

File with the
County Clerk
(See Instructions)

Property Valuation Protest


and Report of County Board of Equalization Action

BR

FORM
422A

County Name Dodge

Name and Mailing Address of Person Filing Protest		Protest Number <u>283</u>	Filed <u>8-5-</u> 20 <u>19</u>
Name <u>Peter J McLaughlin</u>		Protested Valuation 20	Requested Valuation
The person filing this protest is the owner of the property or authorized to protest on behalf of the owner. If the protest is being filed on behalf of the owner, authorization to do so must be provided with the protest. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Real Property \$ <u>742,774</u>	Real Property \$ <u>689,248</u>
Street or Other Mailing Address <u>10211 N 32nd Street, #2</u>		Personal Property \$	Personal Property \$
City, Town, or Post Office <u>Phoenix</u>	State <u>Az</u>	Zip Code <u>85028</u>	
Property Identification Number <u>270139875</u>	Phone Number <u>(602) 867-2917</u>	Reasons for requested valuation change (Attach additional pages if needed.) <u>Property valued at market by assessor. No increase should have been applied.</u>	
Email Address <u>pas_inc@prodigy.net</u>			
Real Property Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description <u>Fountain Springs Estates Lot 1 (TIF)</u>			

sign here 

7/28/19
Date

28.
Agenda Item #
8-14-2019
Date

County Assessor's Recommendation	Referee's Recommendation (if applicable)
---	---

8-14-2019 Agenda
Receive
+ Possible
Action

Decision of County Board of Equalization

Basis for Action Taken (County Board of Equalization Chairperson)

Check One:

The county assessor has certified to the county board of equalization that a copy of that portion of the property record file which substantiates the calculation of the protested value is maintained in the county assessor's office in electronic or paper form. If dissatisfied with the board's decision, this report and the property record file may be used to complete an appeal to the Tax Equalization and Review Commission.

The county assessor has not certified to the county board of equalization that a copy of that portion of the property record file which substantiates the calculation of the protested value is maintained in the county assessor's office in electronic or paper form. If dissatisfied with the board's decision, this report and the property record file may be used to complete an appeal to the Tax Equalization and Review Commission.

Signature of County Board of Equalization Chairperson _____ Date _____

County Clerk Certification

Date the Protest was Heard	Date of the Decision	Date Notice of Decision was Mailed to Protestor
----------------------------	----------------------	---

The undersigned certifies that a copy of this protest and report of the action of the county board of equalization, which has been accepted by the assessor, has been mailed to the protestor at the above-shown address on _____, 20____.

Signature of County Clerk _____ Date _____

#283

NOTICE OF VALUATION CHANGE
2019
BY THE DODGE COUNTY BOARD OF EQUALIZATION

Date Notice Mailed : JULY 3, 2019

Property Identification Number: 270139875

FOUNTAIN SPRINGS ESTATES LLC
C/O FREMONT HOUSING AGENCY
2510 N CLARKSON
FREMONT NE 68025

2019 JUL 5 PM 12:46

Legal Description: FOUNTAIN SPRINGS ESTATES LOT 1 (TIF)

	Prior	Current
TOTAL	\$ 689,248	\$ 742,774

Reason for change: You are receiving this Notice due to:

TERC ORDERED 12% INCREASE DID NOT GET APPLIED

If you are satisfied with the valuation on this Notice, no further action is required. If you do NOT agree with this valuation, you may file a protest. Protests of this valuation must be received by the Dodge County Clerk within 30 days after the mailing of this Notice. If no protest is filed, the value stated on this notice is final.

IF YOU INQUIRE AT THE ASSESSOR'S OFFICE, PLEASE BRING THIS FORM WITH YOU.

PROTEST INSTRUCTIONS

When and Where to file: Protests regarding real property shall be filed with the county clerk of the county where the property is assessed, within thirty (30) days after the mailing of this notice. If the last day for filing a protest falls on a weekend or holiday, the protest may be filed on the next business day. The Property Valuation Protest, Form 422, may be obtained from the county clerk's office.

Protest requirements: All protest shall contain a statement of the reason or reasons why the requested change should be made, and a description of the property to which the protest applies. PURSUANT TO NE.REV.STAT. 77-1502(2), IF THE PROTEST DOES NOT CONTAIN OR HAVE ATTACHED THE STATEMENT OF THE REASON OR REASONS FOR THE PROTEST OR THE DESCRIPTION OF THE PROPERTY, THE PROTEST SHALL BE DISMISSED BY THE COUNTY BOARD OF EQUALIZATION.

Additional information: The following information is requested: name and address of person filing the protest; property identification number; current valuation; requested valuation.

#283

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS:

That Fountain Springs Estates, LLC hereby appoints Peter J. McLaughlin and/or Property Assessment Services, 10211 N. 32nd Street, Suite E2, Phoenix, Arizona 85028, or its agent, as attorney-in-fact and its designee, with full power and authority to take any and all action which they deem advisable or necessary in filing real estate valuation assessment appeals with the Assessor's Office or Board of Equalization, Assessment Appeals, Ratio Review, or any other authority and to present any evidence which may be pertinent to these filings. To employ or appoint any other attorney-in-fact or attorney-at-law in connection therewith, subject to prior approval. All this as fully as I could do in the premises, I hereby ratify and approve all of the said actions which may be done in connection herewith for the 2019 tax year or until the termination of said appeal.

FOUNTAIN SPRINGS ESTATES, LLC

[Signature]

Dated: 07/15/19

STATE OF Missouri
COUNTY OF St. Louis

Subscribed and sworn to before me this 15 day of July, 2019

[Signature]
Notary Public

My Commission
Expires 8.28.2021

This Appointment Includes:

Parcel No: 270139875 Address: 2709-2858 Fountain Springs Dr, Fremont, Ne.



#283

RECEIVED

2019 AUG -6 AM 8:54

DODGE COUNTY NEBRASKA
PROPERTY CLERK

Fountain Springs Estates
2709-2858 Fountain Springs Drive
Fremont, Nebraska

Property ID: 270139875

This facility is 32 unit senior living housing complex opened in 2017. All units must qualify at the 50% and 60% NIFA low income housing tax credit income limits. The Dodge County Assessor's Office valued this property using an income approach to value arriving at a total market value of \$689,248. We agree with this value.

Subsequently, we were informed that there was a TERC required 12% increase for improvements that raised the assessment to \$742,774 which we appealed.

Since the Assessor had already determined market value at \$689,248 we are of the opinion that the assessment should not exceed a market value of \$689,248 and increasing the improvements assessment has caused the total assessment for this property to exceed market value. .

We are asking the assessment be placed at the market value determined for this facility by the Assessor at \$689,248.

Item	Descriptions	Size / Dim	Additional Comments	Grade	Year	Mult	Phys%	Fobs%	Eobs%	Ag Fctr	Depr. Total	Map	Appr. Value
Count	Adjustments	Units		Cond							(Rnd to dollar)		(Rnd to \$1)
	Int. finish: Drwt												
	Floor: Carp												
	(+) Air conditioning	2,010											
	(+) Deck 1: Asph/Wd Roof OH-Med	120 SF											
	(+) Deck 2: Concrete Patio-Med	52 SF											
	(+) Deck 3: Asph/Wd Roof OH-Med	52 SF											
	(+) Deck 4: Concrete Patio-Med	52 SF											
	(+) Deck 5: Asph/Wd Roof OH-Med	52 SF											
	(+) Deck 6: Concrete Patio-Med	120 SF											
12	(+) Plumbing												
	Plumbing (Incl in Base)*	6	*One full-bath incl. w/ Base										
	Plumbing (Addtn'l Fixts)	6											
	(+) Garage: Att Frame	616 SF											
			Residential Bldg TOTAL	NML	2016		2.00				\$187,710	1.000	\$187,710
14 of 16	R 105-Two-Family Duplex		RCN: \$191,541	4									
	1 Story Frame	2,010	TLA: 2,010 GLA: 2,010 /0	NML	2016	1.250	2.00	0	0	0	\$187,710		
	(+) Multi-Family adjustment												
	(-) Bsmt Adj - None												
	Base Heat												
	Total Rms: 0		Bedrms: 3										
	Foundation: Conc												
	Ext. walls: Frame, Siding, Vinyl												
	Roof: Comp Shingle												
	Int. finish: Drwt												
	Floor: Carp												
	(+) Air conditioning	2,010											
	(+) Deck 1: Asph/Wd Roof OH-Med	120 SF											
	(+) Deck 2: Concrete Patio-Med	52 SF											
	(+) Deck 3: Asph/Wd Roof OH-Med	52 SF											
	(+) Deck 4: Concrete Patio-Med	52 SF											
	(+) Deck 5: Asph/Wd Roof OH-Med	52 SF											
	(+) Deck 6: Concrete Patio-Med	120 SF											
12	(+) Plumbing												
	Plumbing (Incl in Base)*	6	*One full-bath incl. w/ Base										
	Plumbing (Addtn'l Fixts)	6											
	(+) Garage: Att Frame	616 SF											
			Residential Bldg TOTAL	NML	2016		2.00				\$187,710	1.000	\$187,710

Item	Descriptions	Size / Dim	Additional Comments	Grade	Cond	Year	Mult	Phys%	Fobs%	Eobs%	Other%	Ag Fctr	Depr. Total	Map	Appr. Value
Count	Adjustments	Units											(Rnd to dollar)		(Rnd to \$1)
12	(+) Deck 4: Concrete Patio-Med	52 SF													
	(+) Deck 5: Asph/Wd Roof OH-Med	52 SF													
	(+) Deck 6: Concrete Patio-Med	120 SF													
	(+) Plumbing														
	Plumbing (Incl in Base)*	6	*One full-bath incl. w/ Base												
	Plumbing (Addn'l Fixts)	6													
	(+) Garage: All Frame	616 SF													
	Residential Bldg TOTAL			NML		2016		2.00					\$187,710	1.000	\$187,710

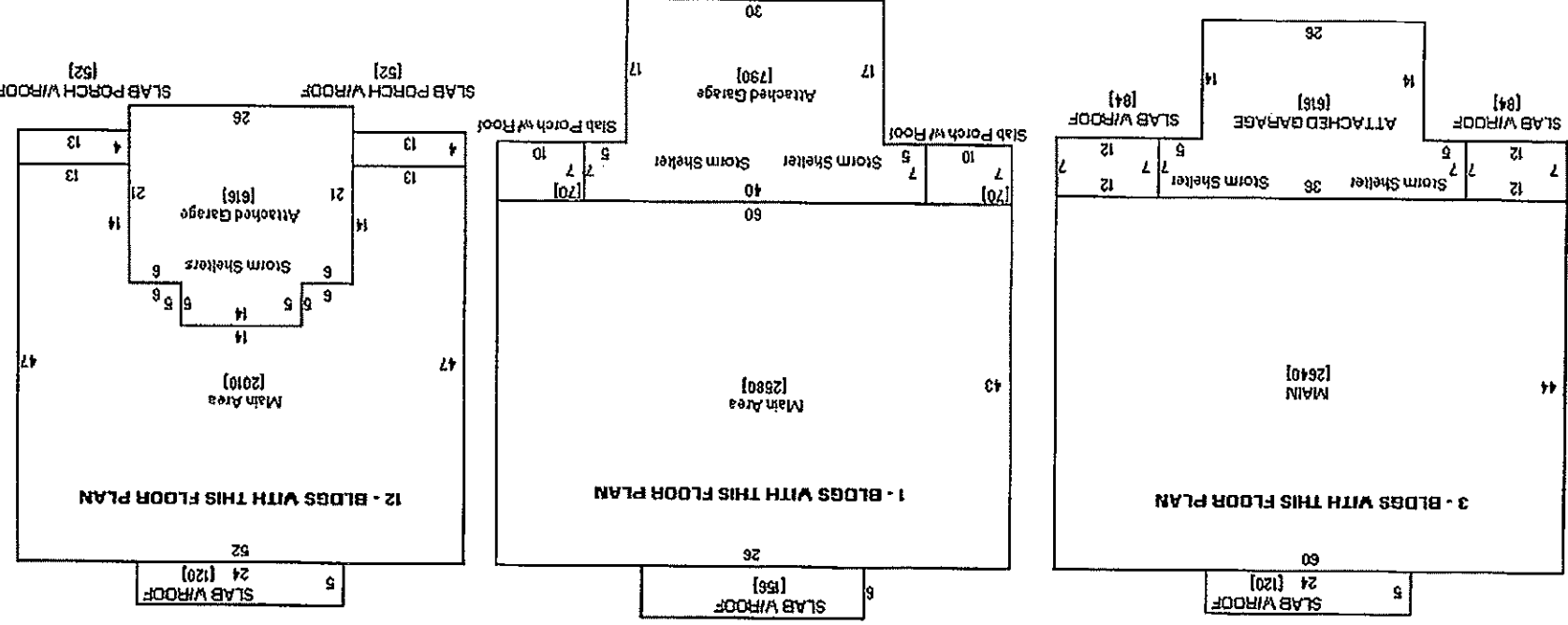
Prior Year	Comments	Value	Loc	Class	Land	Dwlg	Impr	PP	Total Value
2018		Appr	Urban	Comm	\$243,200	\$2,492,850	\$0		\$2,736,050
2017		Appr	Urban	Comm	\$223,200	\$1,092,900	\$0		\$1,316,100
2016		Appr	Urban	Comm	\$223,200	\$0	\$0		\$223,200



Count	Notes
1	Note Title: PUBLIC 08/11/2017 VALUE CHANGE DUE TO REAPPRAISAL USING NEW COST & DEPRECIATION TABLES-DEBBIE C

Permit Date	Number	Amount	Tag	Yr to check	Reason
9/30/2015	3-959,961,963,967,	\$2,720,000	No	2019	Misc

16 DUPLEXES @ \$85K EACH SIDE



2019 PROPERTY VALUE PROTEST
REMARKS & RECOMMENDATIONS

PROTESTER'S NAME Peter McLaughlin - Fountain Springs Est.

LEGAL Fountain Springs Estates Lot 1 (TIF)

PARCEL # 270139875 PROTEST # 283

DATE 8-8-2019

PROPERTY INSPECTED: YES _____ NO _____ DATE _____

REMARKS TIF Property is also Section 42 Housing.

Used income approach for 2019 Value. Per TERC Order,
added 12% to improvement value for 2019.

RECOMMENDATIONS _____

RECOMMENDED PROPERTY VALUE CHANGE FOR 2019: YES _____ NO X

	CURRENT VALUE	RECOMMENDED CHANGED VALUE
LAND	<u>243,200</u>	_____
BLDG/IMPR	<u>499,574</u>	_____
TOTAL	<u>742,774</u>	_____

DEBBIE CHURCHILL, ASSESSOR

CRAIG MILLER, APPRAISER