

Agenda Item # 296
Date 1/27/21

BEFORE THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

Dale Wimer,
Appellant,

Case No. 20R 0340

v.

NOTICE OF APPEAL

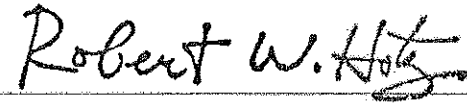
Dodge County Board of Equalization,
Appellee.

TO THE CHAIR OF THE DODGE COUNTY BOARD OF EQUALIZATION IN CARE
OF FRED MYTTY, DODGE COUNTY CLERK:

An appeal by Dale Wimer (a copy of which is attached) has been filed with the Nebraska
Tax Equalization and Review Commission against the Dodge County Board of Equalization.

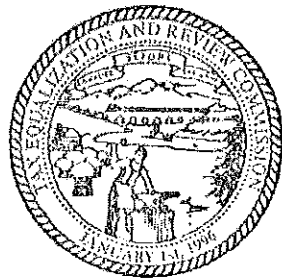
You are not required to respond to this notice.

SIGNED AND SEALED: January 8, 2021.



Robert W. Hotz, Chairman
Tax Equalization and Review Commission

Seal



RECEIVED
DODGE COUNTY NEBRASKA
FRED MYTTY, DODGE COUNTY CLERK
JAN 14 PM 2:27

APPEAL TO THE NEBRASKA TAX EQUALIZATION AND REVIEW COMMISSION

READ ALL INSTRUCTIONS CAREFULLY BEFORE FILING AN APPEAL. ADDITIONAL INSTRUCTIONS ARE LOCATED ON THE SECOND PAGE OF THIS FORM.

- For *each* decision, action, order, determination, parcel, or personal property list you are appealing, you **must** submit:
 1. A completed appeal form;
 2. A copy of the decision, action, order, or determination appealed; and
 3. The required filing fee.
- The deadline for filing an appeal or petition varies depending upon the type of appeal or petition being filed. See Page 2 of this form for more details.

Valuation Appeals & Petitions:		Contact Information for Person Signing this Appeal Form:	
<u>TAXABLE VALUE</u>	<u>FILING FEE</u>	<u>Dale</u>	<u>Wimer</u>
\$1 to \$249,999	\$40	402-720-7418	
\$250,000 to \$499,999	\$50	First Name	MI
\$500,000 to \$999,999	\$60	Last	Daytime Telephone Number
\$1,000,000 +	\$85	2804 Brooks Hollow Drive	
All Other Appeals & Petitions: \$40		Mailing Address	Fax Number
		Fremont	NE
		City	State
			68025
			Zip

I am appealing from a decision of:	Legal Description and Parcel Number:
<input checked="" type="checkbox"/> The <u>Dodge</u> County Board of Equalization.	Brooks Hollow Addition Lot 9, Blk 4
<input type="checkbox"/> Other: _____	270139751
<input type="checkbox"/> I have other/unresolved appeals waiting for hearings.	

I am signing this appeal as:

The owner of the described property. A legally designated trustee of the _____ trust.

An officer, director, full-time employee, LLC member, etc., of _____.

Legal Counsel for _____ Other: _____.

CAUTION: This appeal must be signed by a property owner or other person authorized by Title 442 Neb. Admin. Code.

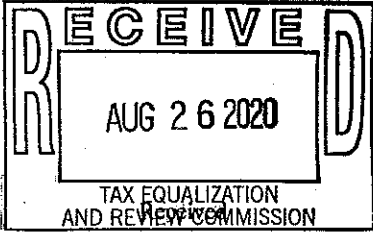
Reason for Appeal (Attach additional pages if needed):

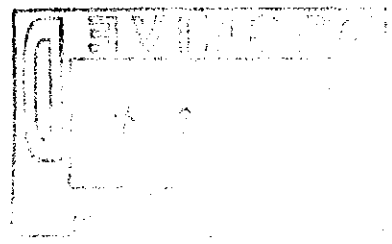
1) I believe the referee did not review my file. 2) The county has no evidence to support the valuation they desire. 3) The referee increased the value.

Under penalties of law, I declare that the information stated on this appeal form is true and correct to the best of my knowledge and belief.

Sign here: Dale Wimer Dale Wimer 8-23-20
 Signature Print Name Date

Filing Checklist: Appeal Form Decision Filing Fee Signed

This space for office use only.	
Appeal #: <u>20R 0340</u>	
Filing Fee: <u>50.00</u>	
Check No: <u>2609</u>	
Verified: <u>RWH</u>	



**ACTION TAKEN BY THE DODGE COUNTY BOARD OF
EQUALIZATION
ON THE 2020 PROPERTY VALUATION OF
PROTEST #418 (attached)
PARCEL #270139751**

NAME & MAILING ADDRESS OF PERSON FILING PROTEST

Dale Wimer
2804 Brooks Hollow Dr.
Fremont, NE 68025

RECOMMENDATION OF THE REFEREE 422171 (see attached referee's report)

RECOMMENDATION OF THE COUNTY ASSESSOR FOR DODGE COUNTY - \$422,171.00
(assessor's report may be attached)

COUNTY BOARD'S DETERMINATION FOR ASSESSMENT YEAR 2020

ACTION TAKEN - No Change

Per assessed value

TOTAL

\$422,171.00

The 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 their 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.

July 31, 2020

Signature of County Board Chairman

Date

Date Protest was Heard by Referee	Date of Decision	Date Notice of Decision Mailed to Protester
waived	July 24, 2020	July 31, 2020

COUNTY CLERK CERTIFICATION

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 protester at the above shown address on July 31, 2020.

Signature of County Clerk

This report of the Board's decision is also available at the county clerk's office. A copy of the report may be used to complete an appeal to the Tax Equalization & Review Commission.

COUNTY BOARD OF EQUALIZATION - original

ASSESSOR - Canary Copy

TAXPAYER - Pink Copy

.....

2020 PROPERTY VALUE PROTEST
REMARKS & RECOMMENDATIONS

COPY

PROTESTER'S NAME Date Wimer

LEGAL BROOKS HOLLOW ADD L099, BUC 4

PARCEL # 270139751 PROTEST # 418

DATE 7/7/20 PROPERTY INSPECTED: YES NO DATE _____

REMARKS Quality for entire subdivision was adj using consistent approach (grade wide). Sales in the area have a median PSF (dwelling) of \$161. Subject property is @ \$148. Subject property is older, but bigger than sales. Recent land sale of \$68,000 supports land value of \$62,202
RECOMMENDATIONS No change

RECOMMENDED PROPERTY VALUE CHANGE FOR 2020: YES NO

	CURRENT VALUE	RECOMMENDED CHANGED VALUE
LAND	<u>62,202</u>	<u>62,202</u>
BLDG/IMPR	<u>359,969</u>	<u>359,969</u>
TOTAL	<u>422,171</u>	<u>422,171</u>

DEBBIE CHURCHILL, ASSESSOR

MITCH HART, APPRAISER

APPROVED BY THE DODGE COUNTY BOARD OF EQUALIZATION:

DATE _____ COUNTY BOARD SUPERVISOR _____



Protest Number 418

Assessor's Property Value

Owner's Requested Property Value

COPY

Total \$ 422,171

Total \$ 320,000

Review Taken By Referee:

- Reviewed data provided by County Assessor
- Inspected interior and exterior of property
- Other _____
- Reviewed data provided by Owner
- Inspected exterior of property

Referee's Basis for Consideration and Conclusion:

- Inadequate data provided by Owner/Representative
- Physical data correction based on inspection of property. The following data was incorrect with the County Assessor's property record file: _____
- Sales data. Owner has provided selected data of similar properties, sales of similar properties, purchase agreement or other sales documentation.
- Income data. Owner has provided income, vacancy and expense data.
- Cost data. Owner has provided cost of construction, remodeling, addition, renovation or repairs.
- Equalization data. Owner has provided equalization information.
- Other: _____

Action Taken By Referee:

- No Change.** After reviewing the protest data, the Referee agrees with the County Assessor with the data, valuation premise and final value.
- Inadequate Data.** After reviewing the protest data, the Referee determined that the data or information presented by the owner was not conclusive and therefore no valuation change will be recommended.
- Corrected Data/Value.** After inspecting the property, the Referee submitted corrected objective property data to the Assessor's office and used their system to estimate the new recommended value.
- Acceptance of Submitted Appraisal Report.** After reviewing the protest data, the Referee correlated the submitted appraisal report and completed the Appraisal Correlation Report to reach the recommendation. The Appraisal Correlation Report is included as part of this file.
- Acceptance of Submitted Selected Sales Data.** After reviewing the protest data, the Referee determined that the data or information presented by the owner was conclusive and a valuation change is recommended. The Supportive Analysis for System Override is included as part of this file.
- Acceptance of Submitted Income Data.** After reviewing the protest data, the Referee determined that the data or information presented by the owner was conclusive and a valuation change is recommended. The Supportive Analysis for System Override is included as part of this file.
- Acceptance of Submitted Cost Data.** After reviewing the protest data, the Referee determined that the data or information presented by the owner was conclusive and a valuation change is recommended.
- Other.** After reviewing the protest data, the Referee determined that _____

Additional Comments:

SUMMARY OF REFEREE'S FINAL RECOMMENDATION

Land Value	\$	62,202
Improvements	\$	359,969
Total	\$	422,171

Referee's Signature: ch

Date: 7-20-20

DODGE COUNTY REFEREE'S REPORT

Protest Number 418 Parcel Number 270139751

COPY

Address/Legal Description:
BROOKS HOLLOW ADD LOT 9 BLK 4.

Identification of Property Type:

- Single Family
2-4 Family
Duplex
Multi-Family 4-12 Units
Multi-Family 12+ Units
Commercial/Industrial Lot
Commercial/Industrial Sub.
Dry Cropland
Irrigated Cropland
Grassland/Pasture
Special Valuation/Greenbelt
CRP
Improved
Other

Name and Address of Protestor(s) Present:

Issue(s) Presented by Protestor(s):

Information Provided by Owner and/or Representative:

- None
Appraisal by a Nebraska Real Estate Appraiser properly credentialed
Selected data of similar properties
Selected data of similar properties that have sold recently
Purchase Agreement or other sale documentation for the property
Other factors that effect the value of the property; such as, easements, access, environmental considerations, etc.
Income, vacancy and expense data relating to the property
Copy of lease or lease information
Costs of construction, cost of remodeling, addition, renovation, repairs
Equalization data
Other

Comments:

In order to be considered in the analysis of a property, a copy of ALL documents presented to the Referee must be included in the protest file. The presented documents are hereby made part of the review process.

Information Provided by the County Assessor:

- Property Record File
Market sales data used in determining the value of the property.
Income data used in determining the value of the property.
Cost data used in determining the value of the property.
Final correlation of value summary
Qualified Sales Roster
Reports and Opinions from PTA for County
Other

Comments:

File with the
County Clerk
(See Instructions)

Property Valuation Protest and Report of County Board of Equalization Action

CH

FORM
422

County Name Dodge

Name and Mailing Address of Person Filing Protest		Protest Number	Filed
Name Dale Wimer		418	June 30, 2020
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		Protested Valuation 2020	Requested Valuation
Street or Other Mailing Address 2804 Brooks Hollow Drive		Land \$ 62,202	Land \$ 48,000
City, Town, or Post Office Fremont		Buildings \$ 358,746	Buildings \$ 272,000
State NE	Zip Code 68025	Total Land and Buildings \$ 422,171 / 386,086	Total Land and Buildings \$ 320,000
Property Identification Number 270139751	Phone Number (402) 720-7418	Personal Property \$ -	Personal Property \$ -
Email Address wimerd@gmail.com		Reasons for requested valuation change (Attach additional pages if needed.)	
Real Property Description (Include Lot, Block, Addition, Location Address, Section, Township, Range, and County) and/or Personal Property Description Brooks Hollow Add Lot 9, B1K4		There have been NO changes or additions to this property. Recent similar sales reflect the value to be \$315,000-320,000. All similar sales have more sqft than my property - See Attached.	

sign here Dale Wimer
Signature of Person Filing Protest

6-29-2020
Date

County Assessor's Recommendation	Referee's Recommendation (If applicable)

Decision of County Board of Equalization for Assessment Year 20	
Basis for Action Taken (County Board of Equalization Chairperson)	Land \$
	Buildings \$
	Total Land and Buildings \$
	Personal Property \$

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.

Attached is a copy of that portion of the property record file which substantiates the calculation of the protested value. 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 _____

Parcel #270139751

Dale and Linda Wimer

2804 Brooks Hollow Drive, Fremont, NE 68025

6.29.2020

I received a 2020 valuation in the mail stating my 2020 value is \$422,171. On June 3, 2020 a revised notice was mailed to me stating my value was amended to \$386,086. Both are attached.

There have been no additions or changes to the property at 2804 Brooks Hollow Drive.

According to the Video at <https://dodgecounty.nebraska.gov/assessor> the Assessor first looks at ~~similar properties that have sold~~, their sale prices and the terms and conditions of each sale.

I've attached 3 similar properties that have sold.

The video states that's why my property won't be just compared to the place next door.

The video states that studying things ~~like square footage, age and location~~ helps assessors determining how comparable another property is to my property. - The 3 similar properties attached all have more finished square feet than my property. Location is close by, in a similar neighborhood.

The video states that small details like an ~~extra bathroom or finished basement~~ can result in a ~~significant difference in value~~ in two otherwise identical homes.

The video states that ~~changes in value are typically the result of local real estate market sales or major changes to a property~~. (3 local real estate sales attached; there have been no changes to my property)

The video states If I remodel a kitchen or finish my basement, my value could increase. (no changes have been done to my property)

The video states the Assessor is here to help, not trying to hinder.

The video states the ~~Assessors focus is accurate values~~.

The only thing the ~~Assessor is interested in is fairness and equity~~, and they take great pride in it.

(A glimpse at fairness, equity and accuracy)

Below are my neighbor's homes in my subdivision - Brooks Hollow

950 Brooks Hollow Drive, Parcel # 270139764; James Primm; his 2020 value has decreased approx. \$3,000. This home is 4 houses from my house.

2635 Brooks Hollow Drive; Parcel # 270139786, Jerome Martinez; his 2020 value has decreased approx. \$300. This house is approx. 5 houses from my house.

2705 Summerwood Cove; Parcel # 270139792, Joey Spellerberg; his 2020 value has decreased approx. \$41,000. This house is 2 lots away from my house.

2715 Summerwood Cove; Parcel # 270139775, Richard Roffers; his 2020 value has decreased approx. \$32,000. This house is 2 lots away from my house.

2718 Summerwood Cove; Parcel # 270139793, Marv Porter; his 2020 value has decreased \$55,000. This house is 3 lots away from my house.

1015 Summerwood Drive; Parcel # 270139738, Jon Boehlke; his 2020 value has decreased approx. \$4,000. This house is approx. 8 houses from my house.

1009 Summerwood Drive; Parcel # 270139720, Dan Demuth; his 2020 value has decreased approx. \$3,500. This house is approx. 7 houses from my house.

~~If the assessors only thing is chasing fairness and equity, and establishing accurate value, why would my house increase \$44,000 when at least 7 of my direct neighbors values decreased?~~

The comparable sales attached are all 2 story homes, in close proximity to my home. All 3 comparable have more above ground sqft and all 3 comparable homes have finished basements. There is no evidence that my home value is anywhere close to \$386,086.

Sale # 1. 1124 Summerwood Drive, 4 bed, 4 bath, 3 car garage, 2871 Sqft above grade, 972 sqft finish in basement. Total of 3,843 finished sqft. Sold 6-3-2019 for \$318,000

Sale #2. 2705 Brentwood Drive, 3 bed, 4 bath, 2 car garage, 3,292 sqft above grade, 1,304 sqft finish in basement. Total of 4,596 finished sqft. Sold 1-24-2018 for \$316,000

Sale #3. 2660 Park Place Drive, 4 bed, 3 bath, 3 car garage, 2884 sqft above grade, 535 sqft finish in the basement. Total of 3,419 finished sqft. Sold 6-15-2018 for \$320,000

According to similar sales that I've found, the value of my property is in the \$315,000 to \$320,000 range.

Dale Wimer
Dale Wimer

Per the video at:

<https://dodgecounty.nebraska.gov/assessor>

An assessor is interested in fairly determining property values and they take great pride in it.

Assessors only affect the value, and they do so with incredible accuracy.

Their primary goal is to make everything fair and equitable. (fair and impartial)

It's the assessors job to determine how much each property is worth.

The assessor places values on property to ensure fairness and equity.

The assessor sets the values to keep everything as fair and equitable as possible.

When I notice a change in my properties assessed value, that change is the result of a never ending quest for fairness and accuracy.

Assessors are graded on their performance. There is a detailed system to get accurate valuations.

First, the assessor looks at similar properties that have sold, their sale prices and the terms and conditions of each sale.

That's the reason my home won't just be compared to the place next door.

Studying things like square footage, age and location helps assessors determine how comparable another property is to yours.

Even seemingly small details like an extra bathroom or finished basement can result in significant differences in value in two otherwise identical homes.

Assessors maintain a thorough database of real estate information to make this process as precise as possible.

Changes in value are typically the result of local real estate market sales or major changes to a property.

Remodel a kitchen or finish the basement and my value could increase.

When I see my homes assessed value I can rest assured that the number has not been drawn out of a hat nor generated with anything but equity and accuracy in mind.

Assessors are here to help, not trying to hinder.

Assessors focus is accurate values.

The only thing an assessor chases are fairness and equity; they take great pride in it.

418

Dodge County Assessor's Office

435 North Park Avenue Room #202
Fremont, NE 68025
Office: (402) 727-3911 Fax: (402) 727-3913

Debbie Churchill, Assessor

Mitch Hart, Appraiser

WIMER, DALE & LINDA
2804 BROOKS HOLLOW DR
FREMONT, NE 68025-3681

Parcel #: 270139751
Property Addr: 2804 BROOKS HOLLOW DR FREMONT
Legal Desc: BROOKS HOLLOW ADD LOT 9 BLK 4

2020 NOTICE OF VALUATION CHANGE

<u>2019 Value</u>	<u>2020 Value</u>
\$341,880	\$422,171

PLEASE VISIT THE COUNTY ASSESSOR'S OFFICE IF YOU DO NOT AGREE WITH THE CURRENT VALUE AS SHOWN ABOVE.

A Property Valuation Protest Form 422A must be filed with the County Clerk on or before Tuesday, June 30, 2020, and **CAN BE OBTAINED FROM THE COUNTY ASSESSOR'S OFFICE...or online at:**

https://revenue.nebraska.gov/sites/revenue.nebraska.gov/files/doc/pad/forms/422_Property_Valuation_Protest.pdf

IF NO PROTEST IS FILED, THE VALUE ON THIS NOTICE WILL BE FINAL

The County Board of Equalization will convene for the purpose of reviewing and deciding written protests, between June 1, 2020, and on or before July 24, 2020.

Pursuant to Neb. Rev. Stat §77-1502(2): "if the protest does not have a statement of the reason for the protest and an adequate description to identify the protested parcel, **THE PROTEST WILL BE DISMISSED.**"

ATTN AGLAND OWNERS: THE ONLY CHANGE TO AGLAND THIS YEAR WAS THE APPLICATION OF THE NEW SOIL CONVERSION MANDATED BY THE NEBRASKA STATE LEGISLATURE. THIS CONVERSION PRIMARILY AFFECTED GRASSLAND.

ATTN ALL FREMONT COMMERCIAL/INDUSTRIAL OWNERS: PER THE 2020 TERC ORDER, A MANDATORY 37% INCREASE WAS APPLIED TO ALL IMPROVEMENT VALUES ONLY.

**2020 NOTICE OF VALUATION CHANGE
BY THE DODGE COUNTY BOARD OF EQUALIZATION**

Date Notice Mailed : **JUNE 3, 2020**

Property Identification Number: 270139751

WIMER, DALE & LINDA
2804 BROOKS HOLLOW DR
FREMONT NE 68025

Legal Description: BROOKS HOLLOW ADD LOT 9 BLK 4

	Current	Amended
TOTAL	\$422,171	\$386,086

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

VALUE DID NOT ROLL CORRECTLY IN COMPUTER SYSTEM

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.

1124 SUMMERWOOD DR, FREMONT

Deed: REILLY, JASON D
 Contract:
 CID#: 2391-18-3-91081-002-0000
 DBA:
 MLS: 1000

Map Area: 00303 NBHD
 Route: 140-000-000
 Tax Dist: 1-FREMONT CITY
 Plat Page:
 Subdiv: 91081 BRENTWOOD PARK 4TH

Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status:

418

Legal: Section: ; Twp: ; Rng: ; Block: 2; Lot: 1; Deeded Acres: 0.000
 BRENTWOOD PARK 4TH LOT 1 BLK 2

Dist TIF Fund: NONE
 School Base: 27-0001
 Affiliated Code: [EMPTY]

Neighborhood:
 Greenbelt Acres:
 Greenbelt Loss:

Status: 01 - Improved
 Use: 01 - Single Family
 Zoning: 01 - Single Family

Location: 01 - Urban
 City Size: 03 - 12,001 - 100,000
 Lot Size: 02 - 10,001 sf - 20,000 sf

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land
SqFt X Rate						13,607.78	0.310			SF-4.00
Subtotal						13,607.78	0.310			
Grand Total						13,607.78	0.310			

Street	Utilities	Zoning	Land Use
SqFt X Rate	None	None	Not Applicable

Sales				Building Permits				Values		
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Override
06/03/2019	\$318,000	C0	2019 2513						Land	\$54,430
05/20/1997	\$217,105	D999	254 960						Dwig	\$270,449
11/26/1996	\$27,500	D0	251 654						Impr	\$0
									Exempt	\$0
									Total	\$324,879



Occ. Code	Occ. Descr.	Year Built	EFA / EFR	Arch. Dsgn	Style	AreaSqr	Condition	Basement	No Bsmt.Fir.	Heat	AC	Attic
101	Single-Family / Owner Occupied	1997	23 / 1997	N/A	2 Story Frame	1,289 /	NML	Full	0	Yes	Yes	None
Res. Structure												
TI Rooms Above #		0										
TI Rooms Below #		0										
Rec. Room (Single)		1060										
Foundation		None										
Exterior Walls		Frame, Siding, Wood										
Roof		Wood Shake										
Interior Finish		None										
Flooring		None										
Non-base Heating		Fireplace										
Floor/Wall #		0										
Pipes #		0										
Hand Fired (Y/N)		No										
Space Heat #		0										
Appliances												
Water Only w/Sink												
Hot Tub												
Bidet												
Fbgls Service Sink												
Urinal												
Sauna												
W/Pool Bath w/Shower												
Plumbing (Incl in Base)		6										
Plumbing (Addn'l Fixts)		11										
Full Bath												
Shower Stall Bath												
Toilet Room												
Lavatory												
Water Closet												
Sink												
Shower Stall/Tub												
MI St Sh Bath												
MI Stall Shower												
No Bathroom												
Wet Bar												
Whirlpool Bathroom												
Whirlpool Tub												
No Hot Water Tank												
No Plumbing												
Sewer & Water Only												
Addition												
1 of 6												
Garage												
1 of 1												
Att Fr.												
Style												
WXL												
Area (SF)												
755												
Year Built												
1997												
EFA / EFR												
23 / 1997												
Year Built												
13												
Area (SF)												
13												
Condition												
Normal												
Shower Stall/Tub												
MI St Sh Bath												
MI Stall Shower												
No Bathroom												
Wet Bar												
Whirlpool Bathroom												
Whirlpool Tub												
No Hot Water Tank												
No Plumbing												
Sewer & Water Only												
Water Only w/Sink												
Hot Tub												
Bidet												
Fbgls Service Sink												
Urinal												
Sauna												
W/Pool Bath w/Shower												
Plumbing (Incl in Base)												
Plumbing (Addn'l Fixts)												
Addition												
1 of 6												
Garage												
1 of 1												
Att Fr.												
Style												
WXL												
Area (SF)												
755												
Year Built												
1997												
EFA / EFR												
23 / 1997												
Year Built												
13												
Area (SF)												
13												
Condition												
Normal												
Shower Stall/Tub												
MI St Sh Bath												
MI Stall Shower												
No Bathroom												
Wet Bar												
Whirlpool Bathroom												
Whirlpool Tub												
No Hot Water Tank												
No Plumbing												
Sewer & Water Only												
Water Only w/Sink												
Hot Tub												
Bidet												
Fbgls Service Sink												
Urinal												
Sauna												
W/Pool Bath w/Shower												
Plumbing (Incl in Base)												
Plumbing (Addn'l Fixts)												

Garage	Stalls - Bsmt / Sid
1 of 1	
Att Fr.	
Style	
WXL	
Area (SF)	
755	
Year Built	
1997	
EFA	
13	
Condition	
Normal	
Shower Stall/Tub	
MI St Sh Bath	
MI Stall Shower	
No Bathroom	
Wet Bar	
Whirlpool Bathroom	
Whirlpool Tub	
No Hot Water Tank	
No Plumbing	
Sewer & Water Only	
Water Only w/Sink	
Hot Tub	
Bidet	
Fbgls Service Sink	
Urinal	
Sauna	
W/Pool Bath w/Shower	
Plumbing (Incl in Base)	
Plumbing (Addn'l Fixts)	

Year Built	EFA	Area (SF)	Condition	Heat	AC	Attic (SF)
1997	23	755	Normal	Yes	Yes	
1997	13	13	Normal	Yes	Yes	

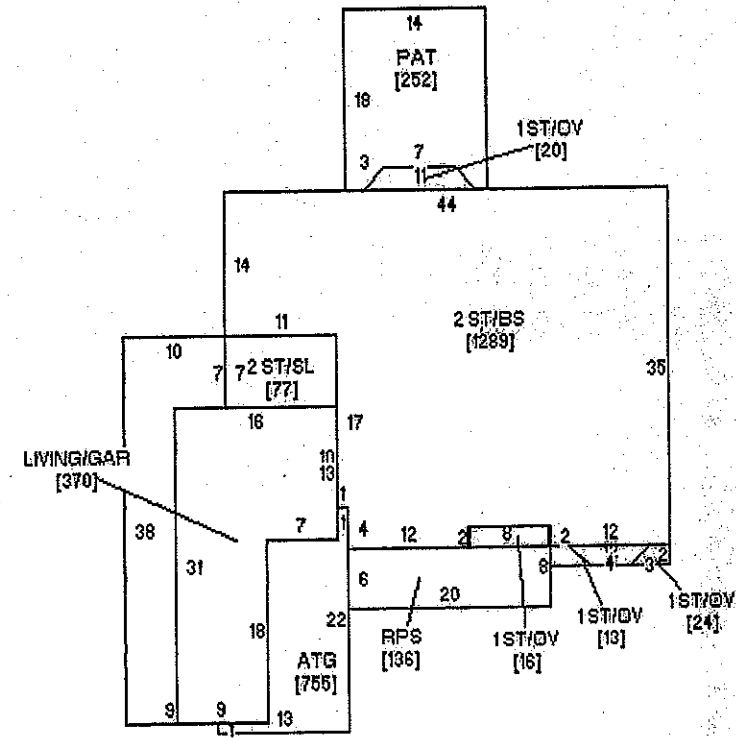
See other pages for more additions.

PDF+PIN: 001+270128870

Blk / Adtn	Description	Units	Year
	101 - Single-Family / Owner Occupied		
	2 Story Frame	1,289	
#1	Bsmt Fin - Rec. Room (Single) (Avg)	1,060 Tbl	
	Base Heat		
	Add Central Air	1,289	
	Deck #1: Concrete Patio-Med	252 SF	
	Deck #2: Concrete Patio-Med	136 SF	
	Deck #3: Asph/Wd Roof OH-Med	136 SF	
	Veneer #1 1/2 Story Brick	14.0 LF	
	Plumbing	17	
	Garage: Att Frame	755 SF	1997
		13 SF	1997
1 of 6	Adtn 1 Story Frame	16 SF	1997
2 of 6	Adtn 1 Story Frame	20 SF	1997
3 of 6	Adtn 1 Story Frame	370 SF	1997
4 of 6	Adtn 1 Story Frame	77 SF	1997
5 of 6	Adtn 2 Story Frame	24 SF	1997
6 of 6	Adtn 1 Story Frame		

478

Year	Comment	Value Type	Location	Class	Land	Dwp	Imp	FP	Total Value
2020	2020 Abstract	BoFE	Urban	Single Fam	\$54,430	\$270,449	\$0		\$324,879
2019	CTL sync certified	BoFE	Urban	Single Fam	\$54,430	\$270,449	\$0		\$324,879
2019	2019 CTL FINAL VALUES	BoFE	Urban	Single Fam	\$54,430	\$270,449	\$0		\$324,879
2018		Appr	Urban	Single Fam	\$54,430	\$311,515	\$0		\$365,945
2017		Appr	Urban	Single Fam	\$54,430	\$271,155	\$0		\$325,585
2016		Appr	Urban	Single Fam	\$54,430	\$255,135	\$0		\$309,565
2015		Appr	Urban	Single Fam	\$54,430	\$255,135	\$0		\$309,565
2014		Appr	Urban	Single Fam	\$54,430	\$255,135	\$0		\$309,565
2013		Appr	Urban	Single Fam	\$54,430	\$258,365	\$0		\$312,795
2012		Appr	Urban	Single Fam	\$42,750	\$278,020	\$0		\$320,770
2011		Appr	Urban	Single Fam	\$42,750	\$278,020	\$0		\$320,770
2010		Appr	Urban	Single Fam	\$42,750	\$278,020	\$0		\$320,770



Sketch 1 of 1



6/29/2020

Dodge County Assessor



418

Parcel Information	
Parcel ID	270128870
Links	Photo #1 Sketch #1
Area #	
Current Owner	REILLY, JASON D
Mailing Address	1124 SUMMERWOOD DR FREMONT, NE 68025-6448
Situs Address	1124 SUMMERWOOD DR
Tax District	001
School District	510 (27-0001 FREMONT)
Legal Description	BRENTWOOD PARK 4TH LOT 1 BLK 2
Class	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$54,430	\$270,449	\$0	\$324,879

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2019	54,430	270,449	0	324,879
2018	54,430	311,515	0	365,945
2017	54,430	271,155	0	325,585
2016	54,430	255,135	0	309,565
2015	54,430	255,135	0	309,565

6/29/2020

Dodge County Assessor



Yearly Tax Information		
Year	Amount	Levy
2019	\$6,312.72	2.047225

2019 Tax Levy	
Description	Rate
COUNTY GEN	0.218204
ROAD/BRIDGE	0.000000
CAP IMPR/ECON DEV FUND	0.009202
INDIGENT	0.004204
INSTITUTIONS	0.000000
VETERANS AID	0.000000
COUNTY BLDG FUND	0.000000
MUSEUM/HIST SOC	0.002274
1ST RESP COMM BOND	0.024122
FLOOD CONTROL	0.002301
FREMONT GEN	0.359909
FREMONT DEBT	0.021913
NRD PLATTE GEN	0.035512
ESU #2 GEN	0.015000
ESU #2 BOND 2013	0.000000
METRO TECH GEN	0.075000
METRO TECH SINK	0.020000
METRO TECH HAZ/HNDICP PED	0.000000
27-0001 FREMONT 1	0.057722
SCH 37	0.000000
SAUN 11	0.000000
27-0001 FREMONT BLDG FUND	0.005000
27-0001 FREMONT SD QUAL CAP FUND 9-12	0.000000
27-0001 FREMONT SD QUAL CAP FUND K-8	0.000000
F-1 BONDS 9-12 2000	0.023430
F-1 BLD AMER BOND 1-NEW 5/6	0.034868
F-1 BLD AMER BOND 2-ELEM RENOV	0.020097
F-1 BOND K-8 2000	0.121080
AG SOCIETY	0.002367

Sales Information

Sale Date	Sale Price	Book & Page	Seller	Buyer	Other Parcels
06/03/2019	\$318,000.00	2019 / 2513	RAPP, JEFFREY R (JR) & KATHLEEN M	REILLY, JASON D	

Residential Building Information			
Occupancy Code	101 (Single-Family / Owner Occupied)	Condition Code	Normal
Year Built	1997	Rooms Above Ground	0
Style	2 Story Frame	Rooms Below Ground	0
Main Area	1,289	Bedroom #	4
Total Living Area	3,175	Bathroom #	1.5
Length	0	Foundation	None
Width	0	Exterior Walls	Frame, Siding, Wood
Basement	Full	Roof	Wood Shake
Basement Area	1289.0000	Interior Walls	None
Bsmt Floor Adj	0	Flooring	None
Heating	Yes	Architectural Design	N/A
AC	Yes	Single Siding	No
Attic	None		

Addition 1 of 6	
Year Built	1997
Style	1 Story Frame
Area	13
Basement SF	0
No Floor Adj (SF)	0
Heat	Yes
AC	Yes
Attic SF	0

Addition 2 of 6	
Year Built	1997
Style	1 Story Frame
Area	16
Basement SF	0
No Floor Adj (SF)	0
Heat	Yes
AC	Yes
Attic SF	0

Addition 3 of 6	
Year Built	1997
Style	1 Story Frame
Area	20
Basement SF	0
No Floor Adj (SF)	0
Heat	Yes
AC	Yes
Attic SF	0

Addition 4 of 6	
Year Built	1997
Style	1 Story Frame
Area	370
Basement SF	0
No Floor Adj (SF)	0
Heat	Yes
AC	Yes
Attic SF	0

Addition 5 of 6	
Year Built	1997
Style	2 Story Frame
Area	77
Basement SF	0
No Floor Adj (SF)	0
Heat	Yes
AC	Yes
Attic SF	0

Addition 6 of 6	
Year Built	1997
Style	1 Story Frame
Area	24
Basement SF	0
No Floor Adj (SF)	0
Heat	Yes
AC	Yes
Attic SF	0

Plumbing			
Style	Count	Fixtures	Bathrooms
Plumbing (Incl in Base)	6	6	1.5
		6	1.5

Veneer	
Style	Lineal Feet
1/2 Story Brick	14

Deck and Patio	
Style	SF Area
Concrete Patio-Med	252
Concrete Patio-Med	136
Asph/Wd Roof OH-Med	136

Garage 1 of 1	
Year Built	1997
Style	Att Frame
WxL	0 x 0
Area	755
Basement SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC (SF)	0
Door openers	0

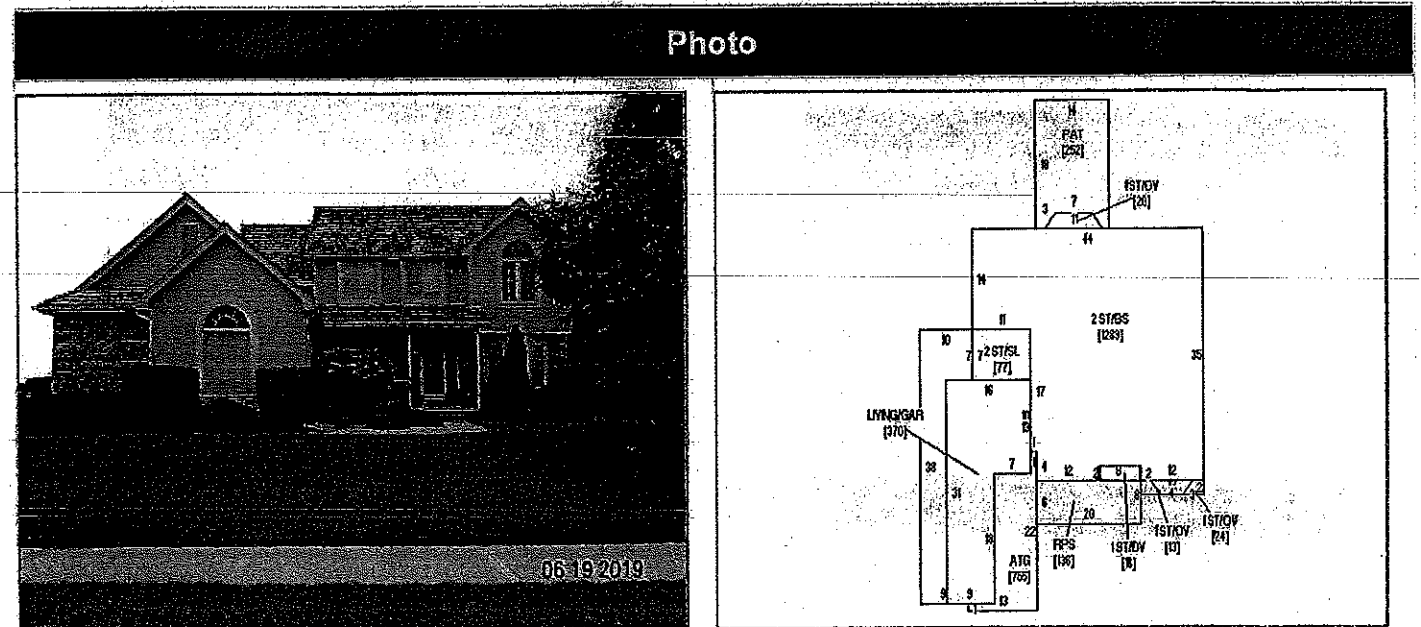
Land Information		
Lot Basis	Square Feet	Acres

6/29/2020

Dodge County Assessor



Miscellaneous Improvements		
Improvement	Year	Units
Plumbing (Incl in Base)	N/A	6
Rec. Room (Single)	N/A	Table
1/2 Story Brick	N/A	14
Concrete Patio-Med	N/A	252
Concrete Patio-Med	N/A	136
Asph/Wd Roof OH-Med	N/A	136
1 Story Frame	1997	13
1 Story Frame	1997	16
1 Story Frame	1997	20
1 Story Frame	1997	370
2 Story Frame	1997	77
1 Story Frame	1997	24
Att Frame	1997	755



2705 BRENTWOOD DR, FREMONT

Deed: MARSHALL, ABRAM D & STEPHANIE M
 Contract:
 CID#: 2391-18-3-91077-001-0000
 DBA:
 MLS: 1000

Map Area: 00303 NBHD
 Route: 000-000-000
 Tax Dist: 1-FREMONT CITY
 Plat Page:
 Subdiv: 91077 BRENTWOOD PARK 2ND

Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status:

Legal: Section: ; Twp: ; Rng: ; Block: ; Lot: ; Deeded Acres: 0.000
 BRENTWOOD PARK 2ND LOT 10 BLK 1

Dist TIF Fund: NONE Neighborhood: Status: 01 - Improved Location: 01 - Urban
 School Base: 27-0001 Greenbelt Acres: Use: 01 - Single Family City Size: 03 - 12,001 - 100,000
 Affiliated Code: [EMPTY] Greenbelt Loss: Zoning: 01 - Single Family Lot Size: 02 - 10,001 sf - 20,000 sf

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land
SqFt X Rate						15,000.00	0.340			SF-4.00
SF x Rate 2						1,453.30	0.030			SF-2.00
Subtotal						16,453.30	0.380			
Grand Total						16,453.30	0.380			

Street	Utilities	Zoning	Land Use
SqFt X Rate	None	None	Not Applicable

Sales				Building Permits				Values		
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Override
01/19/2018	\$316,000	C0	2018 0345						Land	\$62,907
03/25/2016	\$310,000	D0	2016 1446						Dwlg	\$273,945
11/23/2009	\$0	D999	2009 6518						Impr	\$0
02/17/2009	\$312,000	D999	2009 737						Exempt	\$0
									Total	\$336,852

Occ. Code	Occ. Descr.	Year Built	EFA / EFR	Arch. Dsgn	Style	AreaSF	Condition	Basement	No Bsmt Flr.	Heat	AC	Attic
101	Single-Family / Owner Occupied	1996	24 / 1996	N/A	2 Story Frame	1,630 /	NML	Full	0	Yes	Yes	None
TI Rooms Above #		0	Bedrooms Above #	0								
TI Rooms Below #		0	Bedrooms Below #	0								
Rec. Room (Single)		688										
Foundation												
None												
Exterior Walls		None										
Roof		Comp Shingle										
Interior Finish		None										
Flooring		None										
Non-base Heating												
Fireplace		Masonry, 2 Sty										
Floor/Wall #		0										
Pipes #		0										
Hand Fred (Y/N)		No										
Space Heat #		0										
Appliances												
Hot Tub												
Bidet												
Fbgs Service Sink												
Urinal												
Sauna												
W/Pool Bath w/Shower												
Plumbing (Incl in Base)		6										
Plumbing (Addn'l Fixts)		13										
Plumbing												
Full Bath												
Shower Stall Bath												
Toilet Room												
Lavatory												
Water Closet												
Sink												
Shower Stall/Tub												
Mtl St Sh Bath												
Mtl Stall Shower												
No Bathroom												
Wet Bar												
Whirlpool Bathroom												
Whirlpool Tub												
No Hot Water Tank												
No Plumbing												
Sewer & Water Only												
Water Only w/Sink												
Finish												
Addition		No Additions										
Garage		1 of 1										
Style		Att Fr.										
Area (SF)		754										
Year Built		1996										
EFA		24										
EFF Year		1996										
Condition		NML										
Bsmt (SF)		None										
Qtrs Over												
Qtrs Over (SF)												
AC												
Attic (SF)												
Door Opns												
Stalls- Bsmt / Sid												
Addition												
Year Built												
EFA												
Area (SF)												
Year Built												
Style												
Area (SF)												
Year Built												
EFA												
Condition												
Bsmt (SF)												
No Bsmt Fir(SF)												
Heel												
AC												
Attic (SF)												
Garage												
Garage		1 of 1										
Style		Att Fr.										
Area (SF)		754										
Year Built		1996										
EFA		24										
EFF Year		1996										
Condition		NML										
Bsmt (SF)		None										
Qtrs Over												
Qtrs Over (SF)												
AC												
Attic (SF)												
Door Opns												
Stalls- Bsmt / Sid												

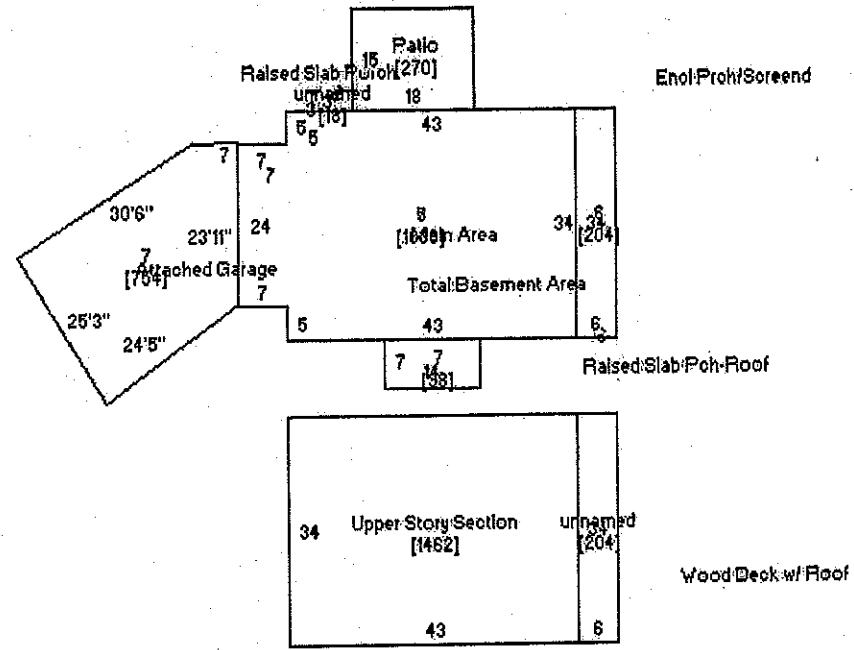
418



Bldg / Addl	Description	Units	Year				
	101 -- Single-Family / Owner Occupied						
	2 Story Frame	1,630					
#1	Bsmt Fin - Rec. Room (Single) (Avg)	688 Tbl					
	Base Heat						
	Add Central Air	1,630					
#1	Porch: 1S Frame Screen	204 SF					
	Deck #1: Concrete Patio-Med	270 SF					
	Deck #2: Concrete Patio-Med	18 SF					
	Deck #3: Concrete Patio-Med	98 SF					
	Deck #4: Asph/Wd Roof OH-Med	98 SF					
	Deck #5: Wood Deck-Med	204 SF					
	Deck #6: Asph/Wd Roof OH-Med	204 SF					
	Veneer #1 1/2 Story Brick	0.0 LF					
	Plumbing	19					
#1	Fireplace: Masonry, 2 Story	1					
	Garage: Att Frame	754 SF	1996				

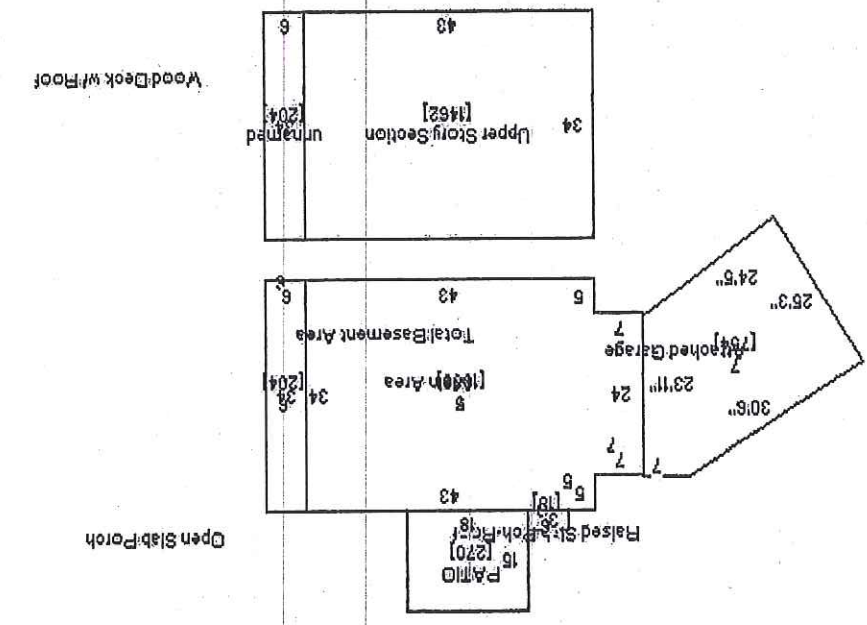
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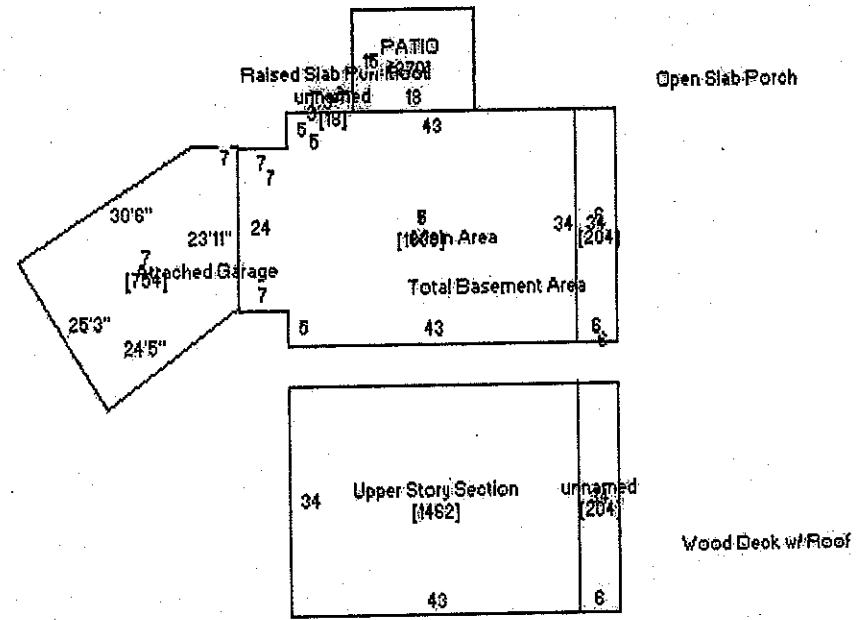
Prior Year	Comment	Value Type	Location	Class	Land	Dwg	Imp	PP	Total Value
2020	2020 Abstract	BoFE	Urban	Single Fam		\$62,907	\$273,945	\$0	\$336,852
2019	CTL SYNC CERTIFIED	BoFE	Urban	Single Fam		\$62,905	\$310,790	\$0	\$373,695
2019	2019 CTL FINAL VALUES	BoFE	Urban	Single Fam		\$62,905	\$310,790	\$0	\$373,695
2018		Appr	Urban	Single Fam		\$62,905	\$310,790	\$0	\$373,695
2017		Appr	Urban	Single Fam		\$62,905	\$267,010	\$0	\$329,915
2016		Appr	Urban	Single Fam		\$62,905	\$256,785	\$0	\$319,690
2015		Appr	Urban	Single Fam		\$62,905	\$256,785	\$0	\$319,690
2014		Appr	Urban	Single Fam		\$62,905	\$256,785	\$0	\$319,690
2013		Appr	Urban	Single Fam		\$62,905	\$256,785	\$0	\$319,690
2012		Appr	Urban	Single Fam		\$51,690	\$254,070	\$0	\$305,760
2011		Appr	Urban	Single Fam		\$51,690	\$254,070	\$0	\$305,760
2010		Appr	Urban	Single Fam		\$51,690	\$313,645	\$0	\$365,335



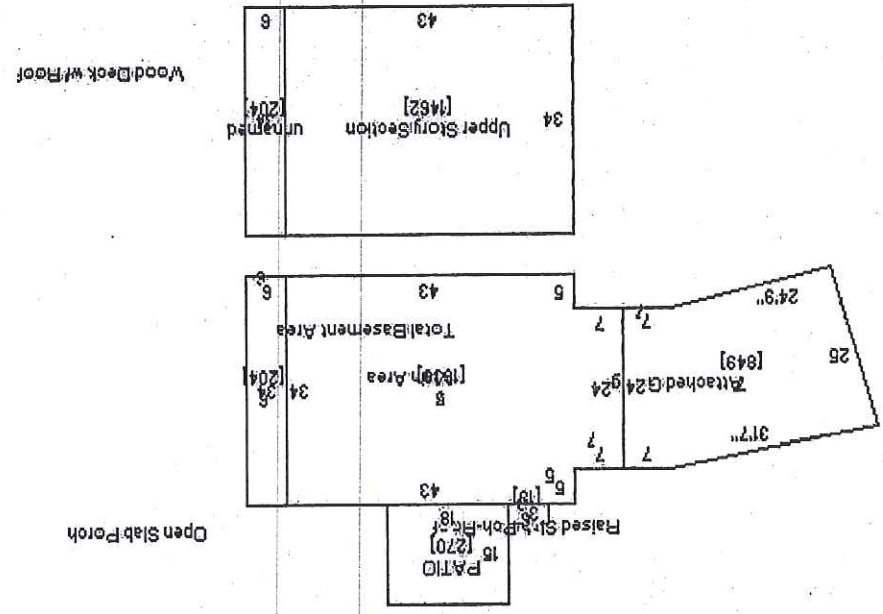
Sketch 1 of 6

Sketch 2 of 6

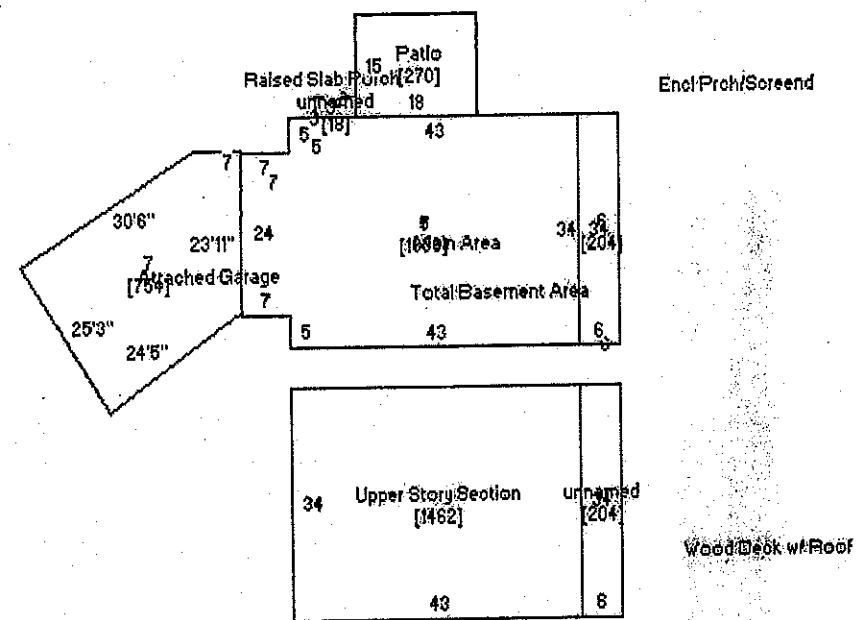




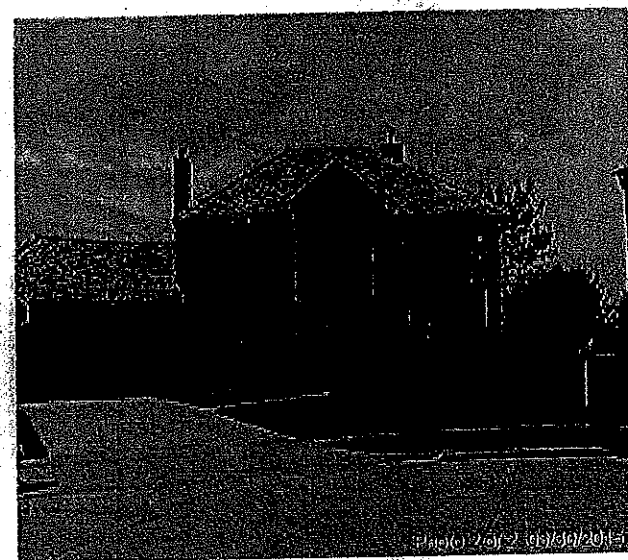
Sketch 4 of 6



Sketch 5 of 6



Sketch 6 of 6



6/29/2020

Dodge County Assessor



Parcel Information	
Parcel ID	270008701
Links	Photo #1 Sketch #1
Area #	
Current Owner	MARSHALL, ABRAM D & STEPHANIE M
Mailing Address	2705 BRENTWOOD DR FREMONT, NE 68025-3794
Situs Address	2705 BRENTWOOD DR
Tax District	001
School District	510 (27-0001 FREMONT)
Legal Description	BRENTWOOD PARK 2ND LOT 10 BLK 1
Class	Single Family

Current Value Information		
Land Value	Dwelling Value	Improvement Value
\$62,907	\$273,945	\$0
		\$336,852

Prior Year Value Information			
Year	Land Value	Dwelling Value	Improvement Value
2019	62,905	310,790	0
2018	62,905	310,790	0
2017	62,905	267,010	0
2016	62,905	256,785	0
2015	62,905	256,785	0
			373,695
			329,915
			319,690
			319,690

6/29/2020

Dodge County Assessor



416

Yearly Tax Information		
Year	Amount	Levy
2019	\$7,261.22	2.047225

2019 Tax Levy	
Description	Rate
COUNTY GEN	0.213204
ROAD/BRIDGE	0.000000
CAP IMPR/ECON DEV FUND	0.009202
INDIGENT	0.004204
INSTITUTIONS	0.000000
VETERANS AID	0.000000
COUNTY BLDG FUND	0.000000
MUSEUM/HIST SOC	0.002274
1ST RESP COMM BOND	0.024122
FLOOD CONTROL	0.002301
FREMONT GEN	0.359909
FREMONT DEBT	0.021913
NRD PLATTE GEN	0.035512
ESU #2 GEN	0.015000
ESU #2 BOND 2013	0.000000
METRO TECH GEN	0.075000
METRO TECH SINK	0.020000
METRO TECH HAZ/HNDICP PED	0.000000
27-0001 FREMONT 1	1.057722
SCH 37	0.000000
SAUN 11	0.000000
27-0001 FREMONT BLDG FUND	0.005000
27-0001 FREMONT SD QUAL CAP FUND 9-12	0.000000
27-0001 FREMONT SD QUAL CAP FUND K-8	0.000000
F-1 BONDS 9-12-2000	0.023430
F-1 BLD AMER BOND 1-NEW 5/6	0.034868
F-1 BLD AMER BOND 2-ELEV RENOV	0.020097
F-1 BOND K-8 2000	0.121080
AG SOCIETY	0.002387

Sales Information

Sale Date	Sale Price	Book & Page	Seller	Buyer	Other Parcels
01/19/2018	\$316,000.00	2018 / 0345	CAPAN, LEVENT	MARSHALL, ABRAM D & STEPHANIE M	
03/25/2016	\$310,000.00	2016 / 1446	CORN, CRAIG & JILL (FAMILY TRUST)	CAPAN, LEVENT	

Residential Building Information			
Occupancy Code	101 (Single-Family / Owner Occupied)	Condition Code	Normal
Year Built	1996	Rooms Above Ground	0
Style	2 Story Frame	Rooms Below Ground	0
Main Area	1,630	Bedroom #	3
Total Living Area	3,260	Bathroom #	1.5
Length	0	Foundation	None
Width	0	Exterior Walls	None
Basement	Full	Roof	Comp Shingle
Basement Area	1630.0000	Interior Walls	None
Bsmt Floor Adj	0	Flooring	None
Heating	Yes	Architectural Design	N/A
AC	Yes	Single Siding	No
Attic	None		

Porches					
Area	Style	Bsmt SF	Qtrs SF	Qtrs Style	Qtrs AC
204	1S Frame Screen	0	0	Frame	No

Plumbing			
Style	Count	Fixtures	Bathrooms
Plumbing (Incl in Base)	6	6	1.5
		6	1.5

Veneer	
Style	Lineal Feet
1/2 Story Brick	0

Deck and Patio	
Style	SF Area
Concrete Patio-Med	270
Concrete Patio-Med	18
Concrete Patio-Med	98
Asph/Wd Roof OH-Med	98
Wood Deck-Med	204
Asph/Wd Roof OH-Med	204

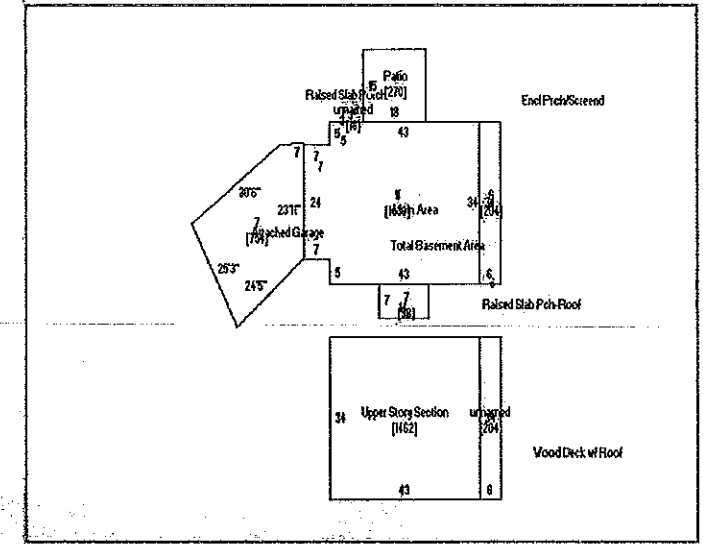
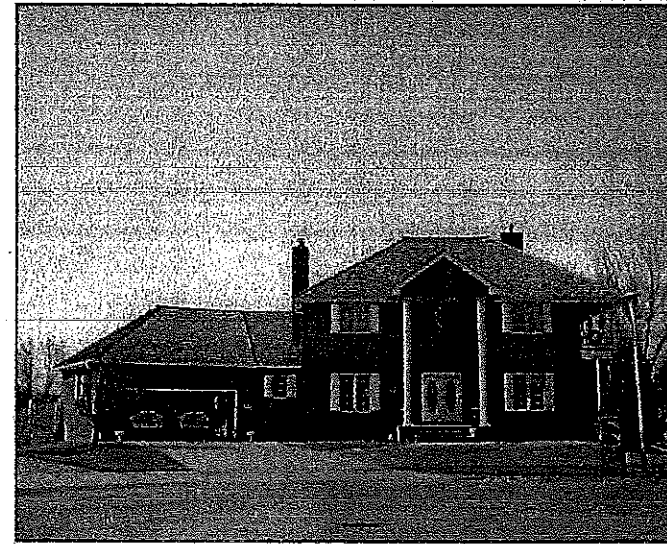
Fireplace		
Count	Type	Story Height
1	Masonry	2 Story

Garage 1 of 1	
Year Built	1996
Style	Att Frame
WxL	0 x 0
Area	754
Basement SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC (SF)	0
Door openers	0

Land Information		
Lot Basis	Square Feet	Acres
Sq. Ft. x Rate	16,453	0.38

Miscellaneous Improvements		
Improvement	Year	Units
Plumbing (Incl. n-Base)	N/A	9
Rec. Room (Single)	N/A	Table
1/2 Story Brick	N/A	0
1S Frame Screen	N/A	204
Concrete Patio-Med	N/A	270
Concrete Patio-Med	N/A	18
Concrete Patio-Med	N/A	98
Asph/Wd Roof OH-Med	N/A	98
Wood Deck-Med	N/A	204
Asph/Wd Roof OH-Med	N/A	204
Masonry	N/A	1
Att Frame	1996	754

Photo



2660 PARK PLACE DR, FREMONT

Deed: JEPPESEN, TAYLOR J & MADELINE A
 Contract:
 CID#: 2391-18-3-91075-001-0000
 DBA:
 MLS: 1000

Map Area: 00303 NBHD
 Route: 000-000-000
 Tax Dist: 1-FREMONT CITY
 Plat Page:
 Subdiv: 91075 BRENTWOOD PARK

Checks/Tags:
 Lister/Date:
 Review/Date:
 Entry Status:

Legal: Section: ; Twp: ; Rng: ; Block: 1; Lot: 4; Deeded Acres: 0.000
 BRENTWOOD PARK ADD LOT 4 BLK 1

Dist TIF Fund: NONE Neighborhood: Status: 01 - Improved Location: 01 - Urban
 School Base: 27-0001 Greenbelt Acres: Use: 01 - Single Family City Size: 03 - 12,001 - 100,000
 Affiliated Code: [EMPTY] Greenbelt Loss: Zoning: 01 - Single Family Lot Size: 02 - 10,001 sf - 20,000 sf

Land										
Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land
SqFt X Rate						11,910.40	0.270			SF-4.00
Subtotal						11,910.40	0.270			
Grand Total						11,910.40	0.270			

Street		Utilities		Zoning		Land Use	
SqFt X Rate	None	None	None	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Sales				Building Permits				Values		
Date	\$ Amount	NUTC	Recording	Date	Number	Tag	\$ Amount	Reason	Type	Override
06/13/2018	\$320,000	C0	2018 2711						Land	\$47,640
									Dwig	\$281,680
									Impr	\$0
									Exempt	\$0
									Total	\$329,320

101	Single-Family / Owner Occupied	1994	EFA / EFR	26 /	N/A	2 Story Frame	80 /	AreaSF	Condition	Basement	No Bsmt Fir.	Heat	AC	Allie
									NML	Full	0	Yes	Yes	None

101		TI Rooms Above #	0	Bedrooms Above #	
101		TI Rooms Below #	0	Bedrooms Below #	
		Rec. Room (Single)	535		
		Foundation	None		
		Exterior Walls	Frame, Siding		
		Roof	Wood Shake		
		Interior Finish	None		
		Flooring	None		
		Non-base Heating			
		Fireplace			
		Floor/Wall #	0	Masonry, 1 Sty	1
		Pipeless #	0		
		Hand Fired (Y/N)	No		
		Space Heat #	0		

Plumbing		Full Bath			
		Shower Stall Bath			
		Toilet Room			
		Lavatory			
		Water Closet			
		Sink			
		Shower Stall/Tub			
		Mt St Sh Bath			
		Mt Stall Shower			
		No Bathroom			
		Wet Bar			
		Whirlpool Bathroom			
		Whirlpool Tub			
		No Hot Water Tank			
		No Plumbing			
		Sewer & Water Only			
		Water Only w/Sink			
		Hot Tub			
		Bidet			
		Fgls Service Sink			
		Urinal			
		Sauna			
		W/Pool Bath w/Shower			
		Plumbing (Incl in Base)			6
		Plumbing (Addtl Fixts)			6

Addition		Year Built	1994	EFA	
		Year Built	1994	EFA	
		Area (SF)	26	WXL	
		Area (SF)	1994		
		Style	1 Sty Fr.		
		Area (SF)	600	EFA	
		EFF Year	None		
		Condition			
		Bsmt (SF)			
		NoBsmt Fir(SF)			
		Heat	No		
		AC	No		
		Qtrs Over (SF)			
		Qtrs AC (SF)			

Garage		1 of 1	Att Fr.	1994	128
		Year Built	1994		
		Area (SF)	1994		
		Style	1 Sty Fr.		
		Area (SF)	600	EFA	
		EFF Year	None		
		Condition			
		Bsmt (SF)			
		NoBsmt Fir(SF)			
		Heat	No		
		AC	No		
		Qtrs Over (SF)			
		Qtrs AC (SF)			
		Door Opns			
		Stalls-Bsmt / Sid	2 / 0.00		

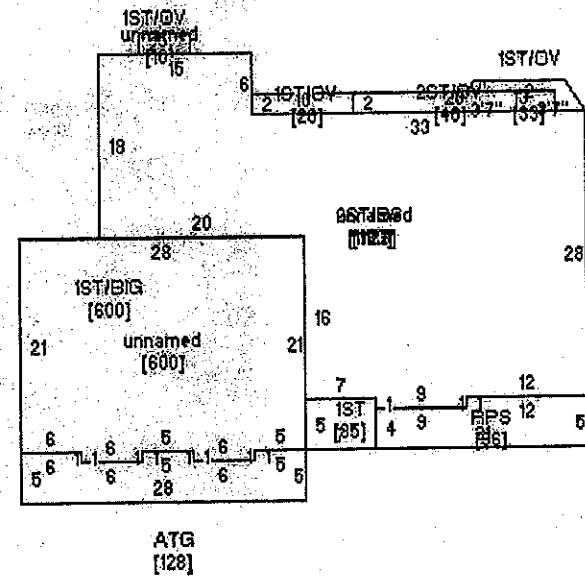
418



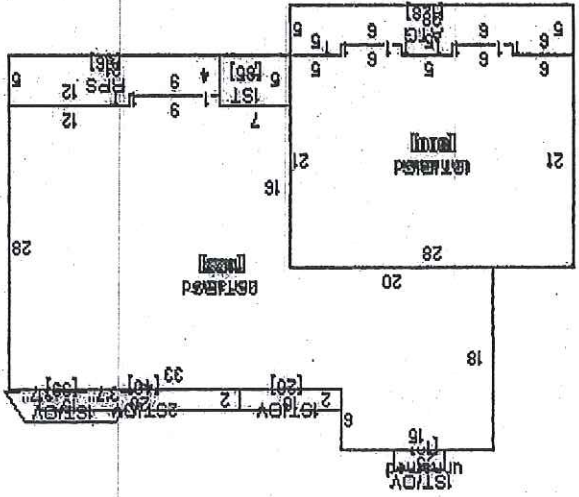
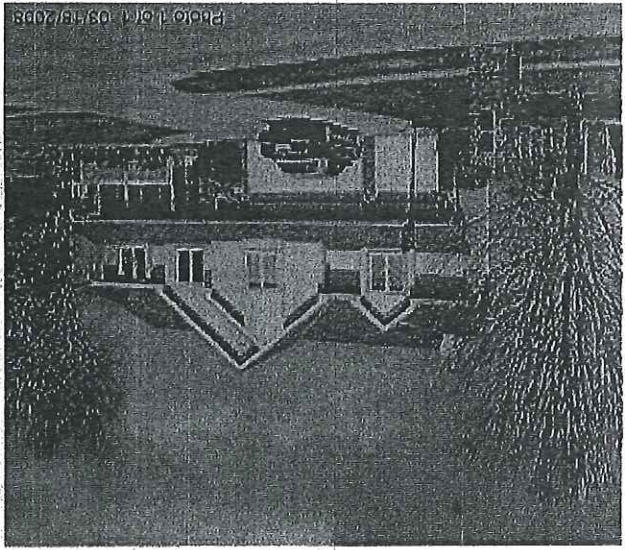
Bldg / Adtn	Description	Units	Year				
	101 — Single-Family / Owner Occupied						
	2 Story Frame	80					
#1	Bsmt Fin - Rec. Room (Single) (Avg)	535 Tbl					
	Base Heat						
	Add Central Air	80					
	Deck #1: Concrete Patio-Med	96 SF					
	Deck #2: Asph/Wd Roof OH-Med	96 SF					
	Veneer #1 1/2 Story Brick	0.0 LF					
	Plumbing	12					
#1	Fireplace: Masonry, 1 Story	1					
	Garage: Att Frame	128 SF	1994				
	Basement Stall	1					
	Basement Stall (others)	1					
1 of 6 Adtn	1 Story Frame	600 SF	1994				
2 of 6 Adtn	1 Story Frame	35 SF	1994				
3 of 6 Adtn	1 Story Frame	33 SF	1994				
4 of 6 Adtn	1 Story Frame	2,246 SF	1994				
5 of 6 Adtn	1 Story Frame	20 SF	1994				
6 of 6 Adtn	1 Story Frame	10 SF	1994				

Year	Comment	Value Type	Location	Class	Land	Dwig	Imp	FP	Total Value
2020	2020 Abstract	BoFE	Urban	Single Fam	\$47,640	\$281,680	\$0		\$329,320
2019	CTL sync certified	BoFE	Urban	Single Fam	\$47,640	\$281,680	\$0		\$329,320
2019	2019 CTL FINAL VALUES	BoFE	Urban	Single Fam	\$47,640	\$281,680	\$0		\$329,320
2018		Appr	Urban	Single Fam	\$47,640	\$281,680	\$0		\$329,320
2017		Appr	Urban	Single Fam	\$47,640	\$231,675	\$0		\$279,315
2016		Appr	Urban	Single Fam	\$47,640	\$218,315	\$0		\$265,955
2015		Appr	Urban	Single Fam	\$47,640	\$218,315	\$0		\$265,955
2014		Appr	Urban	Single Fam	\$47,640	\$218,315	\$0		\$265,955
2013		Appr	Urban	Single Fam	\$47,640	\$221,150	\$0		\$268,790
2012		Appr	Urban	Single Fam	\$37,420	\$247,775	\$0		\$285,195
2011		Appr	Urban	Single Fam	\$37,420	\$247,775	\$0		\$285,195
2010		Appr	Urban	Single Fam	\$37,420	\$247,775	\$0		\$285,195

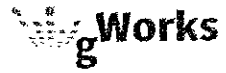
418



Sketch 1 of 2



Sketch 2 of 2



Parcel Information	
Parcel ID	270008477
Links	Photo #1 Sketch #1
Area #	
Current Owner	JEPPESON, TAYLOR J & MADELINE A
Mailing Address	% TAYLOR JEPPESON 2660 PARK PLACE DR FREMONT, NE 68025-3769
Situs Address	2660 PARK PLACE DR
Tax District	001
School District	510 (27-0001 FREMONT)
Legal Description	BRENTWOOD PARK ADD LOT 4 BLK 1
Class	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$47,640	\$281,680	\$0	\$329,320

Prior Year Value Information				
Year	Land Value	Dwelling Value	Improvement Value	Total Value
2019	47,640	281,680	0	329,320
2018	47,640	281,680	0	329,320
2017	47,640	231,675	0	279,315
2016	47,640	218,315	0	265,955
2015	47,640	218,315	0	265,955

6/29/2020

Dodge County Assessor



418

Yearly Tax Information		
Year	Amount	Levy
2019	\$6,398.98	2.047225

2019 Tax Levy	
Description	Rate
COUNTY GEN	0.213204
ROAD/BRIDGE	0.000000
CAP IMPR/ECON DEV FUND	0.009202
INDIGENT	0.004204
INSTITUTIONS	0.000000
VETERANS AID	0.000000
COUNTY BLDG FUND	0.000000
MUSEUM/HIST SOC	0.002274
1ST RESP COMM BOND	0.024122
FLOOD CONTROL	0.002301
FREMONT GEN	0.359909
FREMONT DEBT	0.021913
NRD PLATTE GEN	0.035512
ESU #2 GEN	0.015000
ESU #2 BOND 2013	0.000000
METRO TECH GEN	0.075000
METRO TECH SINK	0.020000
METRO TECH HAZ/HNDICP PED	0.000000
27-0001 FREMONT 1	1.057722
SCH 37	0.000000
SAUN 1	0.000000
27-0001 FREMONT BLDG FUND	0.005000
27-0001 FREMONT SD QUAL CAP FUND 9-12	0.000000
27-0001 FREMONT SD QUAL CAP FUND K-8	0.000000
F-1 BONDS 9-12 2000	0.023430
F-1 BLD AMER BOND 1-NEW 5/6	0.034868
F-1 BLD AMER BOND 2-ELEM RENOV	0.020097
F-1 BOND K-8 2000	0.121080
AG SOCIETY	0.002387

Sales Information						
Sale Date	Sale Price	Book & Page	Seller	Buyer	Other Parcels	
06/13/2018	\$320,000.00	2018 / 2711	BLOOM, THOMAS M & KATHLEEN A	TAYLOR J & MADELINE A JEPPESEN		

Residential Building Information			
Occupancy Code	101 (Single-Family / Owner Occupied)	Condition Code	Normal
Year Built	1994	Rooms Above Ground	0
Style	2 Story Frame	Rooms Below Ground	0
Main Area	80	Bedroom #	4
Total Living Area	3,104	Bathroom #	1.5
Length	0	Foundation	None
Width	0	Exterior Walls	Frame, Siding
Basement	Full	Roof	Wood Shake
Basement Area	80.0000	Interior Walls	None
Bsmt Floor Adj	0	Flooring	None
Heating	Yes	Architectural Design	N/A
AC	Yes	Single Siding	No
Attic	None		

Addition 1 of 6	
Year Built	1994
Style	1 Story Frame
Area	600
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Addition 2 of 6	
Year Built	1994
Style	1 Story Frame
Area	35
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Addition 3 of 6	
Year Built	1994
Style	1 Story Frame
Area	33
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Addition 4 of 6	
Year Built	1994
Style	1 Story Frame
Area	2,246
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Addition 5 of 6	
Year Built	1994
Style	1 Story Frame
Area	20
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Addition 6 of 6	
Year Built	1994
Style	1 Story Frame
Area	10
Basement SF	0
No Floor Adj (SF)	0
Heat	No
AC	No
Attic SF	0

Plumbing			
Style	Count	Fixtures	Bathrooms
Plumbing (Incl in Base)	6	6	1.5
		6	1.5

Veneer	
Style	Linear Feet
1/2 Story Brick	0

Deck and Patio	
Style	SF Area
Concrete Patio-Med	96
Asph/Wd Roof OH-Med	96

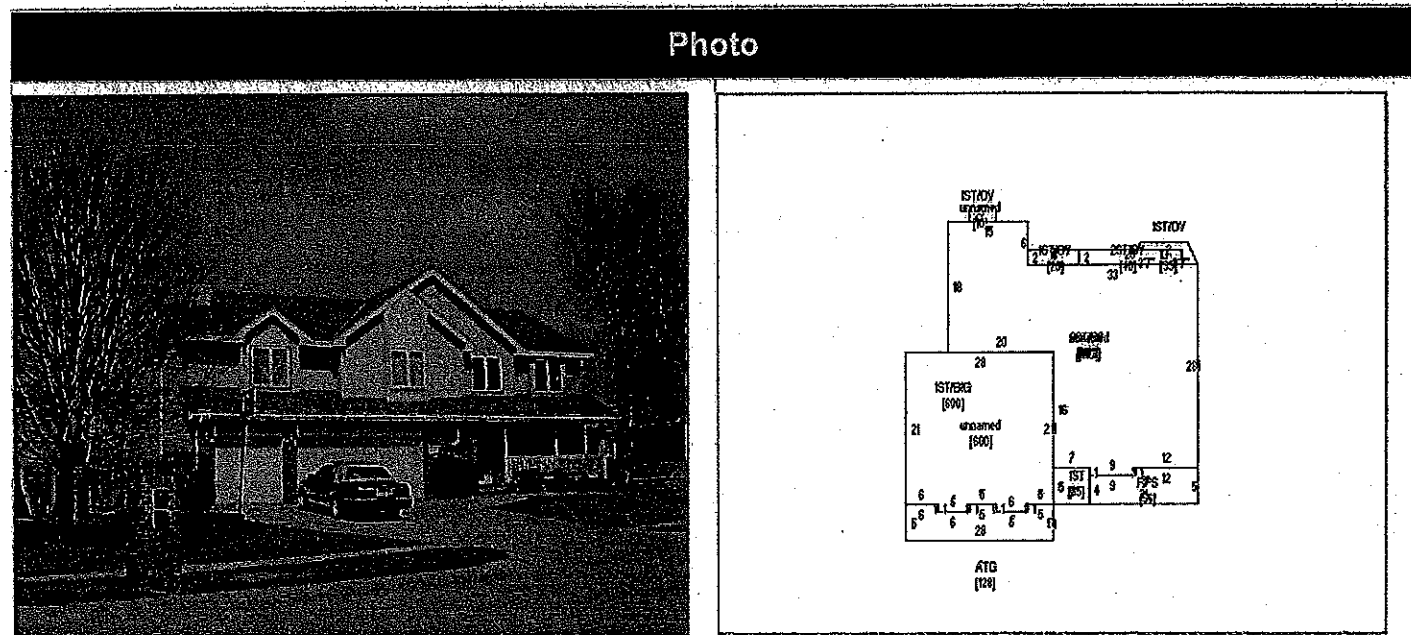
Fireplace		
Count	Type	Story Height
1	Masonry	1 Story

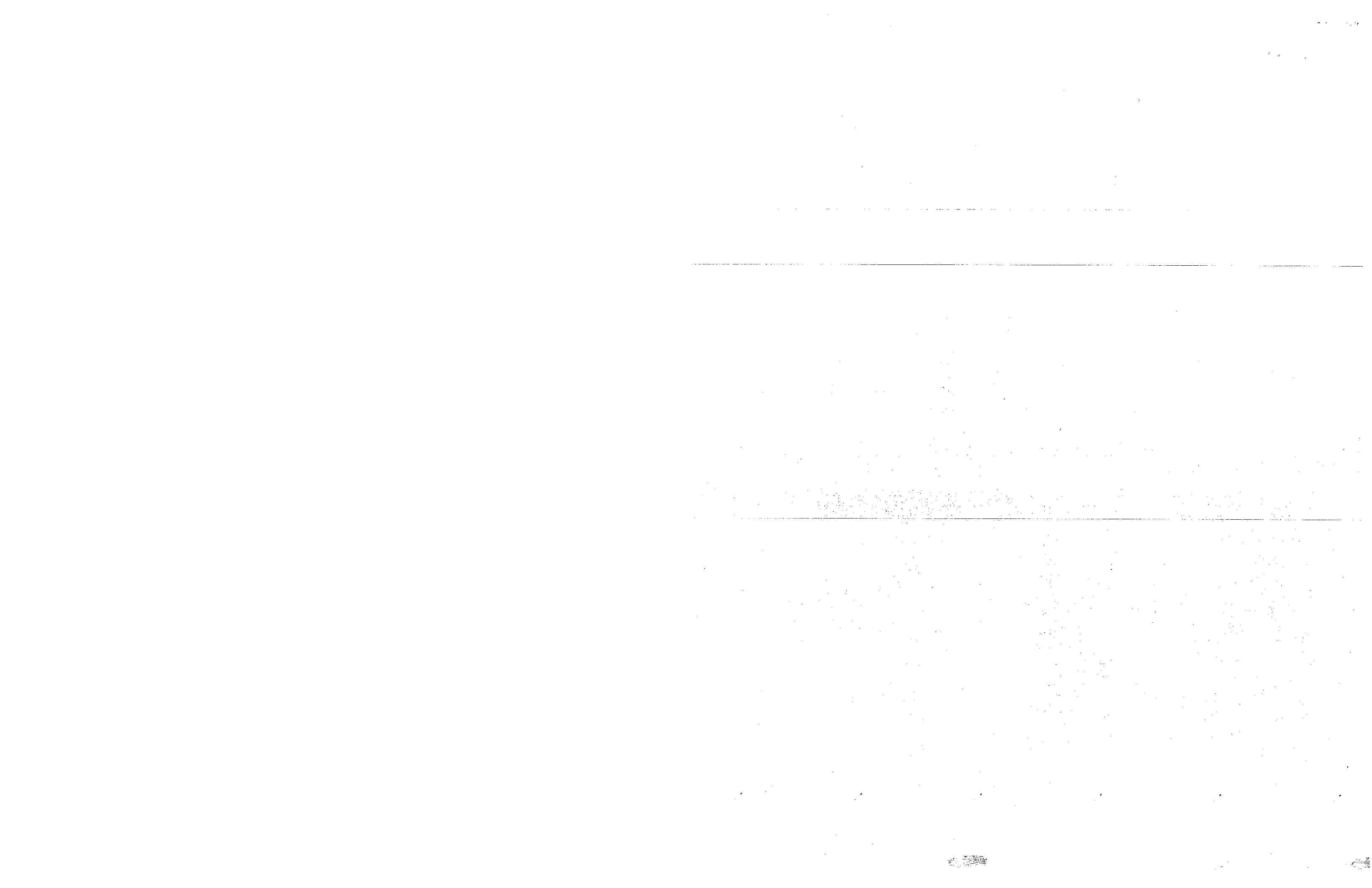
Garage 1 of 1	
Year Built	1994
Style	Att Frame
WxL	0 x 0
Area	128
Basement SF	0
Qtrs Over Style	None
Qtrs Over SF	0
Qtrs Over AC (SF)	0
Door openers	0

H18

Land Information		
Lot Basis	Square Feet	Acres
Sq. Ft x Rate	11,910	0.27

Miscellaneous Improvements		
Improvement	Year	Units
Plumbing (Inch in Base)	N/A	6
Rec. Room (Single)	N/A	Table
1/2 Story Brick	N/A	0
Concrete Patio-Med	N/A	96
Asph/Wd Roof-OB-Med	N/A	96
Masonry	N/A	1
1 Story Frame	1994	600
1 Story Frame	1994	35
1 Story Frame	1994	33
1 Story Frame	1994	2,246
1 Story Frame	1994	20
1 Story Frame	1994	10
Att Frame	1994	28







Nebraska Tax Equalization and Review Commission

PO Box 95108 • Lincoln NE 68509-5108 • (402) 471-2842 • FAX (402) 471-7720

January 8, 2021

Dale Wimer
2804 Brooks Hollow DR
Fremont, NE 68025

RE: *Dale Wimer, Appellant, v. Dodge County Board of Equalization, Appellee, Case No. 20R
0340.*

The Commission has received the referenced appeal. A Notice of Appeal has been mailed to the Dodge County Board of Equalization and any other listed appellees. A copy of the Notice of Appeal is enclosed for your records.

Sincerely,

A handwritten signature in black ink that reads "Robert W. Hotz". The signature is written in a cursive style.

Robert W. Hotz
Chairman

