



Thomas W. Kubert, MAI, CCIM  
Cody Gerdes, MAI  
Lori L. Johnson, MAI  
Wayne W. Kubert, MAI

**ENGAGEMENT FOR APPRAISAL SERVICES  
NON-RESIDENTIAL  
(PAGE 1 OF 2)**

**CLIENT INFORMATION**

CLIENT: Lancaster County CLIENT CONTACT: Don Killeen  
DELIVERY ADDRESS: 555 South 10th Street  
CITY: Lincoln STATE: NE ZIP CODE: 68508  
PHONE NUMBER: Don: (402) 441-7356 E-MAIL: dkilleen@lancaster.ne.gov  
SECONDARY CLIENT: \_\_\_\_\_

**PROPERTY INFORMATION**

OWNER NAME(S): Lancaster County  
PROPERTY ADDRESS: 2202 S. 11th Street, Lincoln, NE  
LEGAL DESCRIPTION/PARCEL ID: 10-35-437-003-000  
PROPERTY TYPE:  APARTMENT- # UNITS: \_\_\_\_\_  OFFICE  INDUSTRIAL  SERVICE  
 RETAIL  MIXED USE  LAND  OTHER: \_\_\_\_\_

**USE/USER(S) OF APPRAISAL**

USE:  SALE SALE PRICE \$ \_\_\_\_\_  INTERNAL OWNERSHIP DECISION PROCESS  
 FINANCE/REFINANCE  OTHER \_\_\_\_\_  
USER OF APPRAISAL REPORT:  CLIENT  OWNER  
 OTHER \_\_\_\_\_

**SCOPE OF SERVICES**

APPRAISAL REPORT  CONSULTATION  
 RESTRICTED APPRAISAL REPORT  OTHER: \_\_\_\_\_

**PRIOR APPRAISAL SERVICES**

I HAVE PERFORMED SERVICES AS AN APPRAISER, OR IN ANY OTHER CAPACITY, REGARDING THIS PROPERTY WITHIN THE THREE-YEAR PERIOD IMMEDIATELY PRECEDING THIS PROPOSAL  
 YES  NO  
COMMENT: N/A

**INITIAL INFORMATION NEEDED (IF APPLICABLE)**

PURCHASE AGREEMENT  LEASE DATA/COPY (if any)  
 PLANS/COSTS  REAL ESTATE INCOME/EXPENSE DATA (if available)  
 OTHER: Cross-Access Agreements, if any

**PROPERTY ACCESS INFORMATION**

CONTACT NAME: Don Killeen PHONE: (402) 441-7356  
 OWNER  REPRESENTATIVE  TENANT  OTHER: \_\_\_\_\_

**GREAT PLAINS APPRAISAL, INC.**  
**ENGAGEMENT FOR APPRAISAL SERVICES**  
**NON-RESIDENTIAL**  
**(PAGE 2 OF 2)**

**PROPOSAL**

- APPRAISAL SERVICES REPORT SHALL BE COMPLETED IN ACCORDANCE WITH THE UNIFORM STANDARDS OF PROFESSIONAL APPRAISAL PRACTICES AND IN CONFORMITY WITH THE CODE OF PROFESSIONAL ETHICS AND STANDARDS OF THE APPRAISAL INSTITUTE.
- PROPOSED TOTAL FEE
- REQUIRED RETAINER  TO BE PAID PRIOR TO COMMENCEMENT OF APPRAISAL PROCESS, REMAINDER OF FEE DUE UPON DELIVERY OF REPORT.
- PROPOSED COMPLETION  DATE: \_\_\_\_\_  
 4-5 WEEKS AFTER SIGNED ENGAGEMENT
- HOW MANY COPIES OF REPORT?  PDF:  YES  NO
- APPRAISAL SERVICES MAY BE ASSIGNED WITHIN GREAT PLAINS APPRAISAL BASED ON AVAILABILITY AND COMPETENCY.
- ADDITIONAL SERVICES (MEETINGS, DEPOSITIONS, TESTIMONY, TRAVEL, AND/OR PREPARATION) BILLED AT  PER HOUR FOR SERVICES AFTER DELIVERY OF ORIGINAL REPORT.
- COMMENTS: N/A

**DISCLOSURE**

THE APPRAISERS SIGNING THIS REPORT HAVE FUNCTIONED AS CONSULTANTS TO THE BOARD OF EQUALIZATION OF LANCASTER COUNTY, NEBRASKA DURING THE THREE-YEAR PERIOD PRECEDING THE DATE OF THIS APPRAISAL. THAT CONSULTING ASSIGNMENT MAY HAVE INCLUDED THE SUBJECT PROPERTY RELATED TO THE APPEAL OF ASSESSMENTS FOR TAXATION. THE FUNCTION OF THE APPRAISERS IN THAT CONSULTING CAPACITY WAS EXEMPT FROM THE NEBRASKA REAL PROPERTY APPRAISERS ACT. ALL DATA, ANALYSIS, AND DOCUMENTATION RELATED TO THIS CONSULTING ASSIGNMENT ARE MAINTAINED BY THE COUNTY CLERK OF LANCASTER COUNTY, NEBRASKA.

OTHER: N/A

**ACCEPTANCE OF PROPOSAL**

PROPOSAL SUBMITTED BY: \_\_\_\_\_

DATE: 2/28/2017

PRINT NAME: Thomas W. Kubert

THIS PROPOSAL SHALL BE CONSIDERED VALID FOR  DAYS FROM DATE INDICATED WITH THE GREAT PLAINS APPRAISAL SIGNATURE

ACCORDING TO THE TERMS OF THE PROPOSAL, I/WE ACCEPT YOUR PROPOSAL AND WORK IS AUTHORIZED TO BEGIN UPON RECEIPT OF THIS NOTICE, AND ANY REQUIRED RETAINER FEES. ALL REMAINING PROFESSIONAL FEES ARE DUE UPON RECEIPT OF THE APPRAISAL REPORT.

CLIENT SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_