

LANCASTER COUNTY APPRAISAL CARD

Parcel ID: 17-22-222-017-000

Tax Year: 2020

Run Date: 7/7/2020 9:30:20 AM

Page 1 of 1

OWNER NAME AND MAILING ADDRESS

UNION BANK & TRUST COMPANY  
4243 PIONEER WOODS DR  
LINCOLN, NE 68506

Additional Owners  
No.

SALES INFORMATION

Date	Type	Sale Amount	Validity	Multi	Inst.Type	Instrument #
09/30/2011	Vacant	\$433,075	Disqualified	Y	Warranty Deed	2011046860
10/28/2010	Improved	\$1,298,455	Disqualified	Y	Trustee's Deed	2010049961
09/28/2007	Vacant	\$1,950,000	Valid vacant	Y	Warranty Deed	2007049853
09/28/2007	Vacant	\$650,000	Valid vacant	Y	Warranty Deed	2007049831

PROPERTY SITUS ADDRESS

8270 NORTHWOODS DR  
LINCOLN, NE 68505

BUILDING PERMITS

Number	Issue Date	Amount	Status	Type	Description
--------	------------	--------	--------	------	-------------

GENERAL PROPERTY INFORMATION

Prop Class: Commercial Unimproved  
Primary Use: Vacant Land  
Living Units:  
Zoning: B2-Planned Neighborhood  
Nbhd: ECCOM - East Central Lincoln  
Tax Unit Grp: 0001  
Schl Code Base: 55-0001 Lincoln  
Exemptions:

INSPECTION HISTORY

Date	Time	Process	Reason	Appraiser	Contact-Code
06/12/2019		Desktop Review. Orthos - 10	General Review	CDB	
06/01/2011		Desktop Review. Orthos - 10	General Review	CDB	

Flags:

RECENT APPEAL HISTORY

Year	Level	Case #	Status	Action
2019	Informal Appeals	1900901	Closed	Value Adjusted
2008	Referee	08-00482	Closed	No Change
2006	Referee	2006-	Closed	Value Adjusted
2003	County Board	3005759	Closed	

ASSESSED VALUE HISTORY

Year	Land	Building	Total
2020	\$518,400	\$0	\$518,400
2019	\$420,000	\$0	\$420,000
2018	\$567,900	\$0	\$567,900
2017	\$567,900	\$0	\$567,900
2016	\$567,900	\$0	\$567,900

PROPERTY FACTORS

GBA: 0  
NRA:  
Location: Site Adjustment - 1  
Parking Type:  
Parking Quantity:

APPRAISED VALUES

	Land	Building	Total	Method
Current	\$518,400	\$0	\$518,400	COST
Prior	\$420,000	\$0	\$420,000	OVR
Cost	\$518,400	Market	GRM	\$0
Income	\$0	MRA	Ovr	

LEGAL DESCRIPTION

NORTHWOODS PLAZA ADDITION, Lot 17

MARKET LAND INFORMATION

Method	Type	AC/SF/Units	Inf1	Fact1	Inf2	Fact2	InfC	FactC	Avg Unit Val	Land Value
Soft	COP-Office Pad						AV	1.00	28.80	518,400
Soft	NVL-No Value						AV	1.00	0.00	0

Total Acres 0.60 GIS SF 26291

Mkt Land Total \$518,400  
Taxable Aq Land Total \$0