

A Key to the terms & abbreviations used in the following valuation reports:

- >Address Report
- >Market Sales
- >Market Lot Sales

**Address Report** – This report shows the final assessment for each property located in the neighborhood (NBHD) or designated market area as of January 1. This report can be used to compare one parcel to another with the characteristics displayed on this report. To view all characteristics for specific parcels please print individual property record files. This report is not updated after the print date shown at the bottom of each page. Please refer to Property Search to verify an individual parcel number (#) value and data.

NEIGHBORHOOD VALUES - ADDRESS LISTING										
BRP RANDOLPH PLACE										
ASSESSMENT YEAR - 2019										
ADDRESS	STY	QUA	CON	SQFT	AGE	FB	DEPR	LOT VAL	FINAL VALUE	
PARCEL #										
02830 MARGO ST 011583036	RAN	25	30	1056	90	792	52%	20,000	94,410	
02826 MARGO ST 011583037	RAN	30	30	1376	10		23%	20,000	138,320	

STY – Architectural Style

Architectural Style abbreviations:

- RAN – Ranch
- SPE – Split Entry
- SPL – Split Level
- FBS – Front back Split
- RAR – Raised Ranch
- MTL – Multi-level
- TRI – Tri-level
- TWO – Two Story
- 1.5 – One and half Story
- ONE – One story Bungalow
- MOD – Modular Home
- MAN – Manufactured Home

QUA – Quality Grade

- 10 - Low
  - 20 – Fair
  - 30 – Average
  - 40 – Good
  - 50 – Very good
  - 60 – Excellent
- Sarpy County assessor’s office also uses half grades.

CON – Condition Grade

10 - Poor

20 – Fair

30 – Average

40 – Good

50 – Very good

60 – Excellent

Sarpy County assessor’s office also uses half grades.

SQFT – This refers to the finished (living) square feet of the home above the ground (grade).

AGE – The actual age of the residence.

FB – Finish Basement square feet, if applicable.

DEPR - All Depreciation applied to the home to include any physical, functional, external, and partial completions.

LOT VAL – Lot valuation

FINAL VALUE – The total assessed value for the indicated year. This includes the lot valuation.

**MKT SALES** – Market Area Sales Report – This report lists all the qualified home sales that occurred within the date range stated on the heading, usually a two-year time line. All assessors must use sales from this statutory period for State compliance. A report will not be produced if there are not any improved sales within the immediate market area.

MARKET AREA SALES REPORT								
BRP RANDOLPH PLACE								
10/01/2016 - 09/30/2018								
ADDRESS	LEGAL	PARCEL #	STY	SIZE	FB	SALE DATE	SALE PRIC	
07303 S 26TH ST	LOTS 12, 13, 14 & 15 BLOCK 1 RAN	010983554	RAN	560		06/02/2017	62,000	
02521 LILLIAN ST	LOT 10 BLOCK 3 RANDOLPH PLACE	010544747	RAN	480		12/15/2017	54,000	
07304 S 26TH ST	LOTS 1, 2 & 3 BLOCK 1 FIRST ADDI	010544755	RAN	912	730	04/28/2017	130,075	

Each sale will include the address of the property sold and the legal description as well as the parcel number. One can use that information to research additional property characteristics.

STY – Architectural Style, see Address Report.

SIZE – The square footage of living space above the grade (ground).

FB – The Finish Basement square feet, if applicable.

The Sale Date and the Sale Price are also included.

**MKT LOT SALES** - Market Area Lot Sales Report – This report contains any vacant lot sales within the market area or neighborhood within the indicated period. A report will not be produced if there are not any vacant lot sales in this immediate market area.

MARKET AREA LOT SALES BRP RANDOLPH PLACE 10/01/2015 TO 09/30/2018					
PARCEL #	LEGAL	NDR	SALE DATE	SALE PRICE	
010511822	LOT 21 BLOCK 2 FIRST ADDITIO	02	05/23/2017	15,000	

The report contains the same information as the Market Sales Report; however, it does include a code reference:

NDR – Property Classification Number – Status – A “02” code refers to a vacant unimproved lot.