

COMM SW COR OF SEC, N 100.02
 FT TO N R/W OF BELL ST, E
 ALONG R/W 957.82 FT FOR POB,

LC PROPERTIES, LLC
 14507 FRONTIER RD
 OMAHA, NE 68138

2025

07-3S-17-04868-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	22	PRECAST PN	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	04	BUILT-UP	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Ceiling	03	PART.FIN.	100
Air Condition	06	ENG CENTRL	100
Heating Type	09	ENG F AIR	100
Fixtures		59	100
Frame	04	REIN CONC	100
Story Height		15	100
RMS		28	100
Stories	2.	2.	100
Condition Adj	03	03	100
Quality	09	09	
DOR CODE	2700 VEH SALE/REPAIR		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	8,289	100	
BAS	9,174	100	
BAS	19,476	100	
BAS	25,993	100	
CAN	128	30	
CAN	715	30	
CAN	5,560	30	
GOF	336	185	
GOF	5,304	185	
GOF	9,174	185	
TOTALS	97,918		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
		117,731	142.3100	69.73	8,209,383	2021	2021		0	2.00	98.00
1 VEH SALE/R - 0% - 2022 Heated Area: 91515											

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	VALUE
1	0253	LIGHTING	21,000
2	0253	LIGHTING	13,500
3	0040	BARN, POLE	2,000
4	0292	SCALES	24,000
5	0100	ELEV. PASS	26,000
6	0295	SPKLR SYS	228,788
7	0166	CONC, PAVMT	3,981,852
8	0140	CLFENCE 6	45,000
9	0070	CARPORT UF	600
10	0070	CARPORT UF	800
TOTALS			4,343,540

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	2700	C	AUTO SALES	0		ILW	0.00	0.00	50.00	AC	1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	8,045,195		
TOTAL MARKET OB/XF VALUE	4,343,540		
TOTAL LAND VALUE - MARKET	775,000		
TOTAL MARKET VALUE	13,163,735		
SOH/AGL Deduction	0		
ASSESSED VALUE	13,163,735		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	13,163,735		
TOTAL JUST VALUE	13,163,735		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	12,914,817		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19-0634	INDUSTRIAL	55,371	03/16/2020
19-0614	INDUSTRIAL	9,148	11/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1377/1698	2/01/2019	WD Q	V	01		1,000,000

GRANTOR: AUDREY S BULLARD AS I
 GRANTEE: LC PROPERTIES, LLC

BUILDING DIMENSIONS	
BAS=[ORIG=72,-78] W187 S139 E187 N139 \$	
BAS=[ORIG=285,-78] W147 S139 E147 N53 W29 N33 E29 N53 \$	
GOF=[ORIG=363,-89] W42 W36 S64 W29 S33 E29 S65 E78 N65 E11 N16 W11 N81 \$	
GOF=[ORIG=138,-78] W66 S139 E66 N139 \$	
BAS=[ORIG=138,-110] N139 W66 S139 E66 \$	
BAS=[ORIG=360,-121] N94 W78 N4 W29 S33 E29 S65 E78 \$	
CAN=[ORIG=-115,-78] W40 S139 E40 N139 \$	
GOF=[ORIG=360,-215] N68 W78 S68 E78 \$	
CAN=[ORIG=363,8] S65 E11 N65 W11 \$	
GOF=[ORIG=-141,-231] S28 E12 N28 W12 \$	
CAN=[ORIG=321,-97] S8 E16 N8 W16 \$	

BUILDING NOTES											