

**Revised Property Value Recommendations**

Report Year : 2015

<u>Parcel</u>	<u>Owner/Legal/Situs</u>	<u>Prior Land</u>	<u>Prior Imp</u>	<u>Prior Outb</u>	<u>Prior Total</u>	<u>New Land</u>	<u>New Imp</u>	<u>New Outb</u>	<u>New Total</u>	<u>Waiver</u>
010343792	ESCRITT/JAMES B & LAURIE M LOTS 120 & 121B GRANVILLE EAST 07736 \GREENLEAF DR	21,000	103,692	0	<b>\$124,692</b>	21,000	100,010	0	<b>\$121,010</b>	06/03/2015
Comments: REMOVED BASEMENT GARAGE AND REOMVED PATIO										
010323082	HAYNIE/JESS L & DONNA K LOT 165 LA VISTA REPLAT 07318 \S 69TH ST	18,000	91,577	0	<b>\$109,577</b>	18,000	88,482	0	<b>\$106,482</b>	06/02/2015
Comments: REMOVED PATIO AND DECK FROM RECORD. THEY WERE CLEARLY NOT THERE IN PHOTOS OR ON SKETCH										
010350381	LEWIS/JAMES C & CATHERINE M LOT 5 EX N60' ARMOURDALE 07011 \S 27TH ST	19,000	0	0	<b>\$19,000</b>	8,185	0	0	<b>\$8,185</b>	06/05/2015
Comments: I AM APPRAISING THIS LOT AS IF COMBINED WITH THE OWNERS ADJACENT LOTS										
010429395	KURZ/ALBERT W & LINDA A LOT 21, EX E 30', PLEASANT HILL OR MARTIN'S SUB 08003 \S 32ND ST	104,860	206,304	0	<b>\$311,164</b>	99,728	206,304	0	<b>\$306,032</b>	06/03/2015
Comments: I AM ADJUSTING THE LAND SIZE FROM 4.88 TO 4.60 ACRES PER GIS AND VALUING THE PORTION OF THE LAND THAT IS AFFECTED BY SEVERE DRAINAGE ISSUES AS RESIDUAL LAND										
010540059	ACHENBACH/PATRICK J LOT 407 TARA HEIGHTS 00810 \WATERFORD CIR	22,000	129,925	0	<b>\$151,925</b>	22,000	129,345	0	<b>\$151,345</b>	06/03/2015
Comments: SHED ON RECORD, NO SHED ON PROPERTY SINCE PURCHASE IN 2008										
010586105	ORREN/DEAN A & JILL R LOT 14 PARK HILLS ADD SECOND PLATTING 00824 \MATTHIES DR	27,500	150,068	0	<b>\$177,568</b>	27,500	149,128	0	<b>\$176,628</b>	06/03/2015
Comments: CORRECTED DRIVEWAY FROM 3 CAR AND PARKING PAD TO 2 CAR AND PARKING PAD										
010957537	MILLS/ROBERT D & SANDRA K LOT 74 CHRIS LAKE 03118 \ANNABELLE DR	75,000	178,049	0	<b>\$253,049</b>	75,000	155,016	0	<b>\$230,016</b>	06/02/2015
Comments: BASED UPON INSPECTION CONDUCTED 5/7/2015 BY TIM EDERER THE SQFT OF THE HOME WAS DECREASED AND A GARAGE AREA WAS ADDED										
011046929	DANIELL/RICHARD T TAX LOT 17B 5-13-13 (3.88 AC) 03906 \CAPEHART RD	89,140	231,559	0	<b>\$320,699</b>	89,140	224,711	0	<b>\$313,851</b>	06/05/2015

## Revised Property Value Recommendations

Report Year : 2015

<u>Parcel</u>	<u>Owner/Legal/Situs</u>	<u>Prior Land</u>	<u>Prior Imp</u>	<u>Prior Outb</u>	<u>Prior Total</u>	<u>New Land</u>	<u>New Imp</u>	<u>New Outb</u>	<u>New Total</u>	<u>Waiver</u>
011073063	SHONKA/DUANE R & JUDY K LOT 444 HICKORY HILL 00701 \ JOSEPH DR	28,000	170,037	0	\$198,037	28,000	160,857	0	\$188,857	06/04/2015
										Comments: REMOVED DECK AND SECOND FIREPLACE FROM RECORD. CONDITION CHANGED PER INSPECTION
011108207	KURUTZ/FRANCIS P & LYNN E LOT 29 HICKORY HILL II 00809 \ WILSHIRE LN	28,000	185,332	0	\$213,332	28,000	184,328	0	\$212,328	06/03/2015
										Comments: REVIEWED RECORD WITH HOMEOWNER. ADDED 5% BRICK TO RECORD AND +2 PLUMBING FIXTURES. REMOVED DECK FROM RECORD (VERITIED ON PICTOMETRY AND PHOTOS)
011115203	14803 FRONTIER ROAD LLC PARCEL A PRAIRIE CORNERS LOT SPLIT OF 47B, 48, 49, 50 14803 \ FRONTIER RD	359,370	1,220,630	0	\$1,580,000	359,370	940,630	0	\$1,300,000	06/03/2015
										Comments: AFTER REVIEWING INFORMATION SUPPLIED BY TAXPAYER & LEASING OFFICE ADJUST RENT FROM 6.25 TO 5.00 PSF AND ADD EXTRA VACANCY OF 8% DUE TO EXTRA OFFICE VACANCY
011176229	SCOTT/ANTONINETTE LOT 3 MARCHIO'S SUBDIVISION BELLEVUE	59,188	0	0	\$59,188	29,594	0	0	\$29,594	06/04/2015
										Comments: ADJACENT LOT DISCOUNT
011233710	HERBERT J LAVIGNE LOT 5 I-80 INDUSTRIAL PARK (6.39 AC) 08930 \ S 137TH CIR	626,283	2,713,717	0	\$3,340,000	626,283	2,568,717	0	\$3,195,000	06/02/2015
										Comments: AFTER REVIEWING APPRAISAL & INFORMATION FROM TAXPAYER. ADJUST RENT ON THE 31965 SQFT THAT DOES NOT HAVE ADEQUATE TRUCKING SUPPORT FROM 4.50 TO 4.00 PSFT
011240946	SANTEE/RICK R OR DEBRA ANN IMP ONLY E1/2 SW1/4 14-13-11(REAL ESTATE,010394370) 15010 \ PLATTEVIEW RD	0	9,394	0	\$9,394	0	7,419	0	\$7,419	06/05/2015
										Comments: ECONOMIC ADJUSTMENT WAS NOT APPLIED
011339039	BRAUN/STEVEN J & ERICA A LOT 76 HEARTLAND HILLS 13613 \ S 40TH CIR	32,000	233,755	0	\$265,755	32,000	222,935	0	\$254,935	06/03/2015
										Comments: CORRECT PORCH TYPE TO ENCP PER INSPECTION

## Revised Property Value Recommendations

Report Year : 2015

<u>Parcel</u>	<u>Owner/Legal/Situs</u>	<u>Prior Land</u>	<u>Prior Imp</u>	<u>Prior Outb</u>	<u>Prior Total</u>	<u>New Land</u>	<u>New Imp</u>	<u>New Outb</u>	<u>New Total</u>	<u>Waiver</u>
011351861	BCR PROPERTIES LOT 8 SUMMERFIELD 2ND ADDITION REPLAT I \PINNACLE DR	1,362,990	0	0	\$1,362,990	1,022,243	0	0	\$1,022,243	06/03/2015
		Comments: PROPERTY HAS AG USE OCCURRING ON IT GAVE 75% ASSESSMENT RATE								
011354216	WELLS EXCHANGE-SAMSON WAY II OMAHA~LLC LOTS 6 & 7 DANIELL CROSSING (11.13 AC) SAMSON WAY	1,939,108	16,090,892		\$18,030,000	1,939,108	13,360,892		\$15,300,000	06/02/2015
		Comments: CHANGE CORRESPONDS WITH TERC SETTLEMENT OF CASES 13C-185 & 14C-015. OFFICE MARKET CONDITIONS IN BELLEVUE AREA AS WELL AS LOOSING PREMIUM TENANT. ADJUSTED RENT								
011563743	GIRI LLC LOT 250 VAL VERDE 09849 \GILES RD	332,360	567,640	0	\$900,000	332,360	292,640	0	\$625,000	06/05/2015
		Comments: PRPROPERTY WAS FOR SALE FOR MULTIPLE YEARS. SOLD 6/16/2014 FOR 560,000. HAS APPRAISAL FOR 625,000. PROPERTY NOT ON BUSY INTERSECTION. CHOSE APPRAISED VALUE OF 625,000								
011572126	L & L DEVELOPMENT LLC LOT 2 PAPIO VALLEY 1 BUSINESS PARK 12110 \CARY CIR	360,513	1,789,487	0	\$2,150,000	360,513	1,669,487	0	\$2,030,000	06/02/2015
		Comments: AFTER REVIEWING APPRAISAL & INFORMATION FROM TAXPAYER. ADJUST RENT ON THE 26250 SQF THAT DOES NOT HAVE ADEQUATE TRUCKING SUPPORT FROM 4.75 TO 4.25 PSF								
011574731	OCR LLC LOT 1 FORT CROOK ADDITION (.70 AC) \S 9TH ST	99,863	0	0	\$99,863	60,000	0	0	\$60,000	06/03/2015
		Comments: RECENT SALE ON PROPERTY TAKEN INTO CONSIDERATION								
011587263	RAML/RACHEL & TRAVIS LOT 7 HAWK RIDGE 08804 \S 15TH CIR	25,000	204,705	0	\$229,705	25,000	171,671	0	\$196,671	06/05/2015
		Comments: THE PROPERTY DOES NOT HAVE A FINISHED BASEMENT SO I REMOVED IT FROM THE RECORD								
011587269	KROUPA/KAREN MCKEE LOT 13 HAWK RIDGE 08803 \S 16TH ST	25,000	0	0	\$25,000	12,500	0	0	\$12,500	06/02/2015
		Comments: I AM GOING TO APPLY ADJCENT LOT DISCOUNT SINCE THE OWNER LIVES DIRECTLY TO THE SOUTH								

## Revised Property Value Recommendations

Report Year : 2015

<u>Parcel</u>	<u>Owner/Legal/Situs</u>	<u>Prior Land</u>	<u>Prior Imp</u>	<u>Prior Outb</u>	<u>Prior Total</u>	<u>New Land</u>	<u>New Imp</u>	<u>New Outb</u>	<u>New Total</u>	<u>Waiver</u>
011591141	TC ACCOMMODATOR 35 LLC LOT 2 HILLTOP INDUSTRIAL PARK REPLAT 12 13205 \LYNAM DR	526,450	4,223,550	0	\$4,750,000	526,450	4,003,550	0	\$4,530,000	06/02/2015
					Comments: AFTER REVIEWING APPRASIALS & INFORMATION FROM TAYPAYER ADJUSTED RENT FROM 5.25 TO 5.00 PSF					
011592506	ALCHEMY PARTNERS I LLC LOT 2 SHADOW LAKE REPLAT 5 11840 \S 73RD CT	1,078,980	10,061,020		\$11,140,000	1,078,980	8,794,020	0	\$9,873,000	06/02/2015
					Comments: IN LOOKING AT THE OTHER APARTMENTS THAT WERE REVALUED IN 2012. ADJUSTED VALUE BASED UPON EQUALIZATION @ 70,000 PER UNIT & EXCESS LAND & PARTIAL VALUE FROM BLDG #4					
011592698	VANCE/SCOTT IMP ONLY SITE 6 TAX LOT E2 32-13-12 11411 \BUFFALO RD SITE 6	0	5,310	0	\$5,310	0	4,655	0	\$4,655	06/02/2015
					Comments: REMOVED SHED FROM LISTING AFTER VERIFYING WITH OWNER					
011596144	TITAN SPRINGS LLC LOT 1 TITAN SPRINGS REPLAT 4 \S 66TH ST	966,155		0		531,110	0	0	\$531,110	06/02/2015
					Comments: APPLY VAC LOT DISCOUNT					
011596145	TITAN SPRINGS LLC LOT 2 TITAN SPRINGS REPLAT 4 \S 66TH ST	584,580		0		321,244	0	0	\$321,244	06/02/2015
					Comments: APPLY VAC LOT DISCOUNT					