' File with the	Property Valu	ation Protest	3e   FORM
County Clerk (See Instructions)	and Report of County Boa		422A
	ess of Person Filing Protest		VFiled C C
Name	ood of the contributing the contribution	283	8-5 - ,20/9
Peter J McLaughlin		Protested Valuation 20	Requested Valuation
of the owner. If the protest is being filed on be authorization to do so must be provided with		Real Property 742,774	Real Property 689,248
Street or Other Mailing Address 10211 N 32nd Street, #2		Ψ	Ψ
City, Town, or Post Office	State Zip Code	Personal Property	Personal Property
Phoenix	Az 85028	\$	\$
Property Identification Number	Phone Number	Reasons for requested valuation change (At	ttach additional pages if needed.)
270139875	(602) 867-2917	Property valued at market by ass	essor. No increase should have
Email Address		been applied.	
pas_inc@prodigy.net			
Real Property Description (Include Lot, Block Township, Range, and County) and/or Perso	nal Property Description		
Fountain Springs Estates Lot	1 (TIF)	08.00	
		200	y
sign	2	10-14	7/20/10
here Signature of Person Filing	Protest	de la constant	//28// y Date/
County Assessor	's Recommendation	Referee's Recommen	cable)
De	ecision of County Board of Equalizat	8-14-2019 Hge	enda
Basis for Action Taken (County Board of Equa	alization Chairperson)	8-14-2019 Age Receive Possible Action	у
Check One:	±1		
	which substantiates the calculation of the	use calculation of the protested value. If	property record file which substantiates dissatisfied with the board's decision, this be used to complete an appeal to the Tax
Signature of County Board of Equalization	ion Chairperson	Date	
	County Clerk C	Certification	
Date the Protest was Heard	Date of the Decision		cision was Mailed to Protestor
Pate the Flotest was Heard	Date of the Decision	Date Notice of Dec	SIGIOTI WAS IMAIICU TO 1 10(65(U)
	this protest and report of the action of the re-shown address on		s been accepted by the assessor, has

Signature of County Board of Equalizatio	n Chairperson	Date
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Date the Protest was Heard	Date of the Decision	Date Notice of Decision was Mailed to Protestor
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Authorizat	tion by Neb. Rev. Stat. §77-1502

## NOTICE OF VALUATION CHANGE 2019

#283

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

2019JUL 5 PM12:46

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.

P	o'	w	er	0	$\mathbf{f}$	A	tt	OΓ	n	e٦	y	

### 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

STATE OF Misouri

Subscribed and sworn to before me this 15 day of July

**Notary Public** 

My Commission
Expires 8.28.201

This Appointment Includes:

Parcel No: 270139875

Address: 2709-2858 Fountain Springs Dr, Fremont, Ne.

MICHAEL KOEHLER Notary Public, Notary Seal State of Missouri St. Louis County Commission # 17140639 My Commission Expires 08-28-2021

#283

RECENS:
2019 AUG - 6 AN 8:52

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.

PDF+PIN:035+270139875

Urban / Commercial

Mail To: 2510 N CLARKSON ST

2709-2858 FOUNTAIN SPRINGS DR, FREMONT Deed: FOUNTAIN SPRINGS ESTATES LLC

Dodge County, NE

Contract:

FREMONT, NE 68025-0000

DBA:

CID#: 2391-11-4-91400-002-0002

MLS:

CERTIFIED Map Area: 04113 COMM KHAN SUB & ME Checks/Tags:

Tue, 8/6/2019, 9:03 AM Page 1

Route: 000-000-000

Lister/Date:

Tax Dist: 6675-TIF FREMONT FOUNT HC Review/Date:

Plat Page: Entry Status:

Subdiv: 91408 FOUNTAIN SPRINGS ESTATES

FOUNTAIN SPRINGS ESTATES LOT 1 (TIF)

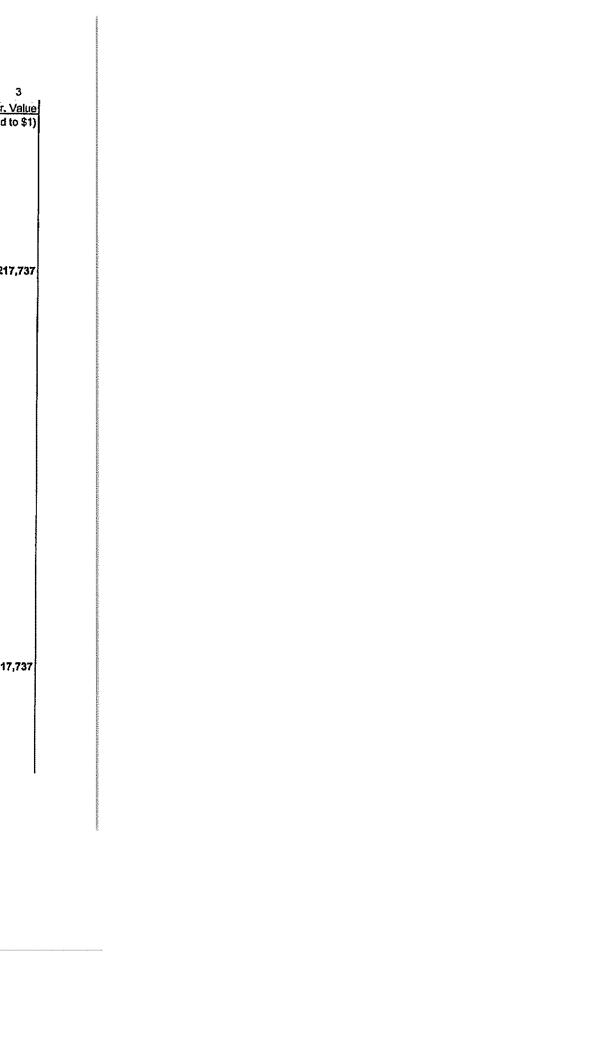
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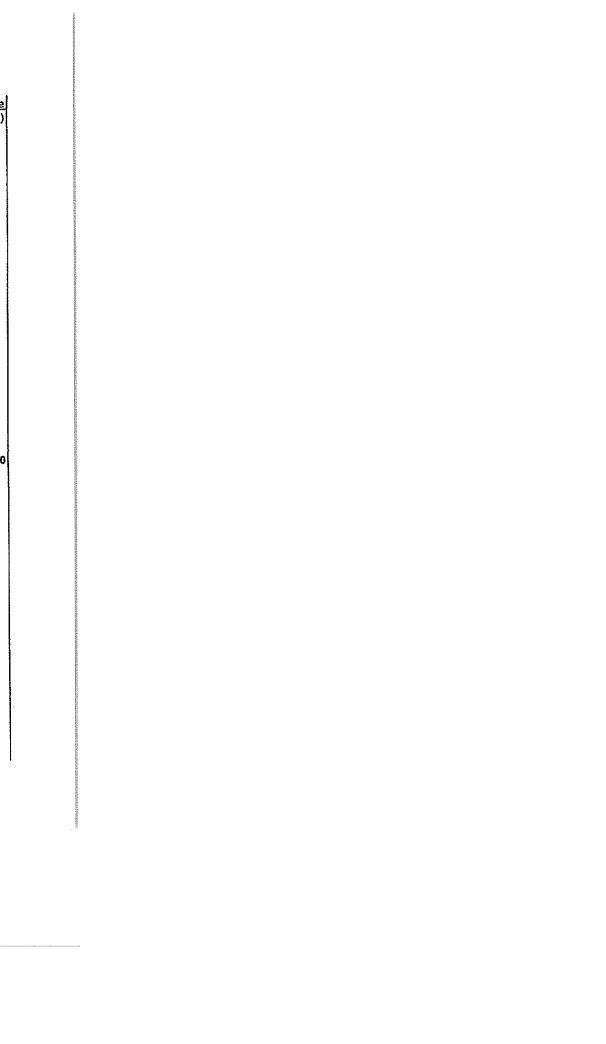
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	l	(+) Deck 1: Asph/Wd Roof OH-Med	120 SF		]									
	1	(+) Deck 2: Concrete Patio-Med	52 SF											
		(+) Deck 3: Asph/Wd Roof OH-Med	52 SF								1			
		(+) Deck 4: Concrete Patio-Med	52 SF											
	I	(+) Deck 5: Asph/Wd Roof OH-Med	52 SF											
		(+) Deck 6: Concrete Patio-Med	120 SF											
	12	(+) Plumbing												
		Plumbing (Incl in Base)*	6	*One full-bath Incl. w/ Base				[			1			
		Plumbing (Addtn'l Fixts)	6			1				ŀ				:
		(+) Garage: Att Frame	616 SF		1									
		(1)	l		NML	2016		2.00						
1				Residential Bldg TOTAL								\$187,710	1.000	:\$187,71
of 16	R	105-Two-Family Duplex	1	RCN: \$191,541	4			ĺ						
" "	''	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	į.		1									
1		(-) Bsmt Adj - None	1					1						
		Base Heat												
		Total Rms: 0	-	Bedrms: 3						}				
- 1		Foundation: Conc	ł	1		ĺ		Ì						
		Ext. walls: Frame, Siding, Vinyl												
		Roof: Comp Shingle	- Į	Į.										
		Int. finish: Drwl												
		Floor: Carp						1				1		
		(+) Air conditioning	2,010											
		(+) Deck 1: Asph/Wd Roof OH-Med	120 SF	1										
- 1		(+) Deck 2: Concrete Patio-Med	52 SF		İ					1				
		(+) Deck 3: Asph/Wd Roof OH-Med	52 SF		1				ŀ					
		(+) Deck 4: Concrete Patio-Med	52 SF					ļ						
1		(+) Deck 5: Asph/Wd Roof OH-Med	52 SF			Ì		1						
		(+) Deck 6: Concrete Patio-Med	120 SF			-		1			Ì			
	12	1 ' '	1,200											
	12	(+) Plumbing Plumbing (Incl in Base)*	Ι 6	*One full-bath incl. w/ Base							1			
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- 1		Plumbing (Addtn'l Fixts)	040.05											
		(+) Garage: Att Frame	616 SF		NML	. 2016		2.00						
				Residential Bidg TOTAL							1	\$187,710	1.000	\$187,71
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of 16	R	105-Two-Family Duplex	2.040	RCN: \$191,541 TLA: 2,010 GLA: 2,010 /0	NML	2018	1.250	2.00	, ,		o le	\$187,710		
1		1 Story Frame	2,010	)   LA: 2,010 GLA: 2,01070	LAGAIT	- 2010	1.20		Ί `	1 `	]	\$107,710		
		(+) Multi-Family adjustment	l	1	l	i	l	ŀ	I	1	l		1	

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		Descriptions	Size / Dim	Additional Comments	Grade	اــــا			<u>.</u>	L	Ag Fctr			Appr. Value
	Count		Units		Cond	Year	Mult	Phys%	Fobs%	Eobs%	Other%	(Rnd to dollar)	Map	(Rnd to \$1)
		(-) Bsmt Adj - None										·		
		Base Heat			İ								'	
		Total Rms: 0		Bedrms: 3										
		Foundation: Conc												
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		Floor: Carp	1							1				
		(+) Air conditioning	2,010				Į		ļ					
		(+) Deck 1: Asph/Wd Roof OH-Med	120 SF				<b>\</b>							
		(+) Deck 2: Concrete Patio-Med	52 SF		1						<u> </u>			
		(+) Deck 3: Asph/Wd Roof OH-Med	52 SF											
		(+) Deck 4: Concrete Patio-Med	52 SF						Ì		ļ			
		(+) Deck 5: Asph/Wd Roof OH-Med	52 SF								]		ļ	
		(+) Deck 6: Concrete Patio-Med	120 SF											
	12	(+) Plumbing												
		Plumbing (Incl in Base)*	6	*One full-bath incl. w/ Base		ŀ							[	
		Plumbing (Addtn'i Fixts)	- [										}	
		(+) Garage: Att Frame	616 SF							l				
					NML	2016	}	2.00					]	
	Ì			Residential Bldg TOTAL			ļ					\$187,710	1.000	\$187,710
11 of 16	R	105-Two-Family Duplex		RCN: \$191,541	4						] _	1		
		1 Story Frame	2,010	TLA: 2,010 GLA: 2,010 /0	NML	2016	1.250	2.00		) 0	0	\$187,710		
Ì		(+) Multi-Family adjustment								1	1			
		(-) Bsmt Adj - None												
		Base Heat				Ì				}				
	i	Total Rms: 0		Bedrms: 3	- [									
		Foundation: Conc												
		Ext. walls: Frame, Siding, Vlnyl										Į		
		Roof: Comp Shingle						1			i			
	1	tnt. finish: Drwl									Į			
		Floor: Carp	2.04	,							1			
		(+) Air conditioning	2,010	<b>'</b>										
		(+) Deck 1: Asph/Wd Roof OH-Med	120 SF										Ì	
1		(+) Deck 2: Concrete Patio-Med	52 SF					1						
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		(+) Deck 4: Concrete Patio-Med	52 SF		1									
		(+) Deck 5: Asph/Wd Roof OH-Med		1										
1	I	(+) Deck 6: Concrete Patio-Med	120 SF	1	I	1	1	1	1	1	1	1	ı	ı



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1 [1		270139875 Descriptions	Size / Dim	Additional Comments	Grade				1.		An Fold	Depr. Total		Appr. Value
	ount	Adjustments	Units	; ;	Cond	. Үеаг	Mult	Phys%	Fobs%	Eobs%	Other%	(Rnd to dollar)	Map	(Rnd to \$1)
	12	(+) Plumbing												
		Plumbing (Incl in Base)*	6	*One full-bath incl. w/ Base										
		Plumbing (Addtn'l Fixts)	6											
1		(+) Garage: Att Frame	616 SF											
ļ					NML	2016		2.00						
[.				Residential Bldg TOTAL		- 30						\$187,710	1.000	\$187,710
12 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								1				
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1		Base Heat												
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		Ext. walls: Frame, Siding, Vinyl												
		Roof: Comp Shingle										Ì		
		Int. finish: Drwi												
		Floor: Carp					}			1				
		(+) Air conditioning	2,010			ļ								
		(+) 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	ļ		Ì						•		
		(+) Deck 5: Asph/Wd Roof OH-Med	52 SF											
1 1		(+) Deck 6: Concrete Patio-Med	120 SF					Ì						
	12	(+) Plumbing			]									
		Plumbing (Incl in Base)*	6	*One full-bath incl. w/ Base							Ì			
		Plumbing (Addtn'l Fixts)	6								]			
ļ		(+) Garage: Att Frame	616 SF									1	`	
					NML.	2016		2.00	'		ŀ	4407.740		440E M46
		2.39		Residential Bldg TOTAL	1		Ì				<b>]</b>	\$187,710	7.000	\$187,710
13 of 16	R	105-Two-Family Duplex		RCN: \$191,541	4						١,	0407.740		
		1 Story Frame	2,010	TLA: 2,010 GLA: 2,010 /0	NML	2016	1.250	2.00	1 0		"	\$187,710		
		(+) Multi-Family adjustment	Ì			1								
		(-) Bsmt Adj - None										1		
		Base Heat												
1		Total Rms: 0	1	Bedrms: 3	1			İ						
	İ	Foundation: Conc												
		Ext. walls: Frame, Siding, Vinyl												
		Roof: Comp Shingle			1	1	i	ı	I	I	I	1	1	İ

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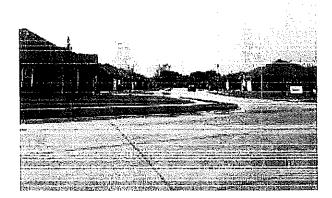
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<u> </u>	Item	Descriptions	Size / Dim	Additional Comments	Grade						An Fetr			Appr. Value
	Count	Adjustments Int, finish: Drwt Floor: Carp (+) Air conditioning	Units 2,010		Cond	Year	Mult	Phys%	Fobs%	Eobs%	Other%	(Rnd tọ dollại)	Map	(Rnd to \$1)
	12	(+) Deck 1: Asph/Wd Roof OH-Med (+) Deck 2: Concrete Patio-Med (+) Deck 3: Asph/Wd Roof OH-Med (+) Deck 4: Concrete Patio-Med (+) Deck 5: Asph/Wd Roof OH-Med (+) Deck 6: Concrete Patio-Med (+) Plumbing Plumbing (Incl in Base)* Plumbing (Addtn'l Fixts)	120 SF 52 SF 52 SF 52 SF 52 SF 120 SF	*One full-bath incl. w/ Base										
		(+) Garage: Att Frame	616 SF		NML	2016		2.00						
.4	ı		1-12-2-1 ARM	Residential Bidg TOTAL		113	1.5		: "	1		\$187,710	1.000	\$187,710
14 of 16	R	105-Two-Family Duplex 1 Story Frame (+) Multi-Family adjustment (-) Bsmt Adj - None	2,010	RCN: \$191,541 TLA: 2,010 GLA: 2,010 /0	4 NML	2016	1.250	2.00	(	C	0	\$187,710		
		Base Heat Total Rms: 0 Foundation: Conc Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drwl Floor: Carp		Bedrms: 3										
		(+) Air conditioning (+) Deck 1: Asph/Wd Roof OH-Med (+) Deck 2: Concrete Patio-Med (+) Deck 3: Asph/Wd Roof OH-Med (+) Deck 4: Concrete Patio-Med (+) Deck 5: Asph/Wd Roof OH-Med (+) Deck 6: Concrete Patio-Med	2,010 120 SF 52 SF 52 SF 52 SF 52 SF 52 SF 120 SF											
	12	(+) Plumbing Plumbing (Incl in Base)* Plumbing (Addtn'l Fixts)	6	*One full-bath incl. w/ Base										
		(+) Garage: Att Frame	616 SF	Residential Bldg TOTAL	NML	2016		2.0				\$187,710	1.000	\$187,710

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187,710			
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Start   Descriptions   Start   Descriptions   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Adjustments   Octor   Oc	PDF+PII	V:035+	270139875			F	OUNT	AIN SP	RINGS	ESTAT	ES LLC	; ·	Tue, 8/6/2019, 9	0:03 AM	l ∙Page 10
Count	3 227	Item	Descriptions		Additional Comments	Grade					100	Ag Fetr	Depr. Total		
1 Story Frame	; ÷			Units		Cond	Year	Mult	Phys%	Fobs%	Eobs%	Other%	(Rnd to dollar)	∶Мар	(Rnd to \$1)
C   Samt Adj   None   Bosa Hest   Total Rms: 0   Bedrms: 3	15 of 16	R		2,010			2016	1.250	2.00	0	0	0	\$187,710		
Base Heat   Total Rms: 0   Foundation: Cone   Ext. wells: Frame, Siding, Vinyl   Roof-Corep Shingle   Int. finish: Drivid   Floor: Carp   (+) Air conditioning   2,010   (+) Dack 1: AsphWid Roof OH-Med   120 SF   (+) Dack 2: AsphWid Roof OH-Med   52 SF   (+) Dack 2: AsphWid Roof OH-Med   52 SF   (+) Dack 3: AsphWid Roof OH-Med   52 SF   (+) Dack 4: Concrete Patio-Med   52 SF   (+) Dack 6: Concrete Pati			(+) Multi-Family adjustment								ļ				
Total Rms: 0   Foundation: Cone   Ext., walts: Frame, Stding, Vinyl Roof: Comp Shingle Int., finish: Drw Floor: Carp (+) Arc conditioning   2,010 (+) Dack 1: Asph/Wd Roof OH-Med   120 SF (+) Dack 2: Asph/Wd Roof OH-Med   52 SF (+) Dack 3: Asph/Wd Roof OH-Med   52 SF (+) Dack 4: Concrete Patic-Med   52 SF (+) Dack 4: Concrete Patic-Med   52 SF (+) Dack 4: Concrete Patic-Med   52 SF (+) Dack 5: Asph/Wd Roof OH-Med   52 SF (+) Dack 5: Asph/Wd Roof OH-Med   52 SF (+) Dack 5: Asph/Wd Roof OH-Med   52 SF (+) Dack 5: Asph/Wd Roof OH-Med   52 SF (+) Dack 6: Concrete Patic-Med   120 SF (+) Plumbing (Inclin Base)   6 **Cone full-bash incl. w/ Base   Flumbing (Addin't Fixts)   6 **Cone full-bash incl. w/ Base   Flumbing (Addin't Fixts)   7 **Cone full-bash incl. w/ Base   7 **Cone ful			(-) Bsmt Adj - None	İ											
Foundation: Conc   Ext. wails: Frame, Siding, Vinyl   Roof Comp Shingle   Int. finish: Drivi   Frame, Siding, Vinyl   Roof Comp Shingle   Int. finish: Drivi   Frame, Siding, Vinyl   Roof OH-Med   120 SF   (+) Deck 1: AsphWd Roof OH-Med   120 SF   (+) Deck 3: AsphWd Roof OH-Med   52 SF   (+) Deck 4: Concrete Patic-Med   52 SF   (+) Deck 4: Concrete Patic-Med   52 SF   (+) Deck 5: Concrete Patic-Med   120			Base Heat						Ì .						:
Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drw Floor: Carp (+) Air conditioning (+) Deck 1: AsphWd Roof OH-Med (+) Deck 2: Concrete Patic-Med 32 SF (+) Deck 3: AsphWd Roof OH-Med (+) Deck 4: Concrete Patic-Med 32 SF (+) Deck 4: Concrete Patic-Med 32 SF (+) Deck 4: Concrete Patic-Med 32 SF (+) Deck 5: AsphWd Roof OH-Med (+) Deck 6: Concrete Patic-Med 32 SF (+) Deck 6: Concrete Patic-Med 32 SF (+) Deck 6: Concrete Patic-Med 32 SF (+) Deck 6: Concrete Patic-Med 32 SF (+) Plumbing Plumbing (Rod In Base)* 6 Cone full-bath incl. w/ Bese 8 (+) Garage: Alt Frame 8 16 SF  Residential Bidg TOTAL RCM: \$191,541 ACM			Total Rms: 0	ŀ	Bedrms: 3										
Roof: Comp Shingle			Foundation: Conc		·										
Int. firsh: Drwl Floor: Carp (+) Air conditioning (-) Deck 1: AsphWM Roof OH-Med (-) Deck 2: Concrete Patio-Med (-) Deck 2: Concrete Patio-Med (-) Deck 3: AsphWM Roof OH-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 6: Concrete Patio-Med (-) Deck 7: AsphWd Roof OH-Med (-) Deck 7: AsphWd Roof OH-Med (-) Deck 8: AsphWd Roof OH-Med (-) Deck 8: AsphWd Roof OH-Med (-) Deck 8: AsphWd Roof OH-Med (-) Deck 1: AsphWd Roof OH-Med (-) Deck 1: AsphWd Roof OH-Med (-) Deck 1: AsphWd Roof OH-Med (-) Deck 1: AsphWd Roof OH-Med (-) Deck 2: Concrete Patio-Med (-) Deck 3: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 4: Concrete Patio-Med (-) Deck 8: AsphWd Roof OH-Med (-) Deck 8:			Ext. walls: Frame, Siding, Vinyl												
Floor: Carp			Roof: Comp Shingle	1											
(+) Air conditioning			Int. finish: Drwl												
(+) Deck 1: AsphWd Roof OH-Med (+) Deck 2: Concrete Patio-Med 52 SF (+) Deck 3: AsphWd Roof OH-Med 52 SF (+) Deck 3: AsphWd Roof OH-Med 52 SF (+) Deck 5: AsphWd Roof OH-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Dembing (Incl in Base)* 6 *One full-bath incl. w/ Base 9 Plumbing (Incl in Base)* 6 *One full-bath incl. w/ Base 9 Plumbing (Addin'l Fixts) 6 6 *One full-bath incl. w/ Base 9 Plumbing (Addin'l Fixts) 6 6 *One full-bath incl. w/ Base 9 Plumbing (Incl in Base)* 120 SF (+) Garage: Alt Frame 6 616 SF Residential Bidg TOTAL RCN: \$191,541 4 2016 1.250 2.00 0 0 0 \$187,710 1.000 \$187,710 Plumbing (Plumbing Adjustment (+) Multi-Family adjustment (+) Multi-Family adjustment (+) Multi-Family adjustment (+) Multi-Family adjustment (+) Basin Adj. *None Base Heat 7 Total Rms: 0 Bedrms: 3 Bedrms: 3 Poundation: Cone Ext. walls: Frame, Siding, Vinyl Roof. Comp Shingle Int. finish: Drw Floor: Camp (+) Air conditioning 2,010 (+) Deck 1: AsphWd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF			Floor: Carp												
(+) Deck 2: Concrete Patio-Med 52 SF (+) Deck 3: AsphW4R Roof OH-Med 52 SF (+) Deck 3: AsphW4R Roof OH-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF (+) Deck 6: Concrete Patio-Med 52 SF Plumbing (Incl in Base)* 6 *One full-bath incl. w/ Base Plumbing (Addin't Fixts) 6 (+) Garage: Alt Frame 616 SF Residential Bidg TOTAL RCN: 5191.541 TLA: 2,010 GLA: 2,010 /0 NML 2016 1.250 2.00 0 0 0 \$187,710 1.000 \$187,710 1.	ł		(+) Air conditioning	1					1						
(+) Deck 3: AsphWd Roof OH-Med (+) Deck 5: AsphWd Roof OH-Med (52 SF (+) Deck 5: AsphWd Roof OH-Med (52 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 6: Concrete Patio-Med (120 SF (+) Deck 1: AsphWd Roof OH-Med (120 SF (+) Deck 1: AsphWd Roof OH-Med (120 SF (+) Deck 1: AsphWd Roof OH-Med (120 SF (+) Deck 1: AsphWd Roof OH-Med (120 SF (+) Deck 1: AsphWd Roof OH-Med (120 SF (+) Deck 2: Concrete Patio-Med (52 SF (+) Deck 1: AsphWd Roof OH-Med (120 SF (+) Deck 2: Concrete Patio-Med (52 SF (+) Deck 2: Concrete P			(+) Deck 1: Asph/Wd Roof OH-Med	120 SF											
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(+) Deck 5: Asph/Wd Roof OH-Med (+) Deck 6: Concrete Patio-Med (+) Deck 6: Concrete Patio-Med (+) Deck 6: Concrete Patio-Med (+) Plumbing (Incl in Base)*															
(+) Deck 6: Concrete Patio-Med (+) Plumbling Plumbing (Incl in Base)* Plumbing (Addin'l Fixts) (+) Garage: Att Frame  6 6 6 16 SF  Residential Bidg TOTAL RCN: \$191,541 4 1 Story Frame (+) Multi-Family adjustment (-) Byst Adj - None Base Heat Total Rms: 0 Foundation: Conc Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drwt Floor: Carp (+) Alr conditioning (+) Deck 1: AsphWd Roof OH-Med (+) Deck 2: Concrete Patio-Med (+) Deck 2: Concrete Patio-Med (+) Deck 2: Concrete Patio-Med (5) SF  6 6 6 'One full-bath incl. w/ Base NML 2016 2.00  Residential Bidg TOTAL RCN: \$191,541 4 2.010 1.250 2.00 0 0 0 1.250 2.00 0 0 0 \$187,710 1.000 \$187,710 1.000 \$187,710	]			1	<u> </u>							]			
12 (+) Plumbing (Incl in Base)* 6 Plumbing (Incl in Base)* 6 Plumbing (Incl in Base)* 6 Plumbing (Addin't Fixts) (5 (+) Garage: Att Frame 616 SF			(+) Deck 5: Asph/Wd Roof OH-Med	1											
Plumbing (Incl in Base)*   6			(+) Deck 6: Concrete Patio-Med	120 SF									:		
Plumbing (Additn'l Fixts)   6   616 SF     NML   2016   2.00   \$187,710   1.000   \$187,		12	1 '		<b>\</b>										
Control   Cont				6	*One full-bath incl, w/ Base										
Residential Bidg TOTAL  RON: \$191,541 1 Can be described by the control of the co			Plumbing (Addtn'i Fixts)	6										}	
Residential Bidg TOTAL   16 of 16   R   105-Two-Family Duplex   1 Story Frame   2,010   TLA: 2,010 GLA: 2,010 /0   NML   2016   1.250   2.00   0   0   \$187,710   1.000   \$187,710   1.0			(+) Garage: Att Frame	616 SF											
16 of 16 R 105-Two-Family Duplex 1 Story Frame 2,010 RCN: \$191,541 TLA: 2,010 GLA: 2,010 /0 NML 2016 1.250 2.00 0 0 \$187,710				1 .	L	NML	2016	ļ	2.00						
1 Story Frame			•		Residential Bidg TOTAL	:	İ						\$187,710	1.000	\$187,710
(+) Multi-Family adjustment (-) Bsmt Adj - None Base Heat Total Rms: 0 Foundation: Conc Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drwl Floor: Carp (+) Air conditioning 2,010 (+) Deck 1: AsphWd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF	16 of 16	R				4		4.050			١ .	١.	4407 740	1	İ
(-) Bsmt Adj - None Base Heat Total Rms: 0 Foundation: Conc Ext. walls: Frame, Slding, Vinyl Roof: Comp Shingle Int, finish: Drwl Floor: Carp (+) Alr conditioning (+) Deck 1: Asph/Wd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF			<u> </u>	2,010	TLA: 2,010 GLA: 2,010 /0	NML	2016	1.250	2,00	ין ני	"	ij o	\$187,710		
Base Heat Total Rms: 0 Foundation: Conc Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drwl Floor: Carp (+) Air conditioning (+) Deck 1: Asph/Wd Roof OH-Med (+) Deck 2: Concrete Patio-Med  52 SF		ĺ	1									İ			
Total Rms: 0 Foundation: Conc Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drwl Floor: Carp (+) Air conditioning (+) Deck 1: Asph/Wd Roof OH-Med (+) Deck 2: Concrete Patio-Med 52 SF			i ·							1				l	
Foundation: Conc Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drwl Floor: Carp (+) Air conditioning 2,010 (+) Deck 1: Asph/Wd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF					Dt 2							1			] ]
Ext. walls: Frame, Siding, Vinyl Roof: Comp Shingle Int. finish: Drwl Floor: Carp (+) Air conditioning 2,010 (+) Deck 1: Asph/Wd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF		1			Beatms: 3							ļ			
Roof: Comp Shingle Int. finish: Drwl Floor: Carp (+) Air conditioning 2,010 (+) Deck 1: Asph/Wd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF			ł												
Int. finish: Drwl Floor: Carp (+) Air conditioning 2,010 (+) Deck 1: Asph/Wd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF															
Floor: Carp												1			
(+) Air conditioning 2,010 (+) Deck 1: Asph/Wd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF			1												
(+) Deck 1: Asph/Wd Roof OH-Med 120 SF (+) Deck 2: Concrete Patio-Med 52 SF			1	2.010											,
(+) Deck 2: Concrete Patio-Med 52 SF			¥										ŧ		
	İ			1							ļ				
1/3 Decir of Capitated (100) Of Pixted	-										1				]
	ŀ	I	(1) Deck 3. Aspirava Roof On-Med	102 OF	I	1	i	I	ţ	1	i	I	ı	l	: I

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	Item	Descriptions	Size	≥/ Dim	Additional C	omments	Grade						Ag Fetr			Appr. Value
	Count	Adjustments	Unit	s			Cond	Year	Mult	Phys%	Fobs%	Eobs%	Other%	(Rnd to dollar)	Мар	(Rnd to \$1)
}		(+) Deck 4: Concrete Patio-Med	52 5	SF					1					-		
		(+) Deck 5: Asph/Wd Roof OH-Med	52.5	SF												
		(+) Deck 6: Concrete Patio-Med	120	SF					ļ	1						
	12	(+) Plumbing														
1		Plumbing (Incl In Base)*		6	*One full-ba	th incl. w/ Base										
		Plumbing (Addtn't Fixts)		6												
ļ		(+) Garage: All Frame	616	SF												
		( )					NML	2016		2.00						
					Residential	Bldg TOTAL								\$187,710	1.000	\$187,710
Prior				1							·····					
Year	Comm	ents	Value	Loc	Class	Lar	nd		Dwlg			lmpr		PP		Total Value
2018			Appr	Urban	Comm	\$243,20	00	\$2,4	92,850			\$0				\$2,736,050
2017			Appr	Urban	Comm	\$223,20	00	\$1,0	92,900			\$0	Ì			\$1,316,100
2016			Аррг	Urban	Comm	\$223,20	00		\$0			\$0				\$223,200
			1 0000000 T 5 1 1/100 T 3 20 8 1/10 T	•												
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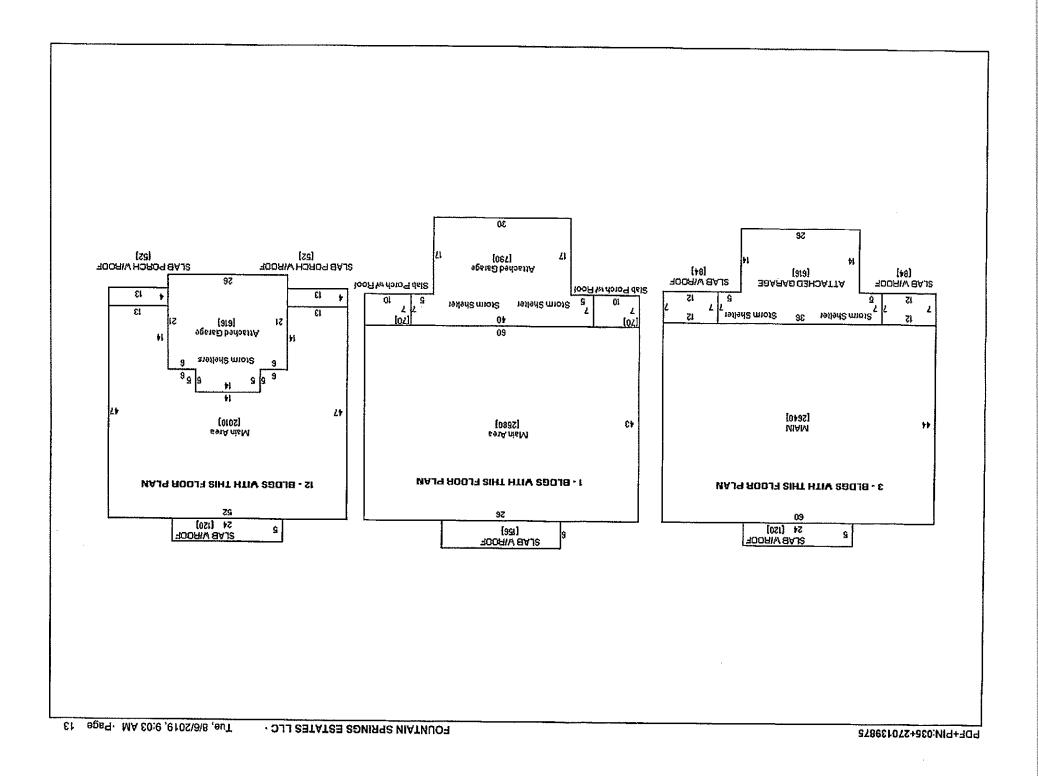


1	Count	Notes
	1	Note Title: PUBLIC
		08/11/2017 VALUE CHANGE DUE TO REAPPRAISAL USING NEW COST & DEPRECIATION TABLES-DEBBIE C

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FOUNTAIN SPRINGS ESTATES LLC - Tue, 8/6/2019, 9:03 AM -Page 12

Permit Date				Yr to	· .			
:	Number	Amount	Tag	check	Reason	`,."	145 lig	<u> </u>
9/30/2015	3-959,961,963,967,				Misc			
16 DUPLEXE	S @ \$85K EACH SI	DE	•	·/	<u></u> .	1 11 11 1 11 11 11 11 11 11	* * **********************************	a to constitute to the second



# 2019 PROPERTY VALUE PROTEST REMARKS & RECOMMENDATIONS

PROTESTER'S	NAME Peter McLau	ighlin - Fountai	n Speings Es
LEGAL FOLL	ntain Springs Estates	Lot 1 (TIF)	
	70/39875 PROT		
DATE <u>8-8</u>	8-2019		<u>-</u>
PROPERTY INS	SPECTED: YES NO	DATE	
REMARKS	TIF Property is a	lso Section 42	Housing.
Used ince	TIF Property is a pome approach for 2	019 Value. Per	TERC Order,
added 1	2º/o to improvement	t value for 20	19.
	·		
RECOMMENDA	ATIONS		
RECOMMENDE	ED PROPERTY VALUE CHANGE	FOR 2019: YES	NO <u>X</u>
	CURRENT VALUE	RECOMMENDED CHAN	NGED VALUE
LAND	243,200		
BLDG/IMPR	243,200 499,574		
TOTAL	742 774	· · · · · · · · · · · · · · · · · · ·	
	•		
DEBBIE CHURC	CHILL, ASSESSOR	CRAIG MILLER, APP	<u>RAISER</u>