACE & LTS 1 THRU 5 & LTS 8 THRU 10

Land Value: 0 Improvement Value: 0 Total Value: 0

Taxpayer Information

Name: PBPM LLC

Mailing Address: P O Box 6469 Omaha, NE 68106

Reason for Review

Property sold by Sts. Peter and Paul Church, needs value for 2016

Field Inspection Information

Report: Reviewed church sales this one is low due to condition
it was listed on Loop Net for sale and sold through
~~Loop~~ Investors Realty

For Year: 2016 Land: 108,000 Imp: 42,000 Total: 150,000

Appraiser: *Linda Rowe* Supervisor: *Linda Rowe* Date: 7.14.16

Real Estate Transfer Statement

To be filed with the Register of Deeds. Read Instructions on reverse side.
If additional space is needed, add an attachment and identify the item.

FORM
521

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas		2 County Number 28		3 Date of Sale/Transfer Mo. 6 Day 10 Yr. 2016		4 Date of Deed Mo. 6 Day 9 Yr. 16	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sts. Peter and Paul Church of Omaha Street or Other Mailing Address Rev. Frank Jindra City Omaha State NE Zip Code 68107 Telephone Number 402 934 8444 Email Address amiller@charter-title.net				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PBPM, LLC, a Nebraska limited liability company Street or Other Mailing Address P.O. Box 6469 City Omaha State NE Zip Code 68106 Telephone Number (402) 416-0299 Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Email Address amiller@charter-title.net			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status			(B) Property Type			(C)
<input checked="" type="checkbox"/> Improved	<input type="checkbox"/> Single Family	<input type="checkbox"/> Industrial	<input type="checkbox"/> Mineral Interests-Nonproducing	<input type="checkbox"/> State Assessed	<input type="checkbox"/> Mobile Home	
<input type="checkbox"/> Unimproved	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Mineral Interests-Producing	<input type="checkbox"/> Exempt		
<input type="checkbox"/> IOLL	<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Recreational				

8 Type of Deed

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
	<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty	

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
	<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) Bill

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$150,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.)
 Yes **Charter Title Involved** No

18 Address of Property
**5408 S 32nd Street
Omaha, NE 68107**

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**PBPM, LLC, a Nebraska limited liability company
PO Box 6469
Omaha, NE 68106**

20 Legal Description
Parcel 1:

Lots 1, 2, & 3, Block 3, St. Mary's Addition to the City of South Omaha, now a part of the City of Omaha, in Douglas County, Nebraska; together with 1/2 vacated alley adjoining

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	\$	150,000.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	\$	0.00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	\$	150,000.00

25 If this transfer is exempt from the documentary stamp tax, list the exempt _____

Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.

▶ **PBPM, LLC, a Nebraska limited liability company**
Print or Type Name of Grantee or Authorized Representative

▶ *[Signature]*
Signature of Grantee or Authorized Representative

sign here



DEED 2016050657



JUN 28 2016 13:39 P 2

Register of Deeds

26 Date Deed Recorded
Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number
\$ **EX 4**

Real Estate Transfer Statement

**FORM
521**

• To be filed with the Register of Deeds. • Read instructions on reverse side.
• If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name Douglas		2 County Number 28		3 Date of Sale/Transfer Mo. 6 Day 10 Yr. 2016		4 Date of Deed Mo. 6 Day 9 Yr. 16	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) Sts. Peter and Paul Church of Omaha Street or Other Mailing Address Rev. Frank Jindra City Omaha State NE Zip Code 68107				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) PBPM, LLC, a Nebraska limited liability company Street or Other Mailing Address P.O. Box 6469 City Omaha State NE Zip Code 68108			
Telephone Number 402 934 8446				Telephone Number (402) 416-0299		Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Email Address amiller@charter-title.net				Email Address amiller@charter-title.net			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status <input checked="" type="checkbox"/> Improved <input type="checkbox"/> Unimproved <input type="checkbox"/> IOLL <input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational	(B) Property Type <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	(C) <input type="checkbox"/> Mobile Home
---	---	--

8 Type of Deed

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Conservator	<input type="checkbox"/> Distribution	<input type="checkbox"/> Land Contract/Memo	<input type="checkbox"/> Partition	<input type="checkbox"/> Sheriff	<input type="checkbox"/> Other
<input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective	<input type="checkbox"/> Easement	<input type="checkbox"/> Lease	<input type="checkbox"/> Personal Rep.	<input type="checkbox"/> Trust/Trustee	
<input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Executor	<input type="checkbox"/> Mineral	<input type="checkbox"/> Quit Claim	<input checked="" type="checkbox"/> Warranty		

9 Was the property purchased as part of an IRS like-kind exchange? (IRC § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction	<input type="checkbox"/> Distribution	<input type="checkbox"/> Foreclosure	<input type="checkbox"/> Irrevocable Trust	<input type="checkbox"/> Revocable Trust	<input type="checkbox"/> Transfer on Death
<input type="checkbox"/> Court Decree	<input type="checkbox"/> Easement	<input type="checkbox"/> Gift	<input type="checkbox"/> Life Estate	<input checked="" type="checkbox"/> Sale	<input type="checkbox"/> Trustee to Beneficiary
<input type="checkbox"/> Exchange	<input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Partition	<input type="checkbox"/> Satisfaction of Contract	<input checked="" type="checkbox"/> Other (Explain) Deed	

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew	<input type="checkbox"/> Family Corp., Partnership, or LLC	<input type="checkbox"/> Self	<input type="checkbox"/> Other
		<input type="checkbox"/> Brothers and Sisters	<input type="checkbox"/> Grandparents and Grandchild	<input type="checkbox"/> Spouse	
		<input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Parents and Child	<input type="checkbox"/> Step-parent and Step-child	

14 What is the current market value of the real property?
\$150,000.00

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes **Charter Title Industry** No

18 Address of Property
**5408 S 32nd Street
Omaha, NE 68107**

18a No address assigned 18b Vacant Land

19 Name and Address of Person to Whom Tax Statement Should be Sent
**PBPM, LLC, a Nebraska limited liability company
PO Box 6469
Omaha, NE 68106**

20 Legal Description
Parcel 1:
8,9,10
Lots 1, 2, 3, Block 3, St. Mary's Addition to the City of South Omaha, now a part of the City of Omaha, in Douglas County, Nebraska; together with 1/2 vacated alley adjoining

21 If agricultural, list total number of acres

22 Total purchase price, including any liabilities assumed	22	\$	200,000 00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	0 00
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	200,000 00

25 If this transfer is exempt from the documentary stamp tax, list the exempt

Under penalties of law, I declare that I have examined this statement correct, and that I am duly authorized to sign this statement.

▶ **PBPM, LLC, a Nebraska limited liability company**
Print or Type Name of Grantee or Authorized Representative

[Signature]
Signature of Grantee or Authorized Representative

Register of Deeds

26 Date Deed Recorded
Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number
\$ **EX 4**



DEED 2016050658



JUN 28 2016 13:40 P 2

PVAL 4226 0000 21

READY FOR UPDATE
REAL PROPERTY VALUES

36

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2015	05-11-2015	0	0	0	TE	50515
	02	2014	05-13-2014	0	0	0	TE	42914
	03	2013	05-21-2013	0	0	0	TE	51413
	04	2012	05-03-2012	0	0	0	TE	973
	05	2011	03-30-2011	0	0	0	TE	1008
	06	2010	05-25-2010	0	0	0	TE	1029
	07	2009	05-01-2009	0	0	0	TE	1015
	08	2008	04-17-2008	0	0	0	TE	1032
	09	2007	03-30-2007	0	0	0	TE	956
	10	2006	03-24-2006	0	0	0	TE	948

-----OWNER NAME----- LEGAL: ST MARYS
 PBPM LLC LOT 10 BLOCK 3
 P O BOX 6469 1/2 VAC ALLEY ADJ & LT 1 BLK 3
 OMAHA NE 68106 HAMMOND PLACE & LTS 1 THRU 5 &
 PF1-ADFB PF5-PNFB PF6-PAFB LTS 8 THRU 10

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

PBPM LLC
PO Box 6468
Omaha, NE 68106

CAC Number: 16082

Property Address: 5408 S 32 Street

Key Number: 21 4226 0000

Description: ST MARYS LOT 10 BLOCK 3 ½ VAC ALLEY ADJ & LT 1 BLK 3
HAMMOND PLACE & LTS 1 THRU 5 & LTS 8 THRU 10

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

- Removal of homestead exemption
- Removal of exemption of formerly tax exempt property
- Approval of tax exemption:
 - Total
 - Partial
- Disapproval of tax exemption
- Adjustment of value
- Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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: 20 4807 0003

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

Property Address: 7305 Main Street
Ralston, Nebraska

Legal Description: RALSTON ADD LOT 21 BLOCK 59 LTS 1-2 & N 21.85 FT LT 3 & N 21.85 E 102.37 FT
LT 19 & E 102.377 FT LTS 20 & 21 BK 59 -EXCESS REDEVELOPMENT PROJ VALUE-

Owner: J & M Ralston Granary LLC

Mail Address: 4 Westlake Village
Council Bluffs, IA 51501

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: Error made on TIF account.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	370,800	370,800	0	551,200	551,200

County Assessor/Register of Deeds Office: Linda Rowe

County Board Action _____



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

16083

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **CO**

Class Change? **NO**

Parcel Number: **4807 0003 20**

Property Address: **7305 Main St.
Ralston NE 68127**

Legal Description: **RALSTON ADD LOT 21 BLOCK 59 LTS 1-2 & N 21.85 FT LT 3 & N 21.85 E
102.37 FT LT 19 & E 102.377 FT LTS 20 & 21 BK 59 -EXCESS REDEVELOPMENT PROJ VALUE-**

Land Value: **0**

Improvement Value: **370,800**

Total Value: **370,800**

Taxpayer Information

Name: **J & M RALSTON GRANARY LLC**

Mailing Address: **4 WESTLAKE VLG
COUNCIL BLUFFS IA 51501-0000**

Reason for Review

An error was made when the 2016 value was reconciled; the base value was taken off incorrectly. The total of the base and excess account should be \$902,800.

Field Inspection Information

Report:

For Year: **2016**

Land: **0**

Imp: **551,200**

Total: **551,200**

Appraiser: **Linda Rowe**

Supervisor: **Linda Rowe**

Date: **6/2/16**

Commercial Income Worksheet

Account # R2048070003 Building # 1
Parcel # 2048070003 Occupancy % 100.00%
Occupancy Code 353 Retail Store

Revenue

	Rate	Square Feet	
Rental Rate	\$12.00	8,000	\$96,000.00
Total Potential Gross Income			\$96,000.00

Vacancy and Collection Loss

Vacancy and Collection Loss	8.00%	\$7,680.00
Total Vacancy and Collection Loss		<u>\$7,680.00</u>
Potential Gross Less Vacancy and Loss		\$88,320.00

Additional Income

	Additional Inc	Square Feet	
Additional Income /SF	\$0.00	7,360	\$0.00
Total Additional Income			<u>\$0.00</u>
Effective Gross Income			\$88,320.00

Expenses

Utilities \$	\$0.00	
Janitorial \$	\$0.00	
Tenant Improvements \$	\$0.00	
Advertising \$	\$0.00	
Insurance \$	\$0.00	
Repairs and Maintenance \$	\$0.00	
Miscellaneous \$	\$0.00	
Management Exp %	\$0.00	
Lease Exp %	\$0.00	
Reserve for Replacements	\$0.00	
Total Expense % if not itemized	8.00%	\$7,065.60
Total Expenses		<u>\$7,065.60</u>
Net Operating Income		\$81,254.40
Capitalization Rate		9.00%

Final Indicated Property Value (Rounded)

\$902,800.00

Base
Parcel

PVAL, 4807 0005 20

INQUIRY ONLY
REAL PROPERTY VALUES

D2

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2011	08-11-2011	64800	286800	351600	CAC	11158
	02	2011	03-13-2011	64800	298300	363100	RA	
	03	2005	08-22-2005	64800	286800	351600	CAC	20822
	04	2004	08-22-2005	64800	286800	351600	CAC	20822
	05	2004	12-17-2004	338200	193800	532000	S/C	

-----OWNER NAME----- LEGAL: RALSTON ADD
 J & M RALSTON GRANARY LLC LOT 21 BLOCK 59
 4 WESTLAKE VLG LTS 1-2 & N 21.85 FT LT 3 & N 21.85
 COUNCIL BLUFFS IA 51501 E 102.37 FT LT 19 & E 102.377 FT
 PF1-ADFB PF5-PNFB PF6-PAFB LTS 20 & 21 BK 59
 -BASE REDEVELOPMENT PROJ VALUE-

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

J & M Ralston Granary LLC
4 Westlake Village
Council Bluffs, IA 51501

CAC Number: 16083

Property Address: 7305 Main Street, Ralston, NE

Key Number: 20 4807 0003

Description: RALSTON ADD LOT 21 BLOCK 59 LTS 1-2 & N 21.85 FT LT 3 & N 21.85 E 102.37 FT LT 19 & E 102.377 FT LTS 20 & 21 BK 59 –EXCESS REDEVELOPMENT PROJ VALUE-

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

- Removal of homestead exemption
- Removal of exemption of formerly tax exempt property
- Approval of tax exemption:
 - Total
 - Partial
- Disapproval of tax exemption
- Adjustment of value
- Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

The Board of Equalization convenes at 9:00 a.m. in the Omaha-Douglas Civic Center, 1819 Farnam, Legislative Chambers, Omaha, NE.

If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



**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: 20 2957 0000

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 1412 N 31 Street
Omaha, Nebraska

Legal Description: PROSPECT PLACE LOT 14 BLOCK G N 35 FT 35 X 54.2

Owner: Seryia Seay

Mail Address: 3102 Hamilton Street
Omaha, NE 68111

Reason

- Parcel formerly exempt; add value. Sold by City of Omaha.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	300	0	300

County Assessor/Register of Deeds Office: Larry Thomsen

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

Diane L. Battiato, CPO

1857

Review Appraisal

Property Information

Property Class: E1

Class Change? R0

Parcel Number: 20 2957 0000

Property Address: 1412 N 31 St

Legal Description: PROSPECT PLACE LOT 14 BLOCK G N 35 FT 35 X 54.2

Land Value: 0

Improvement Value: 0

Total Value: 0

Taxpayer Information

Name: Seryia Seay

Mailing Address: 3102 Hamilton St
Omaha, NE 68111

Reason for Review

Parcel was sold by City of Omaha needs value for 2016

Field Inspection Information

Report:

For Year: 2016

Land: 300

Imp: 0

Total: 300

Appraiser:

Supervisor:

Jerry Thomsen

Date: 7-15-16

2957-0-20



Real Estate Transfer Statement

FORM 521

To be filed with the Register of Deeds. Read instructions on reverse side. If additional space is needed, add an attachment and identify the item.

The deed will not be recorded unless this statement is signed and items 1-25 are accurately completed.

1 County Name DOUGLAS - 28		2 County Number		3 Date of Sale/Transfer Mo. <u>6</u> Day <u>23</u> Yr. <u>2016</u>		4 Date of Deed Mo. <u>6</u> Day <u>16</u> Yr. <u>2016</u>	
5 Grantor's Name, Address, and Telephone (Please Print) Grantor's Name (Seller) City of Omaha Street or Other Mailing Address 1819 Farnam Street #1111 City Omaha State NE Zip Code 68183 Phone Number (402) 444-5150 Email Address				6 Grantee's Name, Address, and Telephone (Please Print) Grantee's Name (Buyer) Seryia R. Seay Street or Other Mailing Address 3102 Hamilton St. City Omaha State NE Zip Code 68111 Phone Number Is the grantee a 501(c)(3) organization? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, is the grantee a 509(a) foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No Email Address			

7 Property Classification Number. Check one box in categories A and B. Check C if property is also a mobile home.

(A) Status	(B) Property Type	(C)
<input type="checkbox"/> Improved <input checked="" type="checkbox"/> Unimproved <input type="checkbox"/> IOLL	<input type="checkbox"/> Single Family <input type="checkbox"/> Multi-Family <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> Recreational <input type="checkbox"/> Mineral Interests-Nonproducing <input type="checkbox"/> Mineral Interests-Producing <input type="checkbox"/> State Assessed <input type="checkbox"/> Exempt	<input type="checkbox"/> Mobile Home

8 Type of Deed

<input type="checkbox"/> Conservator <input type="checkbox"/> Bill of Sale <input type="checkbox"/> Cemetery	<input type="checkbox"/> Corrective <input type="checkbox"/> Death Certificate - Transfer on Death	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Executor	<input type="checkbox"/> Land Contract/Memo <input type="checkbox"/> Lease <input type="checkbox"/> Mineral	<input type="checkbox"/> Partition <input type="checkbox"/> Personal Rep. <input type="checkbox"/> Quit Claim	<input type="checkbox"/> Sheriff <input type="checkbox"/> Trust/Trustee <input checked="" type="checkbox"/> Warranty	<input type="checkbox"/> Other _____
--	---	---	---	---	--	--------------------------------------

9 Was the property purchased as part of an IRS like-kind exchange? (I.R.C. § 1031 Exchange)
 Yes No

10 Type of Transfer

<input type="checkbox"/> Auction <input type="checkbox"/> Court Decree	<input type="checkbox"/> Distribution <input type="checkbox"/> Easement <input type="checkbox"/> Exchange	<input type="checkbox"/> Foreclosure <input type="checkbox"/> Gift <input type="checkbox"/> Grantor Trust	<input type="checkbox"/> Irrevocable Trust <input type="checkbox"/> Life Estate <input type="checkbox"/> Partition	<input type="checkbox"/> Revocable Trust <input checked="" type="checkbox"/> Sale <input type="checkbox"/> Satisfaction of Contract	<input type="checkbox"/> Transfer on Death <input type="checkbox"/> Trustee to Beneficiary <input type="checkbox"/> Other (Explain) _____
---	---	---	--	---	---

11 Was ownership transferred in full? (If No, explain the division.)
 Yes No

12 Was real estate purchased for same use? (If No, state the intended use.)
 Yes No **Residential**

13 Was the transfer between relatives, or if to a trustee, are the trustor and beneficiary relatives? (If Yes, check the appropriate box.)

<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Aunt or Uncle to Niece or Nephew <input type="checkbox"/> Brothers and Sisters <input type="checkbox"/> Ex-spouse	<input type="checkbox"/> Family Corp., Partnership, or LLC <input type="checkbox"/> Grandparents and Grandchild <input type="checkbox"/> Parents and Child	<input type="checkbox"/> Self <input type="checkbox"/> Spouse <input type="checkbox"/> Step-parent and Step-child	<input type="checkbox"/> Other _____
---	--	--	---	--------------------------------------

14 What is the current market value of the real property?
\$250

15 Was the mortgage assumed? (If Yes, state the amount and interest rate.)
 Yes No \$ _____ %

16 Does this conveyance divide a current parcel of land?
 Yes No

17 Was transfer through a real estate agent or a title company? (If Yes, include the name of the agent or title company contact.) Yes No

18 Address of Property
**1412 N. 31st St.
Omaha, NE**

19 Name and Address of Person to Whom the Tax Statement Should be Sent
**Seryia R. Seay
3102 Hamilton Street
Omaha, NE 68111**

18a No address assigned 18b Vacant land

20 Legal Description
The north 35 ft. of Lot 14, Block "G", Prospect Place

21 If agricultural, list total number of acres _____

22 Total purchase price, including any liabilities assumed	22	\$	250.00
23 Was non-real property included in the purchase? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If Yes, enter dollar amount and attach itemized list.)	23	\$	
24 Adjusted purchase price paid for real estate (line 22 minus line 23)	24	\$	250.00

25 If this transfer is exempt from the documentary stamp tax, list the exemption.

Under penalties of law, I declare that I have examined this statement, and that I am duly authorized to sign this statement.

Chris Wayne
Print or Type Name of Grantee or Authorized Representative

Chris Wayne
Signature of Grantee or Authorized Representative

Register of Deed's Use

26 Date Deed Recorded
Mo. _____ Day _____ Yr. _____

27 Value of Stamp or Exempt Number
\$ **EX2**



PVAL 2957 0000 20

READY FOR UPDATE
REAL PROPERTY VALUES

09

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2015	02-18-2016	0	0	0	BOE	20916
	02	2011	03-13-2011	1500	0	1500	IR	
	03	2005	03-19-2005	1500	13700	15200	RA	
	04	2001	03-16-2001	1500	15700	17200	BP	5485
	05	1999	05-21-1999	1500	11800	13300	SBE	
	06	1998	03-04-1998	1400	10900	12300	RA	
	07	1994	08-18-1994	1400	10900	12300	SBE	
	08	1994	03-10-1994	1400	9800	11200	BP	9999
	09	1985	03-14-1985	1400	4800	6200	RA	
	10	1979	03-16-1979	500	3000	3500	RA	

-----OWNER NAME----- LEGAL: PROSPECT PLACE
 SERVIA R*SEAY LOT 14 BLOCK G
 3102 HAMILTON ST N 35 FT
 OMAHA NE 68111 35 X 54.2
PF1-ADFB PF5-PNFB PF6-PAFB

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Seryia Seay
3102 Hamilton Street
Omaha, NE 68111

CAC Number: 16084

Property Address: 1412 N 31 Street

Key Number: 20 2957 0000

Description: PROSPECT PLACE LOT 14 BLOCK G N 35 FT 35 X 54.2

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input checked="" type="checkbox"/> Removal of exemption of formerly tax exempt property
<input type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

Although you are not required by law to be present at this meeting, you may address the Board of Equalization if you wish to present evidence regarding this matter for their consideration.

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If you have specific questions regarding the recommended action listed above, please call the County Assessor/Register of Deeds office at 402-444-7060.



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: 07 5446 0280

From Property Class	To Property Class	From Tax District	To Tax District
E1	R0		

Property Address: 1907 S 116 Street
 Omaha, Nebraska

Legal Description: CASITA VILLA LOT 4 BLOCK 0 61 X 167

Owner: Marjorie Sivers

Mail Address: 1907 S 116 Street
 Omaha, NE 68144

Reason

- Parcel formerly exempt; add value. Sold by VA.
- 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:

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	14,600	127,200	141,800

County Assessor/Register of Deeds Office: Larry Thomsen

County Board Action _____



**DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS**

16085

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: **E1** Class Change? **R0**

Parcel Number: **07 5446 0280**

Property Address: **1907 S 116 St**

Legal Description: **CASITA VILLA LOT 4 BLOCK 0 61 X 167**

Land Value: **0** Improvement Value: **0** Total Value: **0**

Taxpayer Information

Name: **Marjorie Sivers**

Mailing Address: **1907 S 116 St
Omaha, NE 68144**

Reason for Review

Property sold by VA, needs value for 2016

Field Inspection Information

Report: *2016 Value includes 7% state ordered increase*

For Year: **2016** Land: *14600* Imp: *127200* Total: *141800*

Appraiser: Supervisor: *Larry Thomson* Date: *7-15-16*

PVAL 5446 0280 07

READY FOR UPDATE
REAL PROPERTY VALUES

60

UPDATE AREA HISTORY:	LINE NO	YEAR EFF	DATE OF CHANGE	LAND VALUE	IMPROVE VALUE	TOTAL VALUE	PART REAS	NUMBER
	01	2015	11-23-2015	0	0	0	BOE	111715
	02	2012	03-09-2012	14600	138300	152900	RA	
	03	2007	03-13-2007	14600	156800	171400	RA	
	04	2003	03-14-2003	14600	144600	159200	RA	
	05	2000	03-12-2000	14600	131600	146200	MVU	
	06	1999	05-21-1999	14600	118300	132900	SBE	
	07	1997	03-16-1997	13500	109500	123000	RA	
	08	1994	08-18-1994	13500	102000	115500	SBE	
	09	1993	05-06-1993	13500	91500	105000	BOE	182
	10	1993	03-13-1993	13500	97000	110500	RA	

-----OWNER NAME----- LEGAL: CASITA VILLA
 MARJORIE J*SIVERS LOT 4 BLOCK 0
 1907 S 116 ST 61 X 167

OMAHA NE 68144
 PF1-ADFB PF5-PNFB PF6-PAFB

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

Marjorie Sivers
1907 S 116 Street
Omaha, NE 68144

CAC Number: 16085

Property Address: 1907 S 116 Street

Key Number: 07 5446 0280

Description: CASITA VILLA LOT 4 BLOCK 0 61 X 167

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input checked="" type="checkbox"/> Removal of exemption of formerly tax exempt property
<input type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

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**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: 27 3000 3378

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

Property Address:

Omaha, Nebraska

Legal Description:

MISCELLANEOUS LOT LEASE LAND AGREEMENT TO SOGETI USA LLC DATED 11/04/14 APPROX 2530 SQ FT SUITE 101 AT 6825 PINE ST REF# 0151 0550 05 AKSARBEN BUSINESS & ED CAMPUS REP 6

Owner:

University of Nebraska Board of Regents

Mail Address:

6825 Pine Street #123 - MS A5
Omaha, NE 68106

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: New tenant lease.

Year(s)	Current Land Value	Current Impr. Value	Current Total Value	Corrected Land Value	Corrected Impr. Value	Corrected Total Value
2016	0	0	0	0	295,700	295,700

County Assessor/Register of Deeds Office: Micaela Larsen/Linda Rowe

County Board Action _____



DOUGLAS COUNTY
ASSESSOR • REGISTER OF DEEDS

16086

Diane L. Battiato, CPO

Review Appraisal

Property Information

Property Class: C0 Class Change?

Parcel Number: 27 3000 3378

Property Address:

Legal Description: MISCELLANEOUS LOT LEASE LAND AGREEMENT TO SOGETI USA LLC DATED 11/04/14 APPROX 2530 SQ FT SUITE 101 AT 6825 PINE ST REF# 0151 0550 05 AKSARBEN BUSINESS & ED CAMPUS REP 6

Land Value: 0 Improvement Value: 0 Total Value: 0

Taxpayer Information

Name: Univ of NE Board of Regents

Mailing Address: 6825 Pine St #123
MS A5
Omaha, NE 68106

Reason for Review

Parcel is currently leased and needs value for 2016

Field Inspection Information

Report: New tenant at Scott Tech Business Center. Lease provided.

For Year: 2016 Land: 0 Imp: 295700 Total: 295700

Appraiser: [Signature] Supervisor: [Signature] Date: 5-18-14

BOARD OF EQUALIZATION

DOUGLAS COUNTY, NEBRASKA

July 25, 2016

University of Nebraska Board of Regents
6825 Pine Street #123 – MS A5
Omaha, NE 68106

CAC Number: 16086

Property Address: Omaha, NE

Key Number: 27 3000 3378

Description: MISCELLANEOUS LOT LEASE LAND AGREEMENT TO SOGETI USA LLC DATED 11/04/14 APPROX 2530 SQ FT SUITE 101 AT 6825 PINE ST REF#0151 0550 05 AKSARBEN BUSINESS & ED CAMPUS REP 6

Please be advised that the following action has been recommended for the above listed property and the item has been placed on the agenda by the County Assessor/Register of Deeds for the approval of the Board of Equalization for the meeting of **Tuesday, August 2, 2016.**

<input type="checkbox"/> Removal of homestead exemption
<input type="checkbox"/> Removal of exemption of formerly tax exempt property
<input type="checkbox"/> Approval of tax exemption:
<input type="checkbox"/> Total <input type="checkbox"/> Partial
<input type="checkbox"/> Disapproval of tax exemption
<input checked="" type="checkbox"/> Adjustment of value
<input type="checkbox"/> Removal of special valuation

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