

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION FLOOD PLAIN DEVELOPMENT**  
**Alan Langpaul 2011 Annabelle Drive Bellevue, Sarpy County NE**

WHEREAS, pursuant to Neb. Rev. Stat. § 23-104 (Reissue 2007), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. § 23-103 (Reissue 2007), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the County Board of Commissioners has the authority to adopt a Zoning Regulation, which shall have the force and effect of law pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2007); and,

WHEREAS, said Zoning Regulations require the County Board of Commissioners to approve applications for development permits within any Flood Plain District; and

WHEREAS, Rebecca Horner, Planning Director has reviewed Alan Langpaul's application for a Flood Plain Development Permit for compliance with the Zoning Regulations on the property legally described in the attached Exhibit A; and,

WHEREAS, said application includes an elevation certificate which is in compliance with Section 30, Flood Plain District of Zoning Regulations and further, the Natural Resources District has no objection to the development permit; and,

WHEREAS, the Planning Director has made a recommendation of approval as noted in the attached Exhibit A, which Exhibit A includes the Planning Director report, the elevation certificate, the Natural Resources District comments and the site plan of the subject property.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF

COMMISSIONERS THAT the Flood Plain Development Permit Application for the property legally described in the attached Exhibit A is hereby approved.

Dated this 25<sup>th</sup> day of January, 2011.

Moved by Rusty Hike seconded by Jim Thompson, that the above Resolution be adopted. Carried.

YEAS:

NAYS:

ABSENT:

Rusty Hike

none

none

Jim Thompson

Debra J. Noughtaling

Tom Vicklund

ABSTAIN:

none



Debra J. Noughtaling  
County Clerk

Approved as to form:

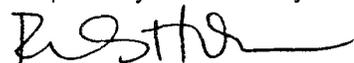
Mark A. B.  
County Attorney

Sarpy County Board of Commissioners Report  
Staff Report Prepared: January 18, 2011  
County Board Meeting Date: January 25, 2011

Subject	Type	By
Floodplain Development Permit to reconstruct an existing roof and make minor improvements to the existing residence on Lot 159, Hanson's Lake located in the SW ¼ of Section 27, T13N, R13E, in Sarpy County, NE.	Resolution	Rebecca Horner, AICP Planning Director

- Request
  - This is a request for a floodplain development permit to reconstruct the roof and make other improvements to the existing residence.
  - The applicant also requests to reconstruct a garage destroyed by fire. That is not part of this request due to a few outstanding issues that need to be resolved. In order to begin work on the roof the Planning Department decided to split the requests into two so that the outstanding issues on one request would not hold up the other.
- Comprehensive Development Plan
  - The Sarpy County Development Structure Plan indicates this area as Urban Residential.
- Zoning
  - The zoning district is RD-50, Two Family Residential.
  - The property is located in an AE zone which is the special flood hazard area and a regulated floodplain zone.
  - The applicant requests to reconstruct the roof to improve drainage of the structure. Other minor improvements include replacement of siding, windows and some interior ceilings.
  - The request is in conformance with the Sarpy County Zoning Regulations.
  - The existing structure is non-conforming because the lowest floor is not one foot above the base flood elevation. The cost of the reconstruction is \$22,500, as shown in the attached quote. The assessed value of the existing residential structure is \$53,069. The cost of the reconstruction is less than 50% of the market value of the structure.
  - The request is in conformance with the Sarpy County Floodplain regulations.
- Natural Resources District
  - The Pappio Missouri River Natural Resources District is not opposed to the request. The NRD provided comments which are attached.
- Recommendation
  - For the reasons stated above I recommend approval to the request to reconstruct an existing roof and make minor improvements to the existing residence on Lot 159, Hanson's Lake located in the SW ¼ of Section 27, T13N, R13E, in Sarpy County, NE.

Respectfully submitted by:



Rebecca Horner, AICP  
Planning Director

# ELEVATION CERTIFICATE

OMB No. 1660-0008  
Expires March 31, 2012

Important: Read the instructions on pages 1-9.

## SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name <b>ELITE BUILDERS</b>		For Insurance Company Use:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <b>2011 ANNABELLE DRIVE</b>		Policy Number
City <b>BELLEVUE</b> State <b>NE</b> ZIP Code <b>68005</b>		Company NAIC Number
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <b>LOT 159, HANSON'S LAKES, A SUBDIVISION IN SARPY COUNTY, NE</b>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <b>RESIDENTIAL</b>		
A5. Latitude/Longitude: Lat. <b>41.0639 N</b> Long. <b>-95.9417 W</b> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <b>1A</b>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <b>NA</b> sq ft	a) Square footage of attached garage <b>NA</b> sq ft	
b) No. of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <b>0</b>	b) No. of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <b>0</b>	
c) Total net area of flood openings in A8.b <b>0</b> sq in	c) Total net area of flood openings in A9.b <b>0</b> sq in	
d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	d) Engineered flood openings? <input type="checkbox"/> Yes <input type="checkbox"/> No	

## SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <b>SARPY COUNTY 310190</b>		B2. County Name <b>SARPY</b>		B3. State <b>NE</b>	
B4. Map/Panel Number <b>31153C0205</b>	B5. Suffix <b>G</b>	B6. FIRM Index Date <b>01-16-1981</b>	B7. FIRM Panel Effective/Revised Date <b>12-02-2005</b>	B8. Flood Zone(s) <b>AE</b>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <b>976.0</b>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe) _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe) _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

## SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. Use the same datum as the BFE.  
Benchmark Utilized \_\_\_\_\_ Vertical Datum **NAVD 1988**  
Conversion/Comments \_\_\_\_\_

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) <b>970.4</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor <b>NA.NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only) <b>NA.NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab) <b>NA.NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) <b>970.4</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade next to building (LAG) <b>970.3</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade next to building (HAG) <b>976.0</b>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support <b>NA.NA</b>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

## SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.   
Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No

Certifier's Name <b>Richard M Broyles</b>	License Number <b>NE RLS # 477</b>
Title <b>Registered Land Surveyor</b>	Company Name <b>Thompson, Dreessen &amp; Dorner, Inc.</b>
Address <b>10836 Old Mill Road</b>	City <b>Omaha</b> State <b>NE</b> ZIP Code <b>68154</b>
Signature <i>Richard M Broyles</i>	Date <b>12-01-2010</b> Telephone <b>402-330-8860</b>

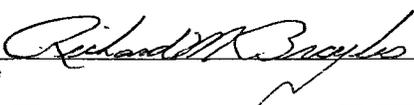


<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>For Insurance Company Use:</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 2011 ANNABELLE DRIVE	Policy Number
City BELLEVUE State NE ZIP Code 68005	Company NAIC Number

**SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments THIS CERTIFICATE IS FOR THE EXISTING STRUCTURE.

Signature 	Date 12-01-2010	<input type="checkbox"/> Check here if attachments
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**SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge.*

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address _____	City _____	State _____	ZIP Code _____
Signature _____	Date _____	Telephone _____	

Comments \_\_\_\_\_

Check here if attachments

**SECTION G - COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8 and G9.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4-G9) is provided for community floodplain management purposes.

G4. Permit Number _____	G5. Date Permit Issued _____	G6. Date Certificate Of Compliance/Occupancy Issued _____
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_
- G10. Community's design flood elevation \_\_\_\_\_  feet  meters (PR) Datum \_\_\_\_\_

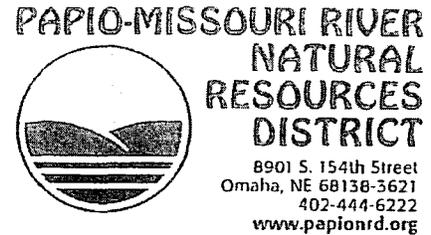
Local Official's Name _____	Title _____
Community Name _____	Telephone _____
Signature _____	Date _____

Comments \_\_\_\_\_

Check here if attachments

January 10, 2011

Rebecca Horner, Director  
Sarpy County Planning Department  
1210 Golden Gate Drive  
Papillion, NE 68046



RE: Alan Langpaul – 2011 Annabelle Drive Application for Flood Plain Development Permit

Dear Ms. Horner:

The District received information concerning the proposed improvements on Lot 159 in Hanson's Lake located at 2011 Annabelle Drive in Bellevue, Nebraska. According to the Flood Insurance Rate Map for Sarpy County, Panel 31153C 0205 G, effective December 2, 2005, this property is located in the Zone AE floodplain of the Platte River. The base flood elevation (BFE) determined at this location is 976.0 feet (NAVD 1988).

Based on review of an elevation certificate prepared by Richard M. Broyles, RLS, dated December 1, 2010 the District offers the following comments:

- According to the elevation certificate provided, the lowest floor elevation of the existing residence is 970.4 feet, which is below the BFE.
- Part of this project consists of improvements to an existing residence. If the improvements qualify as a substantial improvement (cost of improvements in excess of 50 percent of the market value of the structure, the entire structure must comply with all current Sarpy County Floodplain Regulations. A record of all improvements should be kept as the substantial improvement calculation is a cumulative value that takes into account all improvements made to the structure.
- Part of this project consists of reconstructing a garage that was destroyed by fire. The new garage must have its lowest floor elevation at least one foot above the BFE. According to the elevation certificate provided, the lowest floor elevation of the garage will be 977.0 feet (NAVD 1988) which is at least one foot above the BFE.

If you have any questions or concerns, please contact me at 444-6222 or at [llaster@papionrd.org](mailto:llaster@papionrd.org).

Sincerely,

Lori Ann Laster, CFM  
Stormwater Management Engineer

Cc: Marlin Petermann, Amanda Grint, P-MRNRD

Master\Documents\Floodplain Development Permits\Plat 865\110104-2011 Annabelle Drive.docx  
Project: 534 Plat: 865

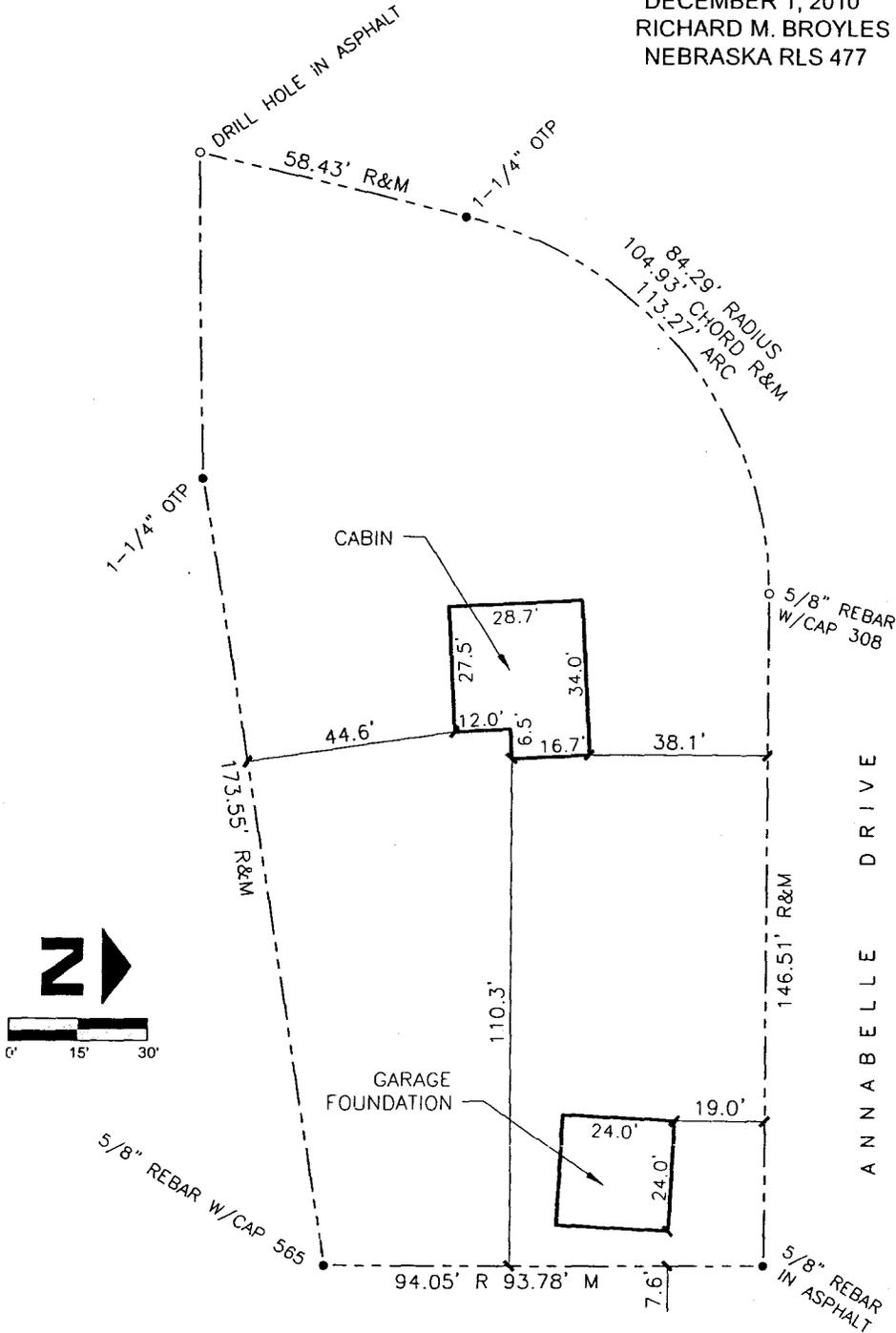
THIS DRAWING SHOWS THE LOCATION AND DIMENSIONS OF THE CABIN AND GARAGE FOUNDATION ON LOT 159, HANSON'S LAKES, A SUBDIVISION IN SARPY COUNTY, NEBRASKA.



DECEMBER 1, 2010  
 RICHARD M. BROYLES  
 NEBRASKA RLS 477

**LEGEND**

- CORNERS FOUND
- CORNER SET
- R RECORDED DISTANCE
- M MEASURED DISTANCE
- OTP OPEN TOP PIPE



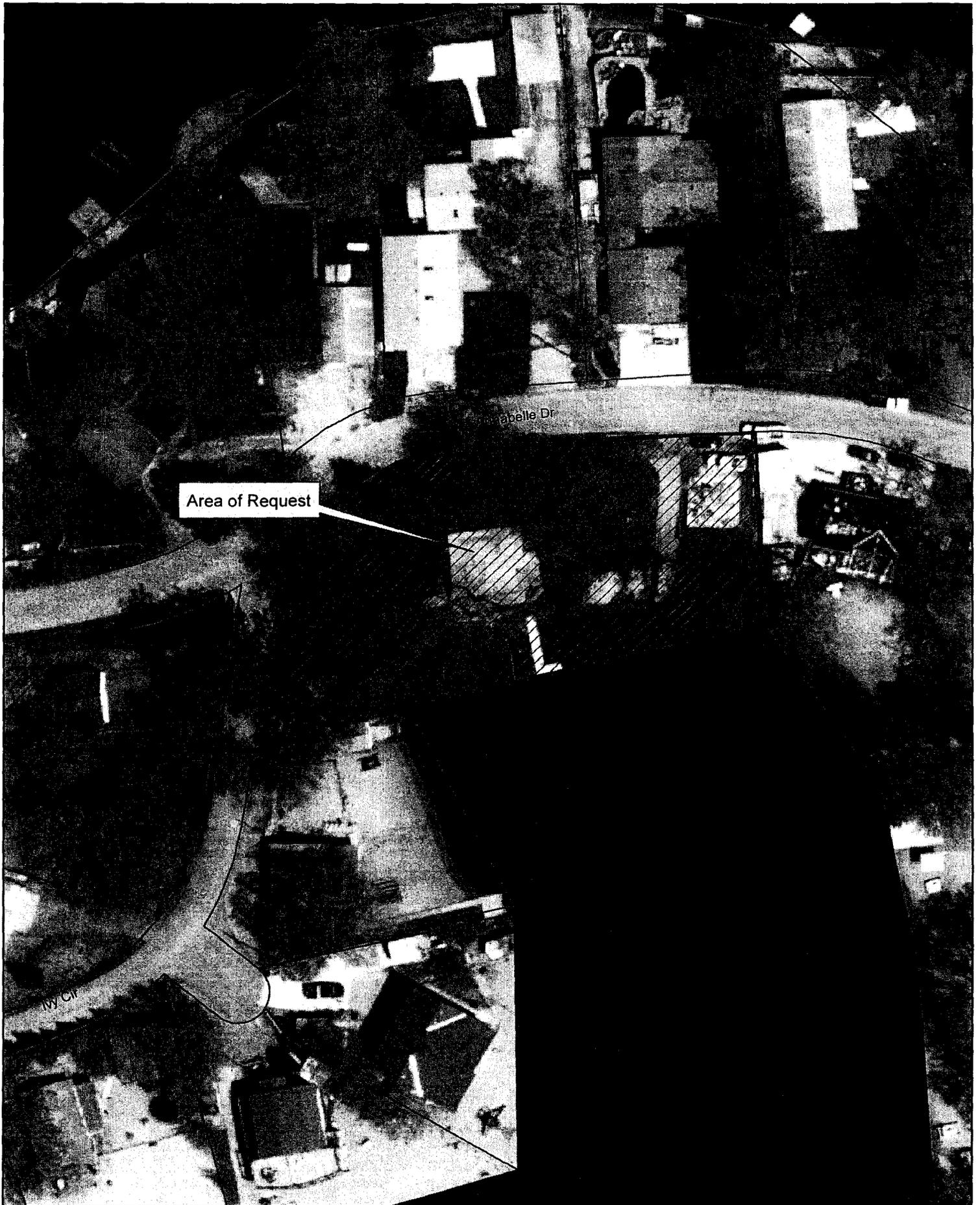
Job Number: 1648-101-1  
 thompson, dreesen & dorner, inc.  
 10836 Old Mill Rd  
 Omaha, NE 68154  
 p.402.330.8860 f.402.330.5866  
 td2co.com

Date: DECEMBER 1, 2010  
 Drawn By: RJR  
 Reviewed By: RMB  
 Revision Date:

**SITE PLAN**

ELITE BUILDERS

Book 10-09  
 Pages 41&42



Floodplain Development Permit  
2011 Annabelle Drive



# SARPY COUNTY PLANNING

• 1210 GOLDEN GATE DRIVE PAPILLION, NE 68046  
• PHONE: 402-593-1555 • FAX: 402-593-1558 • E-MAIL: [PLANNING@SARPY.COM](mailto:PLANNING@SARPY.COM)

## FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION

<p>In order for your application to be considered <b>COMPLETE</b>, please answer all applicable questions and provide the following:</p> <ol style="list-style-type: none"> <li>1. Submit complete Flood Plain Development Permit Application</li> <li>2. Submit Non-Refundable Fee of \$100.00 made payable to Sarpy County Treasurer</li> <li>3. 2 full size site/construction plan drawing</li> <li>4. 6 reduced size site/construction plan drawings (8.5 x 11)</li> <li>5. A Construction Drawing Elevation Certificate (From registered professional engineer or architect.)</li> </ol>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>APPLICATION NO.: <u>FPD 10 - 0026</u>  DATE RECEIVED: <u>12-21-10</u>  CP DESIGNATION: _____  ZONING DESIGNATION: _____  FEE: <u>\$100.00</u> RECEIPT NO. <u>162327</u>  RECEIVED BY: <u>Sandy</u>  NOTES: _____</p>
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**PROPERTY OWNER INFORMATION:** (if multiple owners, attach separate sheet)

Please check box if attaching separate sheet with owner information.

NAME: ALAN LANGPAUL E-MAIL: \_\_\_\_\_  
ADDRESS: 2011 ANNABELLE DR. (LOT 159) CITY/STATE/ZIP: \_\_\_\_\_  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: 578-2528 FAX: \_\_\_\_\_

**ENGINEER INFORMATION:**

NAME: TD<sup>2</sup> E-MAIL: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
MAILING (IF DIFFERENT) ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_  
PHONE: 330-8860 FAX: \_\_\_\_\_

**CONSTRUCTION INFORMATION:** *This individual/company is responsible for meeting construction standards.*

NAME: ELITE BUILDERS - Brian E-MAIL: TORZON@COX.NET  
ADDRESS: 8007 S. 103RD ST. CITY/STATE/ZIP: LAVISTA, NE. 68128  
PHONE: 306-0834 FAX: 884-7303

**PROPOSED DEVELOPMENT INFORMATION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business operating hours, number of employees, anticipated customers, etc. – Attach additional sheets if necessary.) **PLEASE NOTE:** A detailed project description is essential to the reviewing process of this request.

~~ADD~~ TEAR OFF FLAT ROOF – RT-FRAME ROOF  
- IMPROVEMENTS INTERIOR  
- REPLACE GARAGE THAT WAS BURNED DOWN:

**PROJECT SITE INFORMATION:** Complete each section in its entirety. If a question is not applicable to your project, please indicate this to show that each question has been carefully considered.

PROPERTY ADDRESS: 2011 ANNABELLE DR

ASSESSORS PARCEL NUMBER(S)

SUB DIVISION: HANSON LAKE LOT: 159

NAME OF WATERWAY:

PROPERTY LIES WITHIN: FLOODWAY: FLOOD FRINGE:

LOWEST FLOOR ELEVATION IS TO BE FEET ABOVE MEAN SEA LEVEL. (Including Basement)

LEGAL DESCRIPTION: (Describe property to wit:)

**ADDITIONAL INFORMATION:** Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. Attach extra sheets if necessary.

CALL ME WITH ANY QUESTIONS (360-0831)

**PLEASE NOTE THE FOLLOWING PROCEDURES:**

- 1. County Board will hold a public hearing and make a final decision on the Flood Plain Development Permit.
- 2. After the Flood Plain Permit Approval please provide a signed resolution to the Building Department to begin the Building Permit Process. PLEASE NOTE prior to the final inspection a Finished Construction Elevation Certificate will be required by the Building Department.

I, the undersigned, understand a sign will be posted on my property and will remain until the public hearing process at the Planning Commission and County Board is complete. I further understand the Special Use Permit process as stated above and I authorize County Staff to enter the property for inspection related to the specific request during this process.

Owner Signature (or authorized agent)

Date 12/21/10

Owner Signature (or authorized agent)

Date

ELITE BUILDERS

8007 S. 103RD ST.  
LAVISTA, NE 68128  
(402) 306-0834

# Estimate

DATE	ESTIMATE #
9/21/2010	35

NAME / ADDRESS
ALAN LANGPAUL

PROJECT

DESCRIPTION	QTY	COST	TOTAL
TEAR OFF FLAT ROOF AND REPLACE WITH A 7/12 PITCH ROOF -RE SIDE EXISTING STRUCTURE -INSTALL STONE ON FRONT SIDE OF CABIN 4FT. UP -INSTALL REPLACEMENT WINDOWS -SHEET ROCK CEILING WHERE IT IS EXPOSED FROM TRUSSES	1	22,500.00	22,500.00
CONSTRUCT 24x26 GARAGE WITH FOUNDATION/ELECTRICAL/DOORS AND WINDOWS	1	17,600.00	17,600.00
		<b>TOTAL</b>	<b>\$40,100.00</b>

SARPY COUNTY ASSESSOR'S OFFICE  
RESIDENTIAL DATA SHEET

Date of Print: 01/20/2011

Record : 1 of: 1

Inspected By: TE Inspection Date: 01/01/1997

Roll Year 2010

Parcel ID #: 010752099 Map # : 2971-27-3-60164-000-0159

ALAN J & JANE B LANGPAUL

Situs : 02011 ANNABELLE DR

Legal : LOT 159 HANSON'S LAKES

PO BOX 303

BELLEVUE NE

68005-0000

LOT INFORMATION

Neighborhood : RHL1 HANSON'S LAKES

Lot Width :

Value Method: LT

Lot Depth : 0

# of Units : 1

Topography : Amenities

Unit Value : 85000

Street Access : DIFFERENTIAL Units 15

Adjustments :

Utilities : VAC LOT Factor

Lot Value : 85,000

PHYSICAL INFORMATION

Type : 1 - Single Family

Year Built/Age : 1970/40

Quality : 25 - Fair +

Effective Age : 40

Condition : 30 - Average

Remodel Date :

Arch Type : ONE STORY

Remodel Type :

Style : One-Story 100%

Exterior Wall : 100% CONCRETE-BLK

Floor Area : 914

Basement Area : 0

Sub Floor : WOOD JOIST/WOOD SUBFLOOR

Bedrooms : 1

Baths : 1.0

Heat Type : 100%

Roof Type : COMP SHINGLES

Plumbing Fixt : 5

VALUATION SUMMARY

Estimate of Value (Using Cost Approach) ..... \$152,619

Estimate of Value (Using Market Approach) .....

Estimate of Value (Using Model) .....

Model # and Description

Calculations 0 x 0

FINAL ESTIMATE

Improvement Value ..... \$67,619

Land Value ..... \$85,000

FINAL ESTIMATE OF VALUE ..... \$152,619

Value per Square Foot ..... 73.98

Current Total Assessed Value for Parcel # 010752099 ..... \$152,619

DATA USED FOR CALCULATIONS SUPPLIED BY MARSHALL & SWIFT which hereby reserves all rights herein.



Current as of **1/3/2011** Date Created **4/23/1998** Last Updated **11/20/2010**

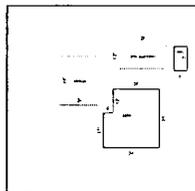
**Active Record**

Parcel Number: 010752099  
 Location: 02011 ANNABELLE DR  
 Owner: LANGPAUL ALAN J & JANE B  
 C/O:  
 Mail Address: PO BOX 303  
 BELLEVUE NE 68005-0000  
 Legal: LOT 159 HANSON'S LAKES  
 Map #: 2971-27-3-60164-000-0159 [Maps/Plats](#)  
 Tax District: 46023



**THIS IS NOT A PROPERTY RECORD FILE**  
 Residential Information for 1 January Roll Year 2010

Year Built: 1970  
 Total Sqft: 914  
 Total Bsmt Sqft: 0  
 Total Bsmt Fsh Sqft: 0  
 Lot Depth: 0  
 Lot Width: 0



Built As: One Story  
 # of Bedrooms Above Grade: 1  
 # of Bathrooms Above Grade: 1  
 Garage Type: Detached  
 Garage Sqft: 576  
 Garage Stalls: 2  
 Exterior 1: CONCRETE-BLK  
 Exterior 2:

Residential Misc	
Description	Sqft or Quantity
OPEN SLAB PORCH	336
YARD SHED	96
DRIVEWAY	1

Sales Information (Updated 1/4/2011)

Sales Date B & P	Grantor	Grantee	Total Sale Price	Adjusted Sale Price
12/19/2001 <b>200202411</b>	REIS/JOSEPH A & MARY D TRUSTEES 4552 RUTH OMAHA NE 68157-	LANGPAUL/ALAN J & JANE B PO BOX 303 BELLEVUE NE 68005-0000	\$136,000	\$132,000
8/8/1999 <b>199931180</b>	REIS/JOSEPH A & MARY D TRUSTEES 4552 RUTH OMAHA NE 68157-0000	REIS/JOSEPH A & MARY D TRUSTEES 4552 RUTH OMAHA NE 68157-	\$0	\$0

Valuation  
 PV = Partial Valuation

	Improvements	Land	OutBuildings	Total	PV
2010	\$67,619	\$85,000	\$0	\$152,619	No
2009	\$70,183	\$85,000	\$0	\$155,183	No
2008	\$67,937	\$85,000	\$0	\$152,937	No
2007	\$64,383	\$85,000	\$0	\$149,383	No
2006	\$58,470	\$85,000	\$0	\$143,470	No
2005	\$54,079	\$70,000	\$0	\$124,079	No
2004	\$47,916	\$70,000	\$0	\$117,916	No
2003	\$48,215	\$70,000	\$0	\$118,215	No
2002	\$47,180	\$70,000	\$0	\$117,180	No
2001	\$47,989	\$40,000	\$0	\$87,989	No
2000	\$44,091	\$38,800	\$0	\$82,891	No
1999	\$39,995	\$33,558	\$0	\$73,553	No
1998	\$39,211	\$32,900	\$0	\$72,111	No
1997	\$0	\$70,512	\$0	\$70,512	No
1996	\$0	\$54,943	\$0	\$54,943	No
1995	\$0	\$49,895	\$0	\$49,895	No
1994	\$0	\$50,180	\$0	\$50,180	No
1993	\$0	\$48,250	\$0	\$48,250	No
1992	\$0	\$48,250	\$0	\$48,250	No
1991	\$0	\$26,235	\$0	\$26,235	No
1990	\$0	\$26,235	\$0	\$26,235	No
1989	\$0	\$26,235	\$0	\$26,235	No
1988	\$0	\$25,495	\$0	\$25,495	No

Levy Information 2010  
[View Past Levy Information](#)

Fund #	Fund Description	Levy
1	COUNTY LEVY	0.2999
146	SOUTH SARPY SCHOOL	0.05
147	SOUTH SARPY-BOND	0.031481
148	SO SARPY SPEC BUILD	0.05
199	LEARN COMM-GENERAL	0.95
200	LEARN COMM-SPEC BLDG	0
201	LEARN COMM-CAPITAL-PROJECTS	0.00125
202	EL&M LEARN COM	0.01
301	EASTERN SARPY FIRE	0.085604
311	EASTERN FIRE BOND	0.015994
501	PAPIO NATURAL RESRCE	0.032753
801	METRO COMMUNITY COLL	0.085
901	AGRICULTURAL SOCIETY	0.001136
1003	ED SERVICE UNIT 3	0.016108
2101	SID 101	0.14
23101	SID 101 BOND	0.39
<b>Total</b>		<b>2.159226</b>

Owner Information

Property Class 1000  
 Mortgage Company # 0  
 Exemption Code

Foreclosure #  
 Foreclosure Date  
 Exemption Amount

0

Specials There is 2 Special(s) Found. There is 0 unpaid special(s). Specials

TaxSale/Redemption No DELINQUENT TAX SALE(S) ON FILE. CALL 462-593-2138 BEFORE MAKING PAYMENT. TaxSale Into

Year	Statement #	District	Source	Taxes Due	Total Due	Balance
2010	<u>2010-0011004RP</u>	46023	REAL	\$3,174.94	\$3,174.94	\$3,174.94
2009	<u>2009-0012052RP</u>	46023	REAL	\$3,233.30	\$3,233.30	\$0.00
2008	<u>2008-0013139RP</u>	46023	REAL	\$3,140.02	\$3,140.02	\$0.00
2007	<u>2007-0014010RP</u>	46023	REAL	\$3,083.70	\$3,083.70	\$0.00
2006	<u>2006-0015067RP</u>	46023	REAL	\$3,058.48	\$3,058.48	\$0.00
2005	<u>2005-0016186RP</u>	46023	REAL	\$2,641.08	\$2,641.08	\$0.00
2004	<u>2004-0017143RP</u>	46023	REAL	\$2,533.14	\$2,533.14	\$0.00
2003	<u>2003-0752099RP</u>	46023	REAL	\$2,524.02	\$2,524.02	\$0.00
2002	<u>2002-0752099RP</u>	46023	REAL	\$2,486.08	\$2,486.08	\$0.00
2001	<u>2001-0752099RP</u>	46023	REAL	\$1,893.44	\$1,893.44	\$0.00
2000	<u>2000-0752099RP</u>	46023	REAL	\$1,778.46	\$1,778.46	\$0.00
1999	<u>1999-0752099RP</u>	46023	REAL	\$1,333.14	\$1,333.14	\$0.00
1998	<u>1998-0752099</u>	46023	REAL	\$1,361.32	\$1,361.32	\$0.00
1997	<u>1997-0752099</u>	46023	REAL	\$1,477.32	\$1,477.32	\$0.00
1996	<u>1996-0752099</u>	46023	REAL	\$1,216.24	\$1,216.24	\$0.00
1995	<u>1995-0752099</u>	46023	REAL	\$1,202.28	\$1,202.28	\$0.00
1994	<u>1994-0752099</u>	46023	REAL	\$1,242.84	\$1,242.84	\$0.00
1993	<u>1993-0752099</u>	46023	REAL	\$1,147.96	\$1,147.96	\$0.00
1992	<u>1992-0752099</u>	46023	REAL	\$1,081.66	\$1,081.66	\$0.00
1991	<u>1991-0752099</u>	46023	REAL	\$558.00	\$558.00	\$0.00
1990	<u>1990-0752099</u>	46023	REAL	\$583.82	\$583.82	\$0.00
1989	<u>1989-0752099</u>	46023	REAL	\$672.12	\$672.12	\$0.00
1988	<u>1988-0752099</u>	46023	REAL	\$745.31	\$745.31	\$0.00