

# Agenda Packet

## COMMUNITY DEVELOPMENT AGENCY

Monday, July 17, 2023  
5:15 p.m.

Created 7/13/2023 3:59 PM

Notice of Meeting  
Community Development Agency

The Community Development Agency will meet on Monday, July 17, 2023 at 5:15 p.m. at the City Council Chambers, 309 N. 5th St., Norfolk, Nebraska.

The Agency reserves the right to adjourn into closed session as per Section 84-1410 of the Nebraska Revised Statutes.

An agenda for such meeting, kept continuously current, is available at the office of the City Administrator, City of Norfolk, 309 N 5th St, Norfolk, Nebraska, during normal business hours.

Brianna Duerst  
Norfolk City Clerk &  
CDA Secretary

Publish (July 12, 2023)  
1 P.O.P.

COMMUNITY DEVELOPMENT AGENCY

AGENDA

July 17, 2023

Call to Order

1. Call meeting to order
2. Inform the public about the location of the Open Meeting Act posted in the City Council Chambers and accessible to members of the public.
3. Roll Call

Action Items/Discussion Items

- |  |                           |
|--|---------------------------|
| 4. Approve Agenda  | <b>Motion</b>             |
| 5. Approve the minutes of the July 3, 2023 Agency meeting.   | <b>Motion</b>             |
| 6. Consideration of Resolution No. 2023-12 approving the Second Amendment to the Bradford Business Park Project Phase One Redevelopment Contract incorporating Sub-Phase 2 to the project with an effective date of January 1, 2023 for the division of taxes for the one lot included in this phase.          | <b>Resolution 2023-12</b> |
| 7. Consideration of Resolution No. 2023-13 approving the Third Amendment to the Granville Custom Homes, Inc. Redevelopment Contract incorporating Phase 3 of the Arbor View Redevelopment Project with an effective date of January 1, 2023 for the division of taxes for the one lot included in this phase.  | <b>Resolution 2023-13</b> |
| 8. Consideration of Resolution No. 2023-14 providing for a January 1, 2023 effective date for the Medelmans Lake Redevelopment Project - Phase I, Sub-Phase 4 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023. | <b>Resolution 2023-14</b> |
| 9. Consideration of Resolution No. 2023-15 approving the Fourth Amendment to the Nor-Park Development, L.L.C. Redevelopment Agreement incorporating Phase 4 of the project with an effective date of January 1, 2023 for the division of taxes on the four lots included in this phase.                        | <b>Resolution 2023-15</b> |
| 10. Consideration of Resolution No. 2023-16 providing for a January 1, 2023 effective date for the Legacy Bend Redevelopment Project, Phase III, and authorizing the Agency Treasurer to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2023.                 | <b>Resolution 2023-16</b> |
| 11. Consideration of Resolution No. 2023-17 providing for a January 1, 2023 effective date for the Grand Theater Redevelopment Project - Phase 2 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023.              | <b>Resolution 2023-17</b> |

12. Consideration of Resolution No. 2023-18 providing for a January 1, 2023 effective date for the Medelmans Lake Redevelopment Project - Phase II, Sub-Phase 1 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023.

**Resolution 2023-18**

STAFF MEMORANDUM  
COMMUNITY DEVELOPMENT AGENCY

July 17, 2023

Call to Order

1. Call meeting to order
2. Inform the public about the location of the Open Meeting Act posted in the City Council Chambers and accessible to members of the public.
3. Roll Call

Action Items/Discussion Items

4. Approve Agenda **Motion**
5. Approve the minutes of the July 3, 2023 Agency meeting. **Motion**

See Enclosure 5.

6. Consideration of Resolution No. 2023-12 approving the Second Amendment to the Bradford Business Park Project Phase One Redevelopment Contract incorporating Sub-Phase 2 to the project with an effective date of January 1, 2023 for the division of taxes for the one lot included in this phase. **Resolution 2023-12**

The Redeveloper, in accordance with Section 2 of the Redevelopment Contract, filed a Second Amendment to the Redevelopment Contract requesting taxes on one lot be divided effective January 1, 2023. Resolution No. 2023-12 approves the requested amendment and authorizes the Agency Treasurer to sign the Notice to Divide Tax (Exhibit 1 to the Amendment) and forward it to the Madison County Assessor on or before August 1, 2023.

See Enclosure 6.

7. Consideration of Resolution No. 2023-13 approving the Third Amendment to the Granville Custom Homes, Inc. Redevelopment Contract incorporating Phase 3 of the Arbor View Redevelopment Project with an effective date of January 1, 2023 for the division of taxes for the one lot included in this phase. **Resolution 2023-13**

The Redeveloper, in accordance with Section 2 of the Redevelopment Contract, filed a Third Redevelopment Contract Amendment requesting taxes on one lot to be divided effective January 1, 2023. Resolution No. 2023-13 approves the requested amendment and authorizes the Agency Treasurer to sign the Notice to Divide Tax (Exhibit 1 to the Amendment) and forward it to the Madison County Assessor on or before August 1, 2023.

See Enclosure 7.

8. Consideration of Resolution No. 2023-14 providing for a January 1, 2023 effective date for the Medelmans Lake Redevelopment Project - Phase I, Sub-Phase 4 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023. **Resolution 2023-14**

The Redevelopment Contract entered into by the Agency and Medelmans Lake Development, Inc. (Redeveloper) on September 5, 2017, provides for the Redeveloper to notify the Agency in writing by July 1 of the lots to be included in the Notice to Divide Taxes for that year. Included in the agenda packet is a letter dated June 29, 2023, from the Redeveloper requesting the Notice to Divide Tax be filed with the Madison County Assessor for four lots in the Phase I, Sub-Phase 4 project. Resolution 2023-14 authorizes the Agency Treasurer to sign the attached Notice to Divide Tax for these four lots providing for a January 1, 2023 effective date, and to forward it to the Madison County Assessor on or before August 1, 2023

See Enclosure 8.

9. Consideration of Resolution No. 2023-15 approving the Fourth Amendment to the Nor-Park Development, L.L.C. Redevelopment Agreement incorporating Phase 4 of the project with an effective date of January 1, 2023 for the division of taxes on the four lots included in this phase. **Resolution 2023-15**

The Redeveloper, in accordance with Section 2 of the Redevelopment Agreement, filed a Redevelopment Agreement Amendment Notice requesting taxes on four lots be divided effective January 1, 2023. Resolution No. 2023-15 approves the requested amendment and authorizes the Agency Treasurer to forward the Notice to Divide Tax (Exhibit 1 to the Amendment) to the Madison County Assessor on or before August 1, 2023.

See Enclosure 9.

10. Consideration of Resolution No. 2023-16 providing for a January 1, 2023 effective date for the Legacy Bend Redevelopment Project, Phase III, and authorizing the Agency Treasurer to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2023. **Resolution 2023-16**

The Redevelopment Contract for Legacy Bend - Phase III provides that upon request of the Redeveloper, the Agency shall give notice of division of taxes to the County Assessor for lots to be included in that year's phase. The Redeveloper has requested the Agency give Notice to Divide Taxes to the County Assessor for five lots in Phase III with a January 1, 2023 effective date. Resolution 2023-16 authorizes the Agency Treasurer to forward the attached

Notice to Divide Tax for Phase III of the Redevelopment Project with a January 1, 2023 effective date to the Madison County Assessor on or before August 1, 2023.

See Enclosure 10.

11. Consideration of Resolution No. 2023-17 providing for a January 1, 2023 effective date for the Grand Theater Redevelopment Project - Phase 2 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023. **Resolution 2023-17**

The Redevelopment Contract entered into by the Agency and Conover Properties, LLC, (Redeveloper) on April 6, 2020, provides for the Redeveloper to notify the Agency in writing a request to file a Notice to Divide Taxes for that year. Included in the agenda packet is an email dated July 11, 2023, from the Redeveloper requesting the Notice to Divide Tax be filed with the Madison County Assessor for one lot in Phase 2 of the project. Resolution 2023-17 authorizes the Agency Treasurer to sign the attached Notice to Divide Tax for this lot providing for a January 1, 2023 effective date, and to forward it to the Madison County Assessor on or before August 1, 2023.

See Enclosure 11.

12. Consideration of Resolution No. 2023-18 providing for a January 1, 2023 effective date for the Medelmans Lake Redevelopment Project - Phase II, Sub-Phase 1 and authorizing the Agency Treasurer to sign the Notice to Divide Tax and forward it to the Madison County Assessor on or before August 1, 2023. **Resolution 2023-18**

The Redevelopment Contract entered into by the Agency and Medelmans Lake Development, Inc. (Redeveloper) on September 5, 2017, provides for the Redeveloper to notify the Agency in writing by July 1 of the lots to be included in the Notice to Divide Taxes for that year. The First Amendment to the Redevelopment Plan for Medelmans Lake Redevelopment Area incorporated Phase II of the Medelmans Lake Redevelopment Project.

Included in the agenda packet is a letter dated June 29, 2023, from the Redeveloper requesting the Notice to Divide Tax be filed with the Madison County Assessor for the sixteen lots in the Phase II, Sub-Phase 1 project. Resolution 2023-18 authorizes the Agency Treasurer to sign the attached Notice to Divide Tax for these sixteen lots providing for a January 1, 2023 effective date, and to forward it to the Madison County Assessor on or before August 1, 2023

See Enclosure 12.

## COMMUNITY DEVELOPMENT AGENCY

The Community Development Agency of the City of Norfolk, Nebraska, met in the Council Chambers, 309 N 5th Street, Norfolk, Nebraska, on Monday, July 3, 2023, beginning at 5:15 p.m.

Chairman Moenning called the meeting to order.

Roll call found the following Agency members present: Frank Arens, Shane Clausen, Corey Granquist, Kory Hildebrand, Andrew McCarthy, Thad Murren, Justin Snorton, Justin Webb, and Josh Moenning. Absent: None.

City staff members present were City Administrator Andy Colvin, City, Finance Officer Randy Gates, City Clerk Brianna Duerst, Public Works Director Steve Rames, Director of Administrative Services Lyle Lutt, Water and Sewer Director Chad Roberts, Assistant City Engineer Anna Allen, Communications Manager Nick Stevenson, and City Planner Val Grimes.

Notice of the meeting was given in advance by publication in the Norfolk Daily News, and the notice of the meeting was given to the Chairman and all members of the Agency prior to the meeting.

The Chairman presided and the Secretary recorded the proceedings.

The Chairman informed the public about the location of the current copy of the Open Meetings Act posted in the meeting room and accessible to members of the public.

### Agenda

Granquist moved, seconded by Clausen, to approve the agenda as printed. Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Snorton, Webb and Moenning. Nays: None. Absent: None. Motion carried.

### Minutes

(June 5, 2023 CDA Minutes)

Murren moved, seconded by Snorton to approve the minutes of the June 5, 2023, Agency meeting as printed. Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Snorton, Webb and Moenning. Nays: None. Absent: None. Motion carried.

### Resolution No. 2023-11

(Cornhusker Auto Redevelopment Contract)

Granquist moved, seconded by McCarthy to approve Resolution No. 2023-11 approving the Redevelopment Contract with Cornhusker Auto Center, Inc., for the Cornhusker Auto Redevelopment Project.



Agency Treasurer Randy Gates provided information to agency members. On June 20, the City Council approved the Redevelopment plan for the Cornhuskers Auto Redevelopment Project. Resolution No. 2023-11 approves the Redevelopment Contract with Cornhusker Auto Center, Inc. to implement this project. The Redevelopment Project will consist primarily of renovation and rehabilitation of the former Office Max building for use as a Nissan dealership. The Redeveloper acquired the project site late last year and will use TIF for reimbursement of part of the acquisition cost. Total project costs, including renovation and rehabilitation, is expected to be over \$6 million. The Redeveloper is requesting TIF of \$417,468. The project is not economically feasible without TIF. Without TIF, the projected return on investment is approximately 8.2%. With TIF, the anticipated return on investment is approximately 10.4%. While the spread between the two projections is relatively narrow, the additional return (with TIF) allows Redeveloper to increase the size of the facility by 10%-15%, which, according to the Redeveloper, is a critical component of the Redevelopment Project's viability.

Roll call: Ayes: Arens, Clausen, Granquist, Hildebrand, McCarthy, Murren, Snorton, Webb and Moenning. Nays: None. Absent: None. Resolution 2023-11 was adopted.

There being no further business the Mayor adjourned the meeting at 5:17 p.m.

ATTEST:

\_\_\_\_\_  
Josh Moenning, Chairman

\_\_\_\_\_  
Brianna Duerst, Secretary

( S E A L )

RESOLUTION NO. 2023-12

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Contract for the Bradford Business Park Project – Phase One (the Contract) with the Greater Norfolk Economic Development Foundation, Inc. (the Redeveloper), a Nebraska nonprofit corporation, on September 8, 2020; and

**WHEREAS**, Section 2 of the Contract provides the Redeveloper may deliver to the Agency a Redevelopment Contract Amendment (Amendment) providing for a sub-phase of the Project and specifying the specific lots to be included in the sub-phase and the effective date for the division of ad valorem taxes for that sub-phase; and

**WHEREAS**, the Redeveloper provided the attached Amendment to the Agency.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Section 1. The Amendment is hereby approved and the Chairperson and Secretary are hereby authorized to execute such Amendment.

Section 2. The Agency Treasurer is hereby authorized to forward the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2023, providing for property taxes for Phase One, Sub-Phase 2 of the Bradford Business Park Project be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 2023, for a period not to exceed fifteen (15) years.

PASSED AND APPROVED this 17<sup>th</sup> day of July, 2023.

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Chairperson (Mayor)

ATTEST:

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Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

## SECOND AMENDMENT TO REDEVELOPMENT CONTRACT

### (The Bradford Business Park Project – Phase One)

This Redevelopment Contract Amendment (“**Amendment**”) is made and entered into as of the 17<sup>th</sup> day of July, 2023, by and between the Community Development Agency of the City of Norfolk, Nebraska (the “**Agency**”), and Greater Norfolk Economic Development Foundation, Inc., a Nebraska nonprofit corporation (“**Redeveloper**”). The Agency and Redeveloper may be referred to hereinafter as the “**Party**” or collectively as the “**Parties**”.

#### RECITALS

WHEREAS, Redeveloper and the Agency entered into that certain Redevelopment Contract dated September 8, 2020, as approved by the Agency via Resolution No. 2020-22 (the “**Redevelopment Contract**”); and

WHEREAS, pursuant to Section 2 of the Redevelopment Contract, the Parties wish to set forth the second Sub-Phase via this Amendment.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants herein contained, the Parties do hereby agree, covenant and warrant as follows:

1. **Recitals; Definitions.** The Parties hereby agree that the Recitals set forth above are true and correct and are incorporated herein by this reference. Capitalized terms not otherwise defined in this Amendment shall have the meanings assigned to them in the Redevelopment Contract.
2. **Amendment.** Pursuant to Section 2 of the Redevelopment Contract, the Redevelopment Contract shall be and hereby is amended and supplemented as follows:

- (a) This Amendment incorporates a new Sub-Phase (Sub-Phase 2) of the Phase One Project which shall include the following lot(s) in the Phase One Area:

Lot 7, Bradford Business Park Subdivision, an Addition to the City of Norfolk, Madison County, Nebraska. (PID 590273722)

(the “**Lots**”)

- (b) The “effective date” (as defined in the Act and the Redevelopment Contract) for the Lots shall be January 1, 2023;

- (c) The base year valuation for the Lots shall be the year 2022.

(d) The Agency shall file a Notice to Divide on and upon the Lots in conformance with the dates provided herein.

3. **Miscellaneous**. Except as specifically set forth in this Amendment, all terms and conditions in the Redevelopment Contract shall remain in full force and effect and the Redevelopment Contract is hereby ratified by the Parties. This Amendment shall inure to the benefit of and be binding upon the parties to the Redevelopment Contract and their respective successors and assigns. The rights granted hereunder shall run with the land and burden the Phase One Area. This Amendment shall be construed under and in accordance with the laws of the State of Nebraska without regard to principles of conflicts of law. The Agency acknowledges that there has been no Event of Default under the Redevelopment Contract by Redeveloper. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute this Amendment by signing any such counterpart.

(Signatures on following pages)



GREATER NORFOLK ECONOMIC  
DEVELOPMENT FOUNDATION, INC., a  
Nebraska nonprofit corporation

By: [Signature]

Name: Stephen Sunderman

Title: President

STATE OF NEBRASKA     )  
  ) ss.  
COUNTY OF Madison     )

The foregoing instrument was acknowledged before me this 20 day of June, 2023,  
by Stephen Sunderman, President of Greater Norfolk Economic  
Development Foundation, Inc., a Nebraska nonprofit corporation, on behalf of the corporation.



[Signature]  
Notary Public

**EXHIBIT 1**

Notice to Divide

(See Attached)



# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison County

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

Brandford Business Park Project Phase One, Sub-Phase 2

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

This project includes the acquisition of approximately 82 acres and the construction of infrastructure and related improvements to develop approximately sixteen (16) lots to be sold for commercial, office, and industrial development. TIF revenues will be used for reimbursement of eligible costs under the Community Development Law, including but not limited to, land acquisition, site preparation, utilities, paving, architecture and engineering, and legal costs. This Notice to Divide is for Sub-Phase 2 of the project, consisting of one (1) lot.

Calendar year in which the division of real property tax becomes effective. Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2023

2022

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Lot 7, Bradford Business Park Subdivision, an Addition to the City of Norfolk, Madison County, Nebraska (PID: 590273722)

City/CRA Official Name (print)

Randy Gates

Phone Number

(402) 844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here



Authorized Signature

Treasurer

Title

07/17/2023

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_



County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

RESOLUTION NO. 2023-13

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Agreement (the Contract) with Granville Custom Homes, Inc. (the Redeveloper) on January 21, 2020; and

**WHEREAS**, the Section 2 of the Contract provides the Redeveloper may deliver to the Agency a Redevelopment Contract Amendment (Amendment) providing for a Phase of the Project and specifying the specific lots to be included in the Phase and the effective date for the division of ad valorem taxes for that Phase; and

**WHEREAS**, the Redeveloper provided the attached Amendment to the Agency along with the required Notice to Divide Tax for the Redevelopment Project attached to the Amendment as Exhibit 1.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Section 1. The Amendment is hereby approved and the Chairperson and Secretary are hereby authorized to execute such Amendment.

Section 2. The Agency Treasurer is hereby authorized to forward the Notice to Divide Tax (Exhibit 1 to the Amendment) to the Madison County Assessor on or before August 1, 2023 providing for property taxes for Phase 3 of the Arbor View Redevelopment Project be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2023 for a period not to exceed 15 years.

PASSED AND APPROVED this 17<sup>th</sup> day of July, 2023.

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Chairperson (Mayor)

ATTEST:

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Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

**THIRD AMENDMENT TO REDEVELOPMENT CONTRACT**  
**(THE ARBOR VIEW REDEVELOPMENT PROJECT)**

This Redevelopment Contract Amendment (“**Amendment**”) is made and entered into as of the 17<sup>th</sup> day of July, 2023, by and between the Community Development Agency of the City of Norfolk, Nebraska (the “**Agency**”), and Granville Custom Homes, Inc., a Nebraska corporation (“**Redeveloper**”). The Agency and Redeveloper may be referred to hereinafter as the “**Party**” or collectively as the “**Parties**”.

RECITALS

WHEREAS, Redeveloper and the Agency entered into that certain Redevelopment Contract dated January 21, 2020, as approved by the Agency via Resolution No. 2020-2 (the “**Redevelopment Contract**”); and

WHEREAS, pursuant to Section 2 of the Redevelopment Contract, the Parties wish to set forth an additional Phase via this Amendment.

NOW, THEREFORE, for and in consideration of the premises and the mutual covenants herein contained, the Parties do hereby agree, covenant and warrant as follows:

1. **Recitals; Definitions.** The Parties hereby agree that the Recitals set forth above are true and correct and are incorporated herein by this reference. Capitalized terms not otherwise defined in this Amendment shall have the meanings assigned to them in the Redevelopment Contract.

2. **Amendment.** Pursuant to Section 2 of the Redevelopment Contract, the Redevelopment Contract shall be and hereby is amended and supplemented as follows:

(a) This Amendment incorporates a new Phase of the Redevelopment Project which shall include the following lot(s) in the Redevelopment Project Area:

Lot 8, Block 2, Arbor View Subdivision in the City of Norfolk, Madison County, Nebraska.

(collectively, the “**Lots**”)

(b) The “effective date” (as defined in the Act and the Redevelopment Contract) for the Lots shall be January 1, 2023;

(c) The base year valuation for the Lots shall be the year 2022.

(d) The Agency shall file a Notice to Divide on and upon the Lots, in conformance with the dates provided herein, in the form attached hereto and incorporated herein as Exhibit 1.

3. **Miscellaneous.** Except as specifically set forth in this Amendment, all terms and conditions in the Redevelopment Contract shall remain in full force and effect and the Redevelopment Contract is hereby ratified by the Parties. This Amendment shall inure to the benefit of and be binding upon the parties to the Redevelopment Contract and their respective successors and assigns. The rights granted hereunder shall run with the land and burden the Phase Two Area. This Amendment shall be construed under and in accordance with the laws of the State of Nebraska without regard to principles of conflicts of law. The Agency acknowledges that there has been no Event of Default under the Redevelopment Contract by Redeveloper. This Amendment may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument, and any of the Parties hereto may execute this Amendment by signing any such counterpart.

(Signatures on following pages)



GRANVILLE CUSTOM HOMES, INC.,  
a Nebraska corporation

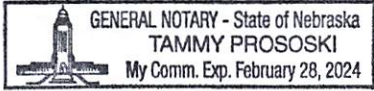
By: Steven Ramaekers

Name: Steven Ramaekers

Title: President of Granville Custom Homes, Inc.,  
a Nebraska Corporation

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF Platte    )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June,  
2023, by Steven Ramaekers, President of Granville Custom Homes, Inc., a Nebraska  
corporation, on behalf of the corporation.



Tammy Proski  
Notary Public

**EXHIBIT 1**

Notice to Divide

(See Attached)



# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison County

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

The Arbor View Redevelopment Project, Phase 3

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The project involves the phased construction of approximately 13 single-family homes, together with the construction of related public improvements. TIF revenues will be used for reimbursement of eligible costs under the Community Development Law, including but not limited to, land acquisition, site preparation, utilities, paving, architecture and engineering, and legal costs. This notice to divide is for Phase 3 of the project, consisting of one (1) lot.

Calendar year in which the division of real property tax becomes effective.

2023

Base Value Year (Year prior to the calendar year in which the division of real property tax becomes effective).

2022

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Lot 8, Block 2, Arbor View, Madison County, Nebraska; (PID: 590253542)

City/CRA Official Name (print)

Randy Gates

Phone Number

(402) 844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here



Authorized Signature

Treasurer

Title

07/17/2023

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_



County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

RESOLUTION NO. 2023-14

**WHEREAS**, the Redevelopment Contract entered into by the Community Development Agency of the City of Norfolk (Agency) and Medelmans Lake Development, Inc. (Redeveloper) on September 5, 2017 provides for the Redeveloper to notify the Agency in writing by July 1 of the lots to be including in the Notice to Divide Taxes for that year; and

**WHEREAS**, the Redeveloper provided written notice to the Agency on June, 29, 2023, requesting the Notice to Divide Tax be filed with the Madison County Assessor before August 1, 2023 for the following lots (Phase I, Sub-Phase 4) establishing an effective date of January 1, 2023:

Lot 2 in Medelmans Lake Subdivision in the City of Norfolk, as surveyed, platted and recorded in Madison County, Nebraska (PID 590026622);

Lot 4 in Medelmans Lake Subdivision in the City of Norfolk, as surveyed, platted and recorded in Madison County, Nebraska (PID 590026638);

Lot 9 in Medelmans Lake Subdivision in the City of Norfolk, as surveyed, platted and recorded in Madison County, Nebraska (PID 590026678);

Lot 10 in Medelmans Lake Subdivision in the City of Norfolk, as surveyed, platted and recorded in Madison County, Nebraska (PID 590026686).

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Property taxes for the four lots identified above are to be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2023 for a period not to exceed 15 years and the Agency Treasurer is authorized to sign the attached Notice to Divide Tax for the Community Redevelopment Project and forward it to the Madison County Assessor on or before August 1, 2023.

PASSED AND APPROVED this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name  
Madison

City Where TIF Project is Located  
Norfolk

Number of Years for Project  
15

Name of TIF Project  
Medelmans Lake Redevelopment Project Phase I, Sub-Phase 4

Redevelopment Plan Type  
 Standard  Expedited  Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.  
The project encompasses: site preparation; installation of streets, trails, and sidewalks; landscaping, hardscaping and streetscaping, including buffering of the residential areas from the industrial area to the West; extension of public utilities necessary to serve the private improvements to be constructed during Phase I and subsequent phases of the redevelopment project; and other improvements deemed feasible and necessary in support of the public health, safety and welfare which qualify as eligible expenditures. The project is expected to provide approximately 18 single family residential homes.

Calendar year in which the division of real property tax becomes effective. 2023

Base Value Year (Year prior to the calendar year in which the division of real property tax becomes effective). 2022

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

- Lot 2 in Medelmans Lake Subdivision in the City of Norfolk in Madison County, Nebraska (PID 590026622);
- Lot 4 in Medelmans Lake Subdivision in the City of Norfolk in Madison County, Nebraska (PID 590026638);
- Lot 9 in Medelmans Lake Subdivision in the City of Norfolk in Madison County, Nebraska (PID 590026678);
- Lot 10 in Medelamans Lake Subdivision in the City of Norfolk in Madison County, Nebraska (PID 590026686).

City/CRA Official Name (print) Randy Gates

Phone Number (408) 844-2011

Email Address rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign here

Authorized Signature

Treasurer

Title

07/17/2023

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_

County Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.



MEDELMANS LAKE DEVELOPMENT., INC

PO BOX 168, NORFOLK, NE 68702-0168 | (402)-371-7710 | WWW.MEDELMANSLAKE.COM

6-29-23

Randy Gates  
City of Norfolk Finance Officer  
309 N. 5<sup>th</sup> St.  
Norfolk, Ne. 68701

Dear Randy,

Medelmans Lake Development, Inc. requests that the redevelopment group for the City of Norfolk divide the taxes for the year of 2023 on the following properties ( lots ) of Medelmans Lake Subdivision:

2019

- Medelmans Lake Subdivision Lot 5 ( PID 590026646)
- Medelmans Lake Subdivision Lot 6 ( PID 590026654)
- Medelmans Lake Subdivision Lot 7 ( PID 590026662)
- Medelmans Lake Subdivision Lot 11 ( PID 590026694)
- Medelmans Lake Subdivision Lot 12 ( PID 590026702)
- Medelmans Lake Subdivision Lot 13 ( PID 590026710)
- Medelmans Lake Subdivision Lot 14 ( PID 590026718)

2020

- No Lots Added

2021

- Medelmans Lake Subdivision Lot 8 ( PID 590026670 )
- Medelmans Lake Subdivision Townhouse Lot 200 (PID 590259201)
- Medelmans Lake Subdivision Townhouse Lot 200 (PID 590259203)

2022

- Medelmans Lake Subdivision Lot 1 (PID 590026614)

2023

Lots with Homes Built:

- Medelmans Lake Subdivision Lot 9 (PID 590026678)....Taake's House
- Medelmans Lake Subdivision Lot 10 (PID 590026686).....Ochs' House
- Medelmans Lake Subdivision Lot 24 (PID 590026833).....Herman's House

SOLD LOTS WITH BUILDING STARTED IN 2023:

- Medelmans Lake Subdivision Lot 4 (PID 590026638)....Reicks
- Medelmans Lake Subdivision Lot 21 (PID 590026821)....Anderson

SOLD LOTS - NO BUILDING STARTED:

- Medelmans Lake Subdivision Lot 2 (590026622)...Schwartz
- Medelmans Lake Subdivision Lot 15 (PID 590026793)...Moser
- Medelmans Lake Subdivision Lot 16 (PID 590026798)...A. Wingate
- Medelmans Lake Subdivision Lot 17 (PID 590026804)...Wieseman
- Medelmans Lake Subdivision Lot 18 (PID 590026809)...Novotny
- Medelmans Lake Subdivision Lot 19 (PID 590026812)...Alexa Wingate
- Medelmans Lake Subdivision Lot 20 (PID 590026816).....Pape- closing 6-30-21
- Medelmans Lake Subdivision Lot 22 (PID590026825)...Linn
- Medelmans Lake Subdivision Lot 23 (PID 590026827)...Kracl
- Medelmans Lake Subdivision Lot 30 (PID590026856).....Rezac – closing 7-17-23

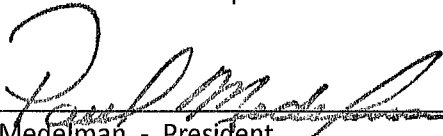
OUTLOTS:

- Medelmans Lake Subdivision Outlot E (PID590026897)
- Medelmans Lake Subdivision Outlot F (PID 590026899)

OFF LAKE LOTS:

- Medelmans Lake Subdivision Lot 251 (PID 590026865)
- Medelmans Lake Subdivision Lot 280 (PID 590026873)
- Medelmans Lake Subdivision Lot 281 (PID 590026877)

Sincerely,  
Medelmans Lake Development Inc

  
\_\_\_\_\_  
Paul Medelman - President

2023

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Notice to Divide

Lots with homes  
being built

TAAKE



June 19, 2023

- Roads
- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:3,337







Parcel Information	
<b>Parcel ID</b>	590026678
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0008
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	TAAKE/GARY R & KATHLEEN E
<b>Mailing Address</b>	1309 MILES DR NORFOLK, NE 68701-3512
<b>Situs Address</b>	01309 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 9
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$96,542	\$400,000	\$0	\$496,542

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$96,542	\$0	\$0	\$96,542	\$1,789.50
2021	\$73,204	\$0	\$0	\$73,204	\$1,354.34
2020	\$73,204	\$0	\$0	\$73,204	\$1,350.20
2019	\$75,546	\$0	\$0	\$75,546	\$1,442.90
2018	\$41,089	\$0	\$0	\$41,089	\$1,833.38

*Dchs*



June 19, 2023  
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- Parcels
- Sections



Parcel Information	
<b>Parcel ID</b>	590026686
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0009
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	OCHS/LINDSAY & JORDAN
<b>Mailing Address</b>	1200 E SYCAMORE AVE NORFOLK, NE 68701-0816
<b>Situs Address</b>	01311 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 10
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$96,401	\$200,000	\$0	\$296,401

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$96,401	\$0	\$0	\$96,401	\$1,786.86
2021	\$87,717	\$0	\$0	\$87,717	\$1,622.84
2020	\$87,717	\$0	\$0	\$87,717	\$1,617.90
2019	\$90,522	\$0	\$0	\$90,522	\$1,729.00
2018	\$49,235	\$0	\$0	\$49,235	\$2,196.88

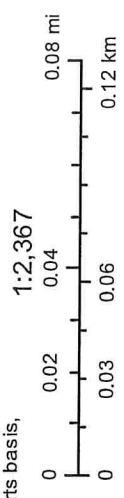
Herman



June 20, 2023

- Parcels
- Sections

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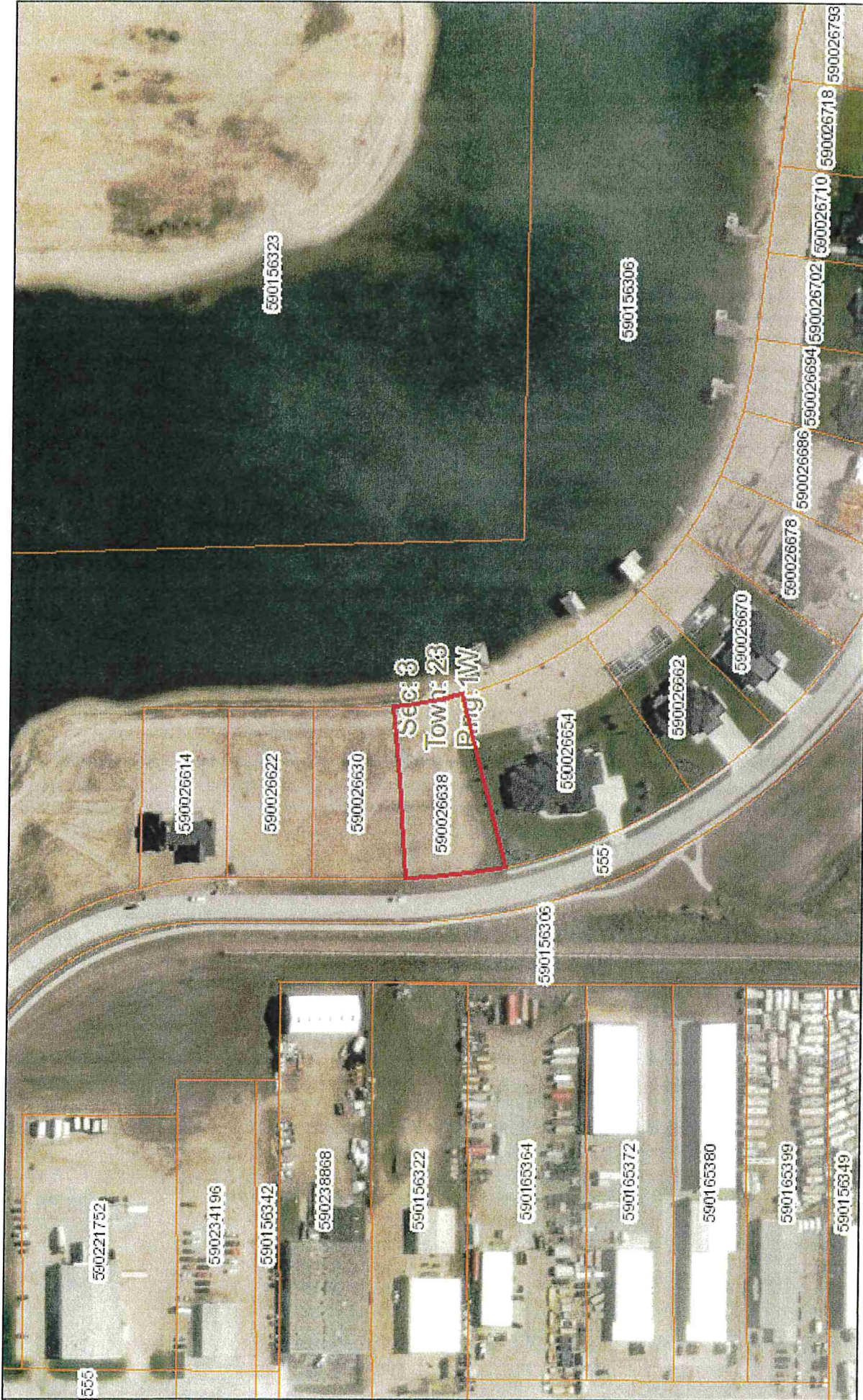


Parcel Information	
<b>Parcel ID</b>	590026833
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0010
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	HERMAN/KELBY & JOELLE
<b>Mailing Address</b>	1005 DARRUS DR NORFOLK, NE 68701-2589
<b>Situs Address</b>	01603 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 24
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$129,096	\$44,000	\$0	\$173,096

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,721	\$0	\$0	\$1,721	\$31.90

Sold Lots  
with Building Started  
IN 2023



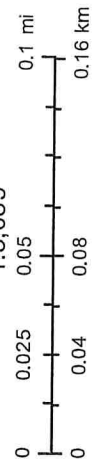
June 20, 2023

Parcels

Sections

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Parcel Information	
<b>Parcel ID</b>	590026638
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0004
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	REICKS/JAY & ALEXANDRA
<b>Mailing Address</b>	2113 SHERIDAN DR NORFOLK, NE 68701-2056
<b>Situs Address</b>	01211 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 4
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$91,515	\$0	\$0	\$91,515

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$53,849	\$0	\$0	\$53,849	\$998.16
2021	\$69,393	\$0	\$0	\$69,393	\$1,283.86
2020	\$69,393	\$0	\$0	\$69,393	\$1,279.92
2019	\$71,612	\$0	\$0	\$71,612	\$1,367.78

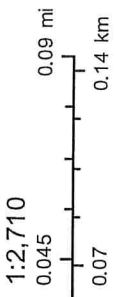




June 20, 2023

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- Parcels
- Sections





Parcel Information	
<b>Parcel ID</b>	590026821
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0007
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	ANDERSON/LACOHN M
<b>Mailing Address</b>	100 FRANK AVE NORFOLK, NE 68701-2105
<b>Situs Address</b>	01511 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 21
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$119,450	\$0	\$0	\$119,450

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,309	\$0	\$0	\$1,309	\$24.28

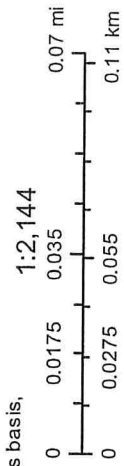
Sold lots  
NO Building Started



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June 20, 2023

- Parcels
- Sections





Parcel Information	
<b>Parcel ID</b>	590026622
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0002
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	SCHWARTZ/ANTHONY J & MORGAN M
<b>Mailing Address</b>	56682 845 RD STANTON, NE 68779-2203
<b>Situs Address</b>	01207 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 2
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$89,728	\$0	\$0	\$89,728

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$53,849	\$0	\$0	\$53,849	\$998.16
2021	\$68,038	\$0	\$0	\$68,038	\$1,258.76
2020	\$68,038	\$0	\$0	\$68,038	\$1,254.96
2019	\$70,214	\$0	\$0	\$70,214	\$1,341.12
2018	\$38,189	\$0	\$0	\$38,189	\$1,333.40



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June 20, 2023

- Parcels
- Sections



Parcel Information	
<b>Parcel ID</b>	590026793
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0001
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MOSER/ANTHONY & ANGEL
<b>Mailing Address</b>	4510 TEMPRANO CT SAN DIEGO, CA 92124-2216
<b>Situs Address</b>	01409 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 15
<b>Class</b>	Single Family

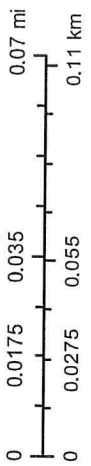
Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$123,598	\$0	\$0	\$123,598

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,362	\$0	\$0	\$1,362	\$25.24



June 20, 2023  
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- Parcels
- Sections





Parcel Information	
<b>Parcel ID</b>	590026798
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0002
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	WINGATE/AUSTIN & ALICIA
<b>Mailing Address</b>	1205 SUNRISE DR NORFOLK, NE 68701-1801
<b>Situs Address</b>	01411 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 16
<b>Class</b>	Single Family

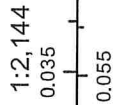
Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$121,872	\$0	\$0	\$121,872

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,340	\$0	\$0	\$1,340	\$24.86



June 20, 2023  
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- Parcels
- Sections



Parcel Information	
<b>Parcel ID</b>	590026804
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0003
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	WIESEMAN/CHRISTOPHER & TARA
<b>Mailing Address</b>	3106 DOVER DR NORFOLK, NE 68701-3177
<b>Situs Address</b>	01501 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 17
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$117,643	\$0	\$0	\$117,643

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,286	\$0	\$0	\$1,286	\$23.82



June 20, 2023  
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- Parcels
- Sections





Parcel Information	
<b>Parcel ID</b>	590026809
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0004
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	NOVOTNY/DONALD R & JANIECE L
<b>Mailing Address</b>	PO BOX 838 NORFOLK, NE 68702-0838
<b>Situs Address</b>	01503 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 18
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$113,971	\$0	\$0	\$113,971

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,239	\$0	\$0	\$1,239	\$22.98

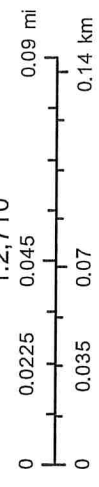


June 20, 2023

-  Parcels
-  Sections

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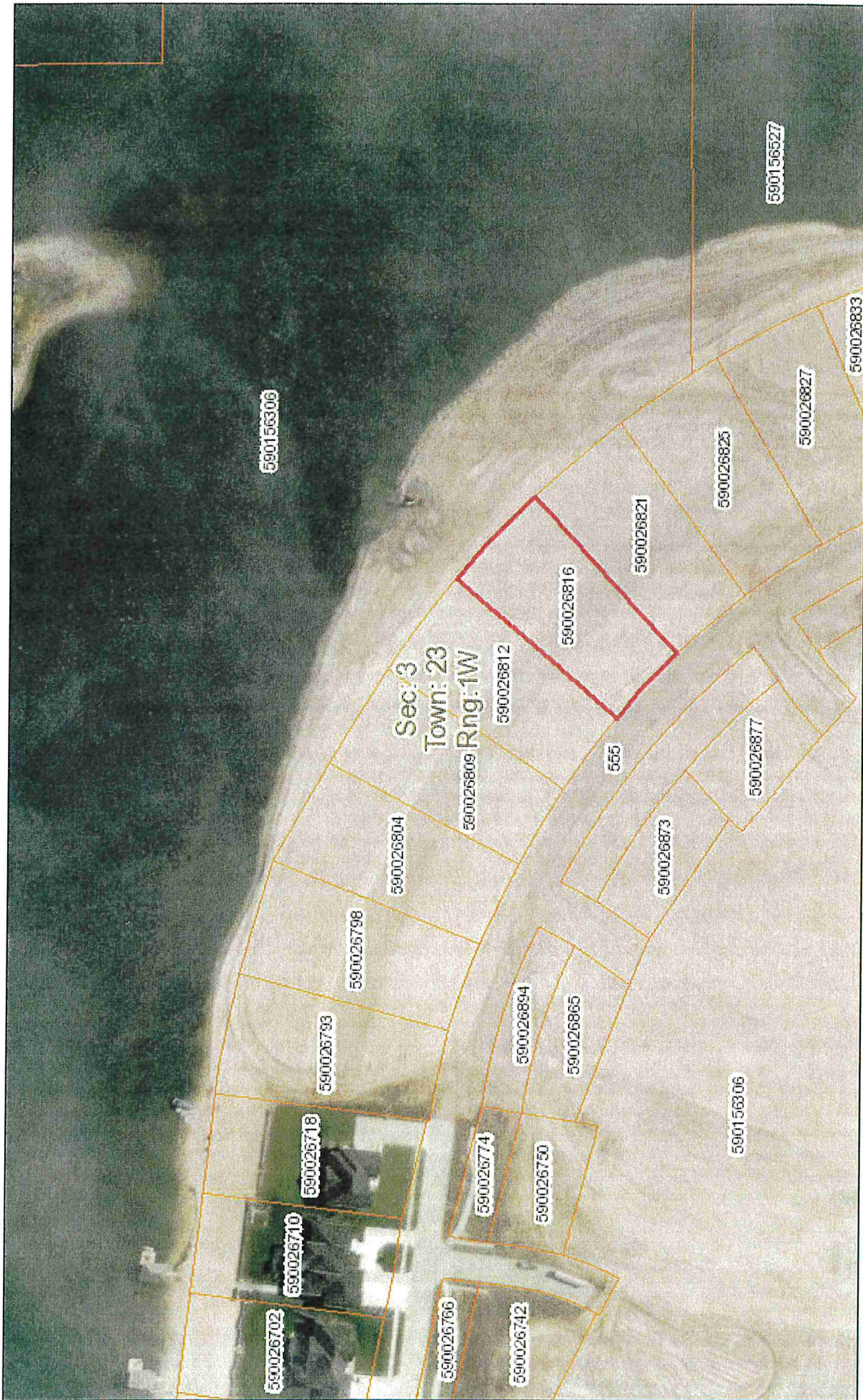




Parcel Information	
<b>Parcel ID</b>	590026812
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0005
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	WINGATE/ALEXA
<b>Mailing Address</b>	810 FERGUSON DR NORFOLK, NE 68701-2304
<b>Situs Address</b>	01507 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 19
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$115,838	\$0	\$0	\$115,838

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,263	\$0	\$0	\$1,263	\$23.40

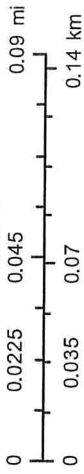


June 20, 2023

- Parcels
- Sections

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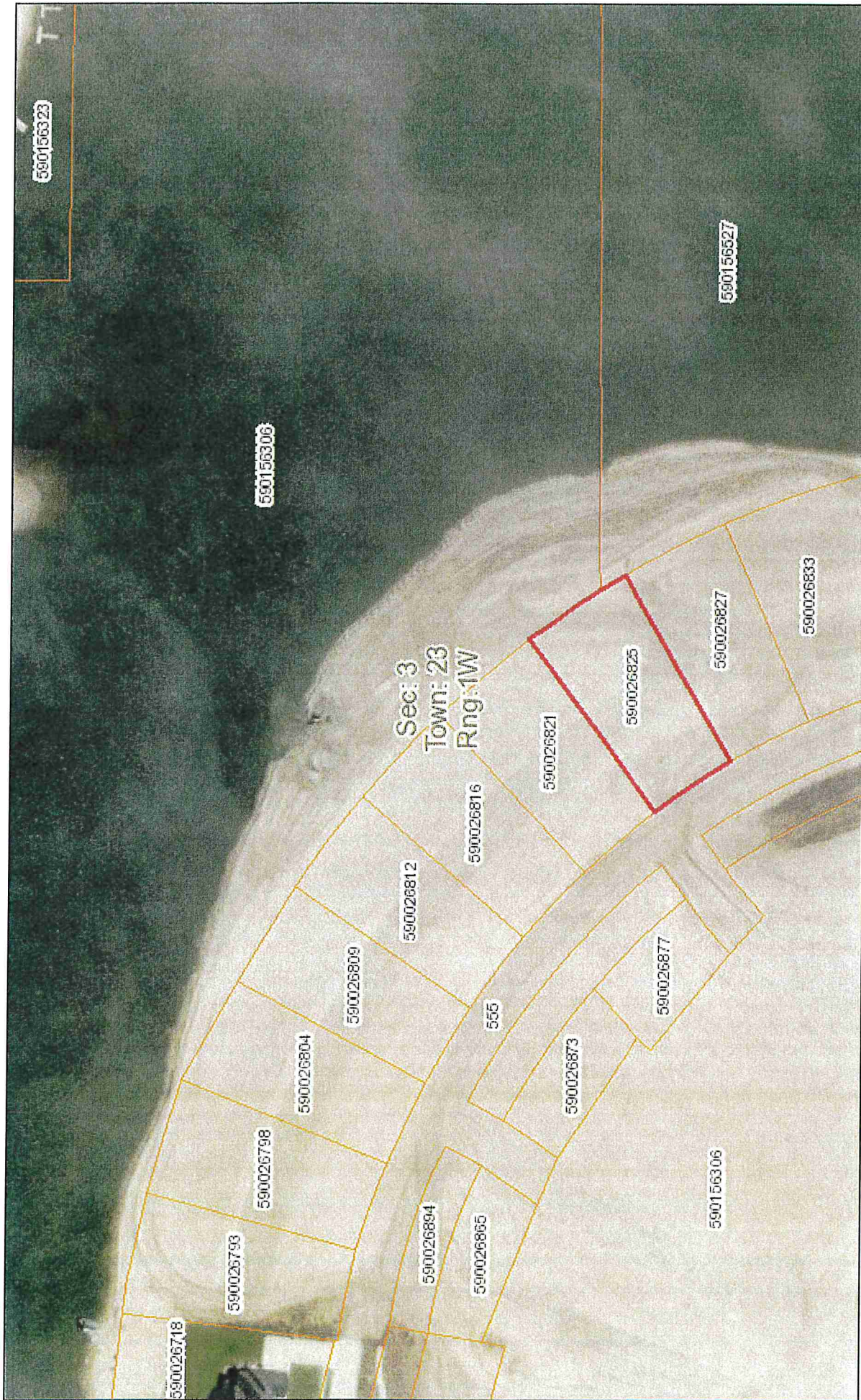




Parcel Information	
<b>Parcel ID</b>	590026816
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0006
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	01509 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 20
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,271	\$0	\$0	\$1,271	\$23.54



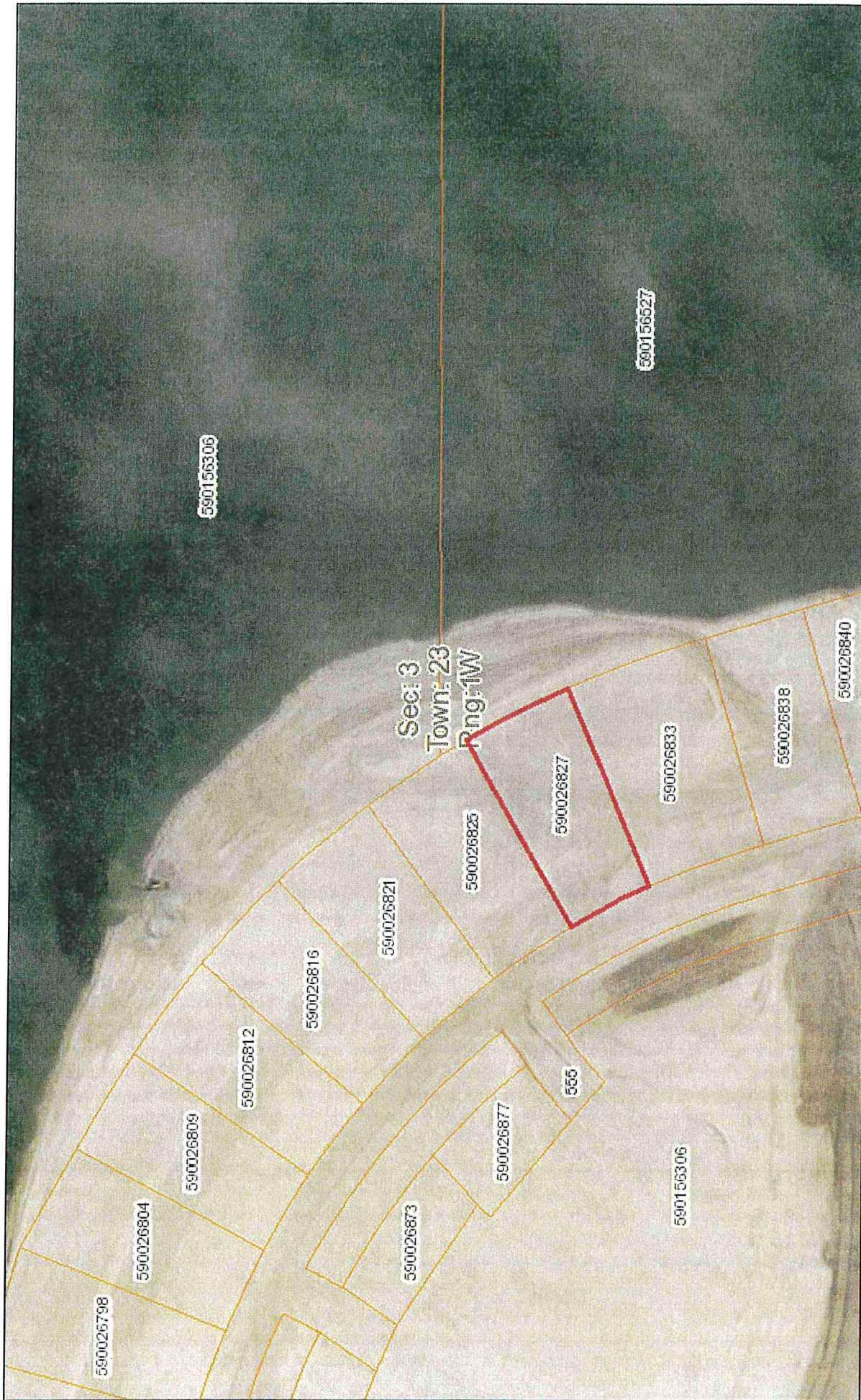
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Parcel Information	
<b>Parcel ID</b>	590026825
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0008
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	LINN/NICHOLAS D & KATRINA L
<b>Mailing Address</b>	2005 SHERIDAN DR NORFOLK, NE 68701-2060
<b>Situs Address</b>	01513 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 22
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$120,042	\$0	\$0	\$120,042

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,316	\$0	\$0	\$1,316	\$24.40



June 20, 2023

-  Parcels
-  Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:2,710





Parcel Information	
<b>Parcel ID</b>	590026827
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0009
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	KRACL/COREY & KAITLYN
<b>Mailing Address</b>	906 ANDYS LAKE RD NORFOLK, NE 68701-9094
<b>Situs Address</b>	01601 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 23
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$117,502	\$0	\$0	\$117,502

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,284	\$0	\$0	\$1,284	\$23.80



June 20, 2023  
 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

-  Parcels
-  Sections

1:2,710



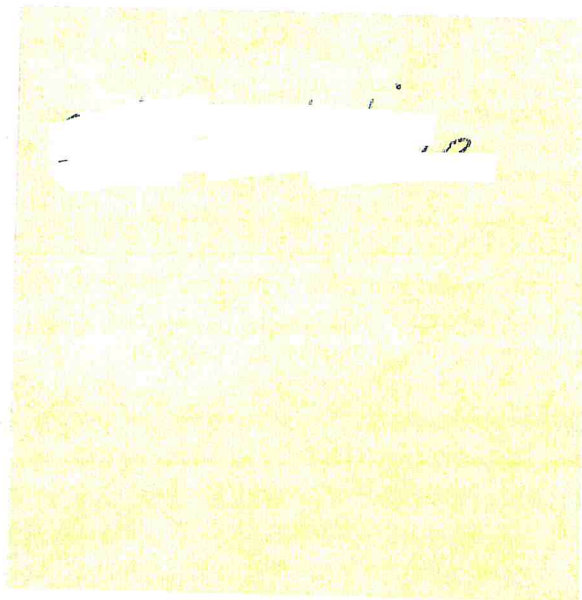


Parcel Information	
<b>Parcel ID</b>	590026856
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0016
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	01701 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 30
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,561	\$0	\$0	\$1,561	\$28.94

\* Outlots :  
Sidewalk trails only





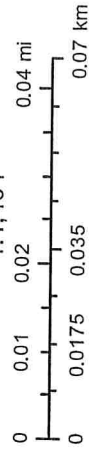


June 21, 2023

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,401

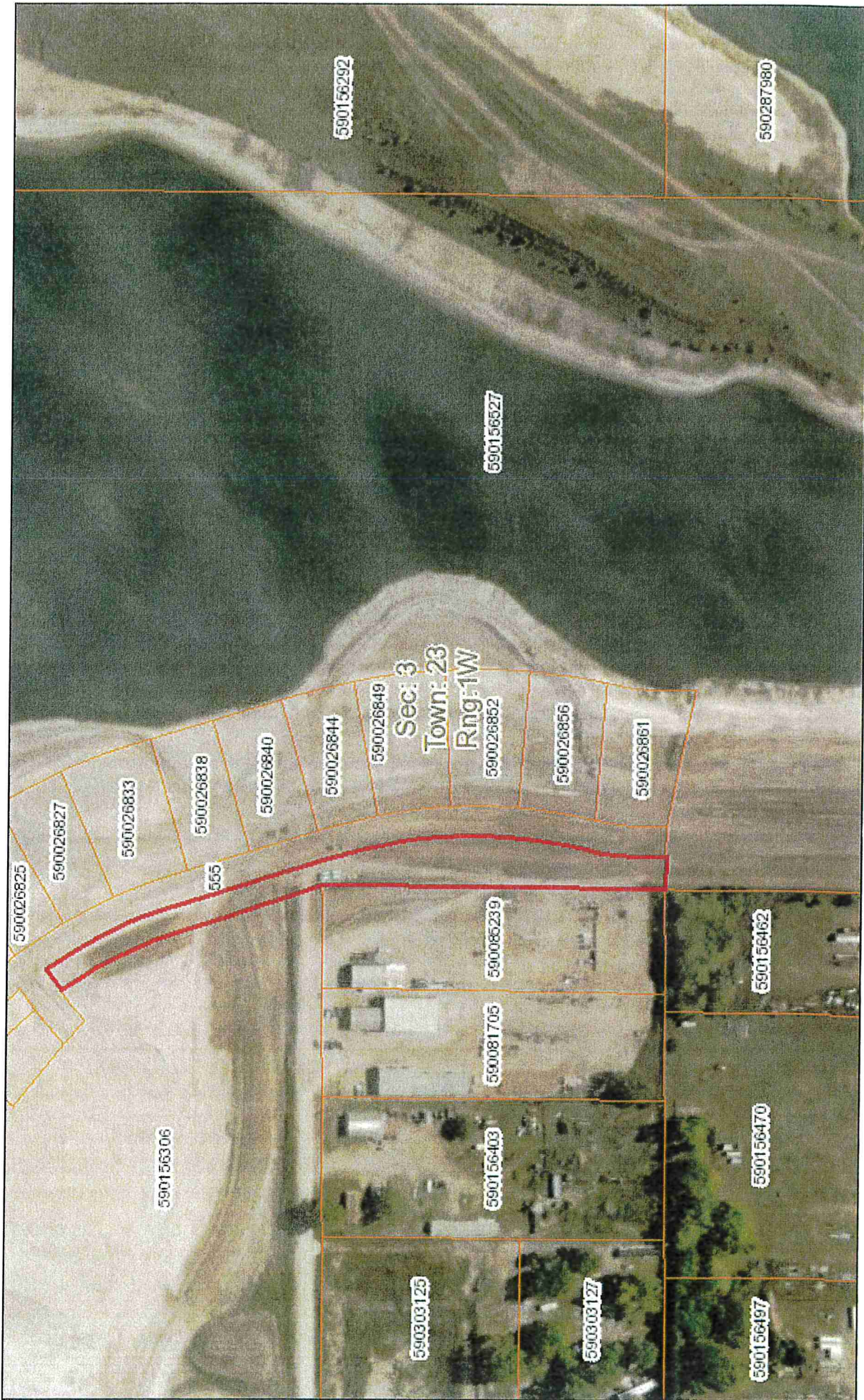




Parcel Information	
<b>Parcel ID</b>	590026897
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0022
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION OUTLOT E
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$3,155	\$0	\$0	\$3,155

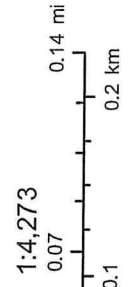
Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$721	\$0	\$0	\$721	\$13.38	



June 21, 2023

- Parcels
- Sections

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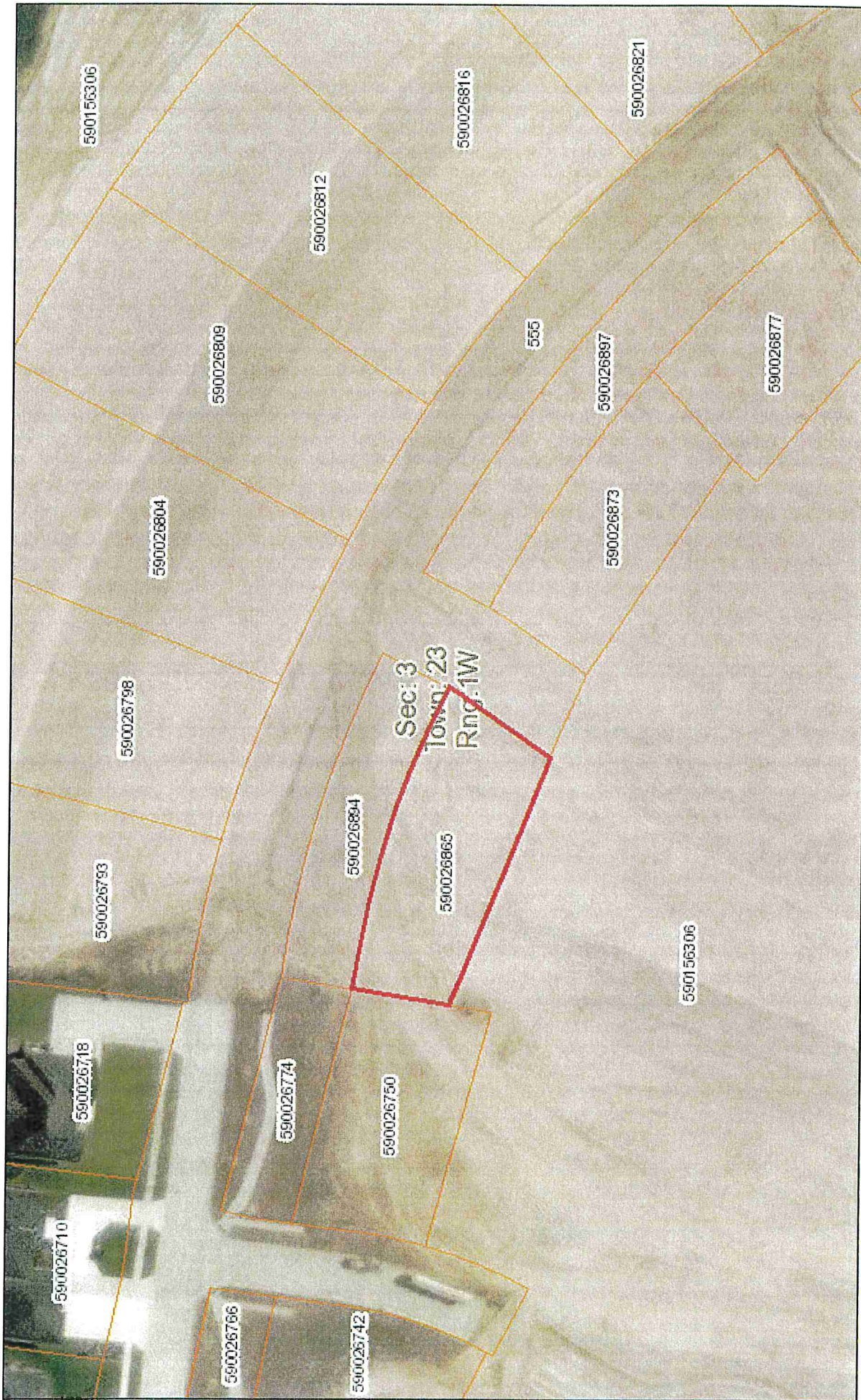


Parcel Information	
<b>Parcel ID</b>	590026899
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0023
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION OUTLOT F
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$5,538	\$0	\$0	\$5,538

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$3,165	\$0	\$0	\$3,165	\$58.68

Off LAKE Lots  
NOT Sold

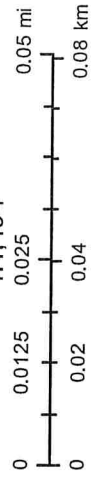


June 21, 2023

-  Parcels
-  Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,494





Parcel Information	
<b>Parcel ID</b>	590026865
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0018
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	00100 HENRY AVE
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 251
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

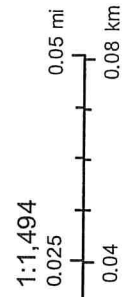
Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$624	\$0	\$0	\$624	\$11.54	



DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

June 21, 2023

- Parcels
- Sections



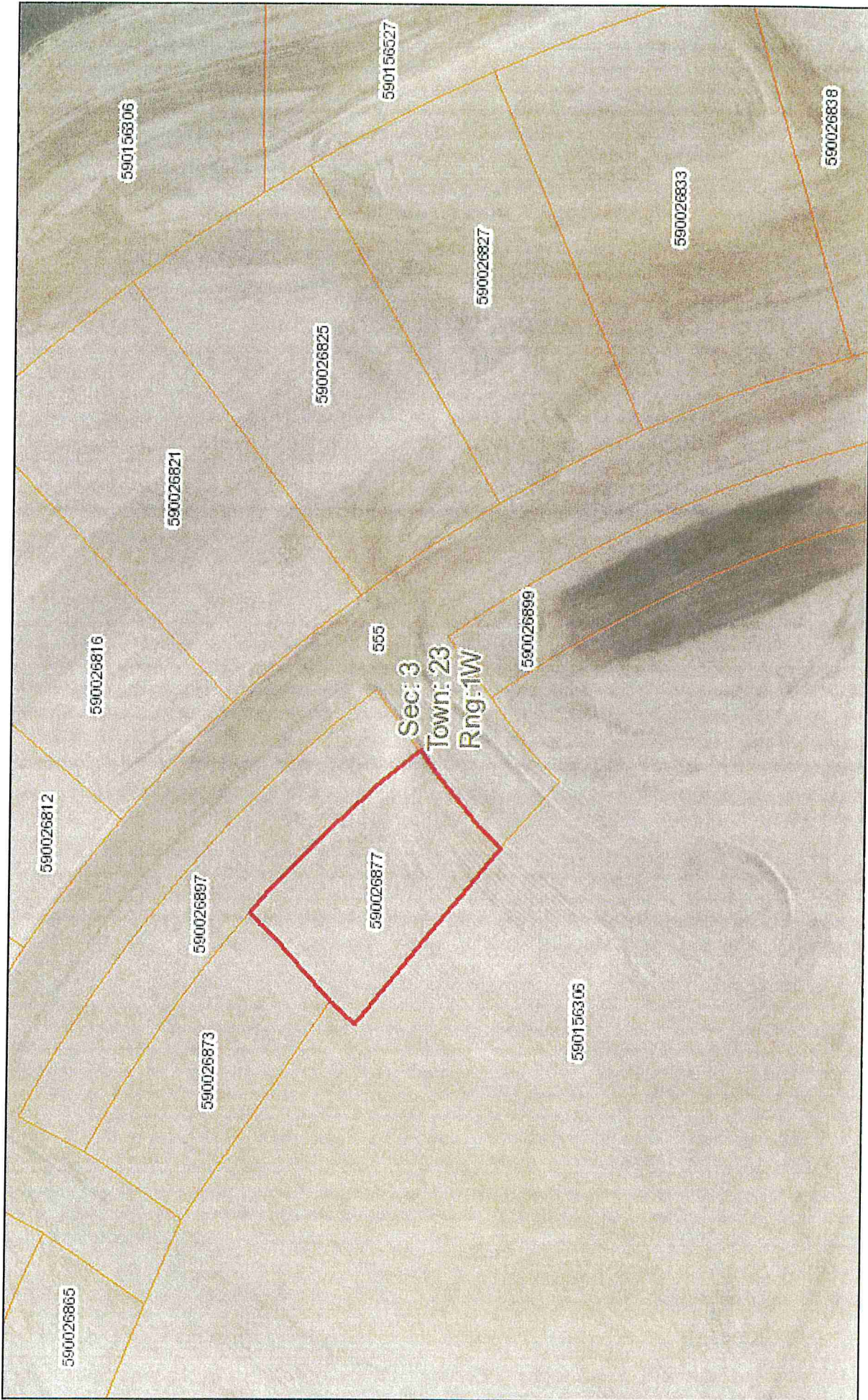




Parcel Information	
<b>Parcel ID</b>	590026873
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0019
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	00101 HENRY AVE
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 280
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$603	\$0	\$0	\$603	\$11.16	

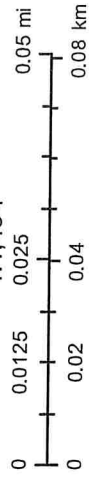


June 21, 2023

-  Parcels
-  Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:1,494





Parcel Information	
<b>Parcel ID</b>	590026877
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0020
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	00100 HELEN AVE
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 281
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$587	\$0	\$0	\$587	\$10.88	

RESOLUTION NO. 2023-15

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Agreement (the Contract) with Nor-Park Development, LLC (the Redeveloper) on April 1, 2019; and

**WHEREAS**, the Section 2 of the Contract provides the Redeveloper may deliver to the Agency a Redevelopment Contract Amendment Notice (Notice) along with a Redevelopment Contract Amendment (Amendment) providing for a Phase of the Project and specifying the specific lots to be included in the Phase and the effective date for the division of ad valorem taxes for that Phase; and

**WHEREAS**, the Redeveloper provided the attached Notice to the Agency along with the required Amendment and with the Notice to Divide Tax for the Redevelopment Project attached to the Amendment as Exhibit 1.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Section 1. The Amendment is hereby approved and the Chairperson and Secretary are hereby authorized to execute such Amendment.

Section 2. The Agency Treasurer is hereby authorized to forward the Notice to Divide Tax (Exhibit 1 to the Amendment) to the Madison County Assessor on or before August 1, 2023 providing for property taxes for Phase 4 of the Nor-Park Development, L.L.C. Housing Development be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2023 for a period not to exceed 15 years.

PASSED AND APPROVED this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

## Redevelopment Agreement Amendment Notice

Notice is hereby given by NOR-PARK DEVELOPMENT, LLC, a Nebraska limited liability company ("Redeveloper"), to the Community Development Agency of the City of Norfolk, Nebraska ("Agency"), pursuant to Section 2 of that certain Redevelopment Agreement between Redeveloper and Agency dated April 1, 2019 ("Redevelopment Agreement") as follows:

Amendment: Redeveloper hereby presents to Agency a proposed amendment to the Redevelopment Agreement ("Redevelopment Agreement Amendment"), which is attached hereto and incorporated herein by this reference.

Notice: As required in the Redevelopment Agreement, Redeveloper hereby gives notice to Agency of the following information related to such Redevelopment Agreement Amendment (capitalized terms used herein and not defined have the same meaning as set forth in the Redevelopment Agreement):

(a) The Redevelopment Agreement Amendment incorporates a new Annual Phase of the Redevelopment Project which shall include the following lot(s) in the Redevelopment Project Area:

Lots Thirty-Three A (33A), Thirty-Three B (33B), Thirty-Four A (34A), and Thirty-Four B (34B), all in Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska.

(b) The effective date of the Redevelopment Agreement Amendment shall be July 17, 2023;

(c) The effective date for the applicable Annual Phase shall be January 1, 2023; and a proposed Notice to Divide Taxes is attached hereto and incorporated herein by this reference.

(d) The base year valuation for such Annual Phase shall be the year 2022.

NOR-PARK DEVELOPMENT, LLC, a Nebraska  
limited liability company

By: Clifford F. Mesner

Name: Clifford F. Mesner

Title: Member

**FOURTH AMENDMENT TO REDEVELOPMENT AGREEMENT  
FOR THE  
CITY OF NORFOLK  
REDEVELOPMENT PLAN FOR THE  
NOR-PARK DEVELOPMENT, LLC HOUSING DEVELOPMENT**

THIS FOURTH AMENDMENT TO REDEVELOPMENT AGREEMENT FOR THE CITY OF NORFOLK REDEVELOPMENT PLAN FOR THE NOR-PARK DEVELOPMENT, LLC HOUSING DEVELOPMENT (this “**Amendment**”) is made and entered by and between NOR-PARK DEVELOPMENT, LLC, a Nebraska limited liability company (“**Redeveloper**”), and the COMMUNITY DEVELOPMENT AGENCY OF THE CITY OF NORFOLK, NEBRASKA (the “**Agency**”), and is effective as of the 17<sup>th</sup> day of July, 2023 (the “**Effective Date**”).

**RECITALS**

WHEREAS, Redeveloper and the Agency entered into that certain “Redevelopment Agreement for the City of Norfolk Redevelopment Plan for the Nor-Park Development, LLC Housing Development” between Redeveloper and Agency dated April 1, 2019, as amended by that certain first amendment thereto dated July 20, 2020, the second amendment thereto dated July 19, 2021, and the third amendment thereto date July 18, 2022, (collectively, the “**Redevelopment Agreement**”); and

WHEREAS, pursuant to Section 2 of the Redevelopment Agreement, Redeveloper and the Agency wish to further amend the Redevelopment Agreement in accordance with the terms of this Amendment.

**AGREEMENT**

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Redeveloper and the Agency agree as follows:

1. Amendment: The Parties hereby amend and supplement the Redevelopment Agreement in accordance with the following terms:

(a) This Amendment incorporates a new Annual Phase of the Redevelopment Project (“**Phase 4**”) which shall include the following lot(s) in the Redevelopment Project Area:

Lots Thirty-Three A (33A), Thirty-Three B (33B), Thirty-Four A (34A) and Thirty-Four B (34B), all in Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska.

(b) The effective date for Phase 4 shall be January 1, 2023.

(c) The base year valuation for Phase 4 shall be the year 2022.

- (d) The Agency hereby approves the “**Notice to Divide Tax**” for the portion of the Redevelopment Project Area for Phase 4 described above, attached hereto and incorporated herein as **Exhibit 1**, and shall file such Notice to Divide Tax with the Madison County Assessor prior to August 1, 2023.
- (e) The Agency shall collect TIF revenues on that portion of the Redevelopment Project Area detailed above for payment on the Bond in accordance with Section 2 of the Redevelopment Agreement and the Resolution.

2. Miscellaneous. This Amendment shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns. The Parties shall execute and deliver any further and additional instruments, agreements, and other documents as may be necessary to evidence or carry out the provisions of this Amendment. This Amendment shall modify only those terms of the Redevelopment Agreement expressly set forth and modified in this Amendment. No implied or other modification of the Redevelopment Agreement is intended or effective. Except as specifically modified by this Amendment, the Redevelopment Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Amendment and the Redevelopment Agreement, the terms of this Amendment shall control. Capitalized words contained herein shall be defined as set forth in the Redevelopment Agreement unless otherwise defined herein. This Amendment may be executed in two or more counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. Signatures to this Amendment transmitted by facsimile, sent by email (including ".pdf"), or delivered by other electronic means shall be valid and effective to bind the Party so signing.

(Signatures on following pages)



IN WITNESS WHEREOF, the Agency and Redeveloper have caused this Amendment to be executed by their duly authorized representatives.

COMMUNITY DEVELOPMENT AGENCY OF  
THE CITY OF NORFOLK, NEBRASKA

By: \_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

STATE OF NEBRASKA    )  
  ) ss.  
COUNTY OF MADISON    )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, Chairperson (Mayor), and \_\_\_\_\_, Secretary (City Clerk), of the Community Development Agency of the City of Norfolk, Nebraska, on behalf of such agency.

(S E A L)

\_\_\_\_\_  
Notary Public

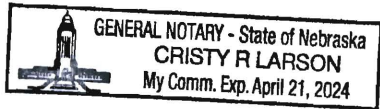
NOR-PARK DEVELOPMENT, LLC,  
a Nebraska limited liability company

By: Clifford F. Mesner  
Name: Clifford F. Mesner  
Title: Member

STATE OF NEBRASKA )  
  ) ss.  
COUNTY OF MERRICK )

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of July, 2023, by  
Clifford F. Mesner, the Member of Nor-Park Development, LLC, a Nebraska  
limited liability company, on behalf of the company.

( S E A L )



Cristy R. Larson  
Notary Public

**Exhibit 1**  
**Notice to Divide Tax**

(See attached)

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

**This section must be completed by the City or Community Redevelopment Authority (CRA).**

County Name

Madison County

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

Nor-Park Development, LLC Housing Development Phase 4

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The project is a new subdivision that will include 56 apartments, 37 townhomes and 28 single family homes. The funds will be used for site acquisition, site preparation, site utility, city legal expense and TIF bond interest.

Calendar year in which the division of real property tax becomes effective.

2023

Base Value Year (Year prior to the calendar year in which the division of real property becomes effective).

2022

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Lot Thirty-Three A (33A), Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska, -590255606;  
Lot Thirty-Three B (33B), Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska, -590255614;  
Lot Thirty-Four A (34A), Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska, -590255622;  
Lot Thirty-Four B (34B), Block Two of Nor-Park Subdivision to the City of Norfolk, Madison County, Nebraska, -590255630.

City/CRA Official Name (print)

Randy Gates

Phone Number

(402) 844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

**sign  
here**



Authorized Signature

Treasurer

Title

07/17/2023

Date

**This Section Must Be Completed by the County Assessor**

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_



County Assessor's Signature

Date

**Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.**

RESOLUTION NO. 2023-16

**WHEREAS**, Members of the Community Development Agency of the City of Norfolk (the Agency) have previously entered into a Redevelopment Contract for the Legacy Bend Redevelopment Project – Phase III (the Contract) with Innate Development, L.L.C. (the Redeveloper) on August 2, 2021; and

**WHEREAS**, Section 2 of the Contract provides the Redeveloper may deliver to the Agency by July 1 a request to divide taxes for such year providing for a Sub-Phase of the Project and specifying the specific lots to be included in the Sub-Phase; and

**WHEREAS**, the Redeveloper provided the attached request to divide taxes to the Agency on June 30, 2023 for all the lots in Phase III.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

The Agency Treasurer is hereby authorized to deliver the attached Notice to Divide Tax to the Madison County Assessor on or before August 1, 2023 providing for property taxes for Phase III, of the Legacy Bend Redevelopment Area be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2023 for a period not to exceed 15 years.

PASSED AND APPROVED this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison County

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

Legacy Bend Redevelopment Area Phase III

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

TIF funds will be utilized for site acquisition and preparation; public infrastructure including installation of streets, sidewalks and utilities; and related professional fees and permits. Phase III will consist of the construction of a mix of approximately 64 multi-family dwelling units and town-home units, and associated improvements within and adjacent to the Phase III Area.

Calendar year in which the division of real property tax becomes effective.

2023

Base Value Year (Year prior to the calendar year in which the division of real property tax becomes effective).

2022

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

- Lot 1, Legacy Bend Sixth Addition to the City of Norfolk, Madison County, Nebraska (PID: 590258142);
- Lot 2, Legacy Bend Sixth Addition to the City of Norfolk, Madison County, Nebraska (PID: 590258147);
- Lot 3, Legacy Bend Sixth Addition to the City of Norfolk, Madison County, Nebraska (PID: 590258153);
- Lot 4, Legacy Bend Sixth Addition to the City of Norfolk, Madison County, Nebraska (PID: 590258158);
- Lot 5, Legacy Bend Sixth Addition to the City of Norfolk, Madison County, Nebraska (PID: 590258161).

City/CRA Official Name (print)

Randy Gates

Phone Number

(402) 844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here

Authorized Signature

Treasurer

Title

07/17/2023

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_

County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

Innate Development LLC  
1201 Allen Drive #240  
Grand Island, NE 68803  
308.270.7411

Friday, June 30, 2023

Randy Gates  
City of Norfolk Community Development Agency  
309 N 5<sup>th</sup> Street  
Norfolk, NE 68701

**Regarding: Notices to Divide**

Randy,

As required by our redevelopment contracts we have with the City of Norfolk Community Development Agency, we are notifying you of the parcels we would like to divide in 2023 with a base year of 2022. They are listed below.

Parcel	Legal	Address
590258153	Legacy Bend Sixth Addition Lot 3	721 Legacy Dr
590258147	Legacy Bend Sixth Addition Lot 2	715 Legacy Dr
590258142	Legacy Bend Sixth Addition Lot 1	713 Legacy Dr
590258158	Legacy Bend Sixth Addition Lot 4	719 Legacy Dr
590258161	Legacy Bend Sixth Addition Lot 5	717 Legacy Dr

If we need to provide any additional information, please contact Tim Culwell at the number above or via email at [tculwell@innateconcepts.com](mailto:tculwell@innateconcepts.com).

Best Regards,

INNATE DEVELOPMENT LLC

DocuSigned by:  
*Scott Kief* 7/10/2023 | 7:09 AM PDT  
9DFC9C7CF27441B...

Member



RESOLUTION NO. 2023-17

**WHEREAS**, the Redevelopment Contract entered into by the Community Development Agency of the City of Norfolk (Agency) and Conover Properties, LLC, a Nebraska limited liability company (Redeveloper) on April 6, 2020 provides for the Redeveloper to provide the Agency a written request to file with the County Assessor a Notice to Divide Taxes; and

**WHEREAS**, the Redeveloper provided written notice to the Agency requesting the Notice to Divide Tax be filed with the Madison County Assessor on or before August 1, 2023 for the following parcel (Phase 2) establishing an effective date of January 1, 2023:

Part of Lots 15 & 16, Block 3 in Mathewson's Addition to the City of Norfolk, Madison County, Nebraska; (Parcel ID 590212729).

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Property taxes for the parcel identified above are to be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2023 for a period not to exceed 15 years and the Agency Treasurer is authorized to sign the attached Notice to Divide Tax for the Community Redevelopment Project and forward it to the Madison County Assessor on or before August 1, 2023.

PASSED AND APPROVED this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

This section must be completed by the City or Community Redevelopment Authority (CRA).

County Name

Madison County

City Where TIF Project is Located

Norfolk

Number of Years for Project

15

Name of TIF Project

Grand Theater Redevelopment Project Phase 2

Redevelopment Plan Type

Standard

Expedited

Extremely Blighted

Provide a brief description of the TIF project and what the funds will be used for.

The Project consists of the renovation and rehabilitation of the historic Grand Theater building into a mixed-use building incorporating commercial or retail space on the first floor and 9 one-, two- and three-bedroom apartment units on the second floor, as well as the construction of a surface parking lot with approximately 12 stalls and associated improvements (the "Project").

Calendar year in which the division of real property tax becomes effective.

2023

Base Value Year (Year prior to the calendar year in which the division of real property tax becomes effective).

2022

Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.

Part of Lots 15 & 16, Block 3 in Mathewson's Addition to the City of Norfolk, Madison County, Nebraska (PID: 590212729).

City/CRA Official Name (print)

Randy Gates

Phone Number

(402) 844-2011

Email Address

rgates@norfolkne.gov

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

sign  
here



Authorized Signature

Treasurer

Title

07/17/2023

Date

This Section Must Be Completed by the County Assessor

Amount of Real Property Base Value Determined for the TIF Project specified on this Notice: \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above):

TIF Excess Authority/Fund Code: \_\_\_\_\_

TIF Base Tax District Code: \_\_\_\_\_

CTL Report TIF Sequence Number: \_\_\_\_\_

School District Code: \_\_\_\_\_



County Assessor's Signature

Date

Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.

## Melissa Figueroa

---

**From:** Randy Gates  
**Sent:** Tuesday, July 11, 2023 5:26 PM  
**To:** Ben Conover  
**Cc:** Sheila Rios; Candice Alder; Melissa Figueroa  
**Subject:** RE: 2023 Notice to Divide

We'll do that.

Randy Gates | Finance Officer  
City of Norfolk | 309 N 5<sup>th</sup> St | Norfolk, NE 68701  
T: 402-844-2011 | <https://norfolkne.gov>

---

**From:** Ben Conover <[conoverproperties@gmail.com](mailto:conoverproperties@gmail.com)>  
**Sent:** Tuesday, July 11, 2023 5:04 PM  
**To:** Randy Gates <[RGates@norfolkne.gov](mailto:RGates@norfolkne.gov)>  
**Cc:** Sheila Rios <[SRios@norfolkne.gov](mailto:SRios@norfolkne.gov)>; Candice Alder <[CALder@norfolkne.gov](mailto:CALder@norfolkne.gov)>; Melissa Figueroa <[MFIGueroa@norfolkne.gov](mailto:MFIGueroa@norfolkne.gov)>  
**Subject:** Re: 2023 Notice to Divide

Lets divide the taxes on that lot now

Ben

On Jul 11, 2023, at 4:45 PM, Randy Gates <[rgates@norfolkne.gov](mailto:rgates@norfolkne.gov)> wrote:

Ben,

If you wait until next year to divide, the base value will be \$19,638. If you divide now, the base value will be \$12,488 or \$7150 less. For the 15 year tax increment period, or until the bond is paid off, you will get taxes on this \$7150 as debt service on the TIF bond. So unless you expect the increased valuation on the north lot after repaving to be more than \$107,250 (\$7150 x 15 years), you will be better off dividing the taxes now.

Your bond issuance is high on my to do list and I expect to get the bond issued this month.

Randy Gates | Finance Officer  
City of Norfolk | 309 N 5<sup>th</sup> St | Norfolk, NE 68701  
T: 402-844-2011 | <https://norfolkne.gov>

---

**From:** Ben Conover <[conoverproperties@gmail.com](mailto:conoverproperties@gmail.com)>  
**Sent:** Tuesday, July 11, 2023 3:28 PM  
**To:** Melissa Figueroa <[MFIGueroa@norfolkne.gov](mailto:MFIGueroa@norfolkne.gov)>

Cc: Randy Gates <[RGates@norfolkne.gov](mailto:RGates@norfolkne.gov)>; Sheila Rios <[SRios@norfolkne.gov](mailto:SRios@norfolkne.gov)>; Candice Alder <[CAlder@norfolkne.gov](mailto:CAlder@norfolkne.gov)>

Subject: Re: 2023 Notice to Divide

Hi Melissa,

Question, would I be better to do this now or wait till we re-pave it this summer and the value increases more? What would be the normal protocol for this?

Ben

Randy, I believe you said you were getting the bond issued, did this get finalized?

On Tue, Jul 11, 2023 at 3:25 PM Melissa Figueroa <[M Figueroa@norfolkne.gov](mailto:M Figueroa@norfolkne.gov)> wrote:

Good afternoon Ben,

Randy and I were reviewing the 2023 Notices to Divide when the Grand Theater parcels came up. Last year, of the three parcels, we only divided taxes on the middle parcel.

This year, the valuation of the south parcel (PID# 590084119) is the same as last year. However, the north parcel (PID# 590212729) saw an increase of valuation of over \$7,000 from \$12, 488 to \$19,638.

If you would like us to divide the north parcel, to capture the approximately \$7,000 increase in valuation and set the base tax year as 2022, please provide us notice stating as such, as soon as possible. The Notices to Divide must be on the CDA agenda for July 17. If you have any questions, please feel free to touch base with me.

Thank you.

**Melissa Figueroa**

*Business Resource Specialist*

City of Norfolk & Norfolk Area  
Economic Development Council  
309 N. 5<sup>th</sup> Street  
Norfolk, NE 68701  
(402) 844-2264  
<image001.jpg>

RESOLUTION NO. 2023-18

**WHEREAS**, the Redevelopment Contract entered into by the Community Development Agency of the City of Norfolk (Agency) and Medelmans Lake Development, Inc. (Redeveloper) on September 5, 2017 provides for the Redeveloper to notify the Agency in writing by July 1 of the lots to be including in the Notice to Divide Taxes for that year; and

**WHEREAS**, the Redeveloper provided written notice to the Agency on June 29, 2023, requesting the Notice to Divide Tax be filed with the Madison County Assessor before August 1, 2023 for the following lots (Phase II, Sub-Phase 1) establishing an effective date of January 1, 2023:

Lot 15 (PID: 590026793); Lot 16 (PID: 590026798); Lot 17 (PID: 590026804);  
Lot 18 (PID: 590026809); Lot 19 (PID: 590026812); Lot 20 (PID: 590026816);  
Lot 21 (PID: 590026821); Lot 22 (PID: 590026825); Lot 23 (PID: 590026827);  
Lot 24 (PID: 590026833); Lot 30 (PID: 590026856); Lot 251 (PID: 590026865);  
Lot 280 (PID: 590026873); Lot 281 (PID: 590026877); Outlot E (PID: 590026897);  
Outlot F (PID: 590026899); Medelman's Lake Subdivision, 2nd Addition in the City of Norfolk, in Madison County, Nebraska.

**NOW, THEREFORE, BE IT RESOLVED** by the Members of the Community Development Agency of the City of Norfolk, Nebraska,

Property taxes for the sixteen lots identified above are to be divided as provided in Section 18-2147 R.R.S. Neb. 2012 from and after January 1, 2023 for a period not to exceed 15 years and the Agency Treasurer is authorized to sign the attached Notice to Divide Tax for the Community Redevelopment Project and forward it to the Madison County Assessor on or before August 1, 2023.

PASSED AND APPROVED this 17<sup>th</sup> day of July, 2023.

\_\_\_\_\_  
Chairperson (Mayor)

ATTEST:

\_\_\_\_\_  
Secretary (City Clerk)

( S E A L )

Approved as to form: \_\_\_\_\_  
Danielle Myers-Noelle, City Attorney

# Notice to Divide Tax for Community Redevelopment Project Tax Increment Financing (TIF) Project

**This section must be completed by the City or Community Redevelopment Authority (CRA).**

County Name <b>Madison</b>	
City Where TIF Project is Located <b>Norfolk</b>	Number of Years for Project <b>15</b>
Name of TIF Project <b>Medelmans Lake Redevelopment Project – Phase II, Sub-Phase 1</b>	
Redevelopment Plan Type <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Expedited <input type="checkbox"/> Extremely Blighted	

Provide a brief description of the TIF project and what the funds will be used for.

Phase II includes the construction of approximately 20-single family residential homes consisting of approximately 17 lakeside units and 3 off-lake units, and associated improvements on the Phase II project site such as, construction or replacement of utilities and detention, site grading/dirt work and paving.

Calendar year in which the division of real property tax becomes effective. <b>2023</b>	Base Value Year (Year prior to the calendar year in which the division of real property becomes effective). <b>2022</b>
--	--

**Specify the real property parcels, as defined in [Neb. Rev. Stat. § 77-132](#), and as contained in the files of the county assessor, included in the TIF project. Please provide legal descriptions, parcel ID numbers, or street addresses. Additionally, describe the location and boundaries of all parcels included in the redevelopment plan. Attach a map, if one is available.**

Lot 15 (PID: 590026793); Lot 16 (PID: 590026798); Lot 17 (PID: 590026804); Lot 18 (PID: 590026809);  
 Lot 19 (PID: 590026812); Lot 20 (PID: 590026816); Lot 21 (PID: 590026821); Lot 22 (PID: 590026825);  
 Lot 23 (PID: 590026827); Lot 24 (PID: 590026833); Lot 30 (PID: 590026856); Lot 251 (PID: 590026865);  
 Lot 280 (PID: 590026873); Lot 281 (PID: 590026877); Outlot E (PID: 590026897); Outlot F (PID: 590026899);  
 Medelman's Lake Subdivision, 2nd Addition in the City of Norfolk, in Madison County, Nebraska.

City/CRA Official Name (print) <b>Randy Gates</b>	Phone Number <b>(408) 844-2011</b>	Email Address <b>rgates@norfolkne.gov</b>
--	---------------------------------------	--

Under penalties of law, I declare that I am the authorized representative of the city or CRA, and that I have provided all required information to the county assessor on or before August 1 of the calendar year that the division of real property tax becomes effective.

<b>sign here</b> _____	Treasurer _____	07/17/2023 _____
Authorized Signature	Title	Date

**This Section Must Be Completed by the County Assessor**

**Amount of Real Property Base Value Determined for the TIF Project specified on this Notice:** \$ \_\_\_\_\_

Parcel ID Numbers (if not stated above): \_\_\_\_\_

TIF Excess Authority/Fund Code: \_\_\_\_\_  
 TIF Base Tax District Code: \_\_\_\_\_  
 CTL Report TIF Sequence Number: \_\_\_\_\_  
 School District Code: \_\_\_\_\_

_____	_____
County Assessor's Signature	Date

**Upon completion of the Notice to Divide Tax for TIF, the county assessor must retain the original and provide copies to the City/CRA, county treasurer, and Nebraska Department of Revenue, Property Assessment Division.**





MEDELMANS LAKE DEVELOPMENT., INC

PO BOX 168, NORFOLK, NE 68702-0168 | (402)-371-7710 | WWW.MEDELMANSLAKE.COM

6-29-23

Randy Gates  
City of Norfolk Finance Officer  
309 N. 5<sup>th</sup> St.  
Norfolk, Ne. 68701

Dear Randy,

Medelmans Lake Development, Inc. requests that the redevelopment group for the City of Norfolk divide the taxes for the year of 2023 on the following properties ( lots ) of Medelmans Lake Subdivision:

2019

- Medelmans Lake Subdivision Lot 5 ( PID 590026646)
- Medelmans Lake Subdivision Lot 6 ( PID 590026654)
- Medelmans Lake Subdivision Lot 7 ( PID 590026662)
- Medelmans Lake Subdivision Lot 11 ( PID 590026694)
- Medelmans Lake Subdivision Lot 12 ( PID 590026702)
- Medelmans Lake Subdivision Lot 13 ( PID 590026710)
- Medelmans Lake Subdivision Lot 14 ( PID 590026718)

2020

- No Lots Added

2021

- Medelmans Lake Subdivision Lot 8 ( PID 590026670 )
- Medelmans Lake Subdivision Townhouse Lot 200 (PID 590259201)
- Medelmans Lake Subdivision Townhouse Lot 200 (PID 590259203)

2022

- Medelmans Lake Subdivision Lot 1 (PID 590026614)

2023

Lots with Homes Built:

- Medelmans Lake Subdivision Lot 9 (PID 590026678)....Taake's House
- Medelmans Lake Subdivision Lot 10 (PID 590026686).....Ochs' House
- Medelmans Lake Subdivision Lot 24 (PID 590026833).....Herman's House

SOLD LOTS WITH BUILDING STARTED IN 2023:

- Medelmans Lake Subdivision Lot 4 (PID 590026638)....Reicks
- Medelmans Lake Subdivision Lot 21 (PID 590026821)....Anderson

SOLD LOTS - NO BUILDING STARTED:

- Medelmans Lake Subdivision Lot 2 (590026622)...Schwartz
- Medelmans Lake Subdivision Lot 15 (PID 590026793)...Moser
- Medelmans Lake Subdivision Lot 16 (PID 590026798)...A. Wingate
- Medelmans Lake Subdivision Lot 17 (PID 590026804)...Wieseman
- Medelmans Lake Subdivision Lot 18 (PID 590026809)...Novotny
- Medelmans Lake Subdivision Lot 19 (PID 590026812)...Alexa Wingate
- Medelmans Lake Subdivision Lot 20 (PID 590026816).....Pape- closing 6-30-21
- Medelmans Lake Subdivision Lot 22 (PID590026825)...Linn
- Medelmans Lake Subdivision Lot 23 (PID 590026827)...Kracl
- Medelmans Lake Subdivision Lot 30 (PID590026856).....Rezac – closing 7-17-23

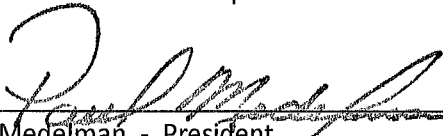
OUTLOTS:

- Medelmans Lake Subdivision Outlot E (PID590026897)
- Medelmans Lake Subdivision Outlot F (PID 590026899)

OFF LAKE LOTS:

- Medelmans Lake Subdivision Lot 251 (PID 590026865)
- Medelmans Lake Subdivision Lot 280 (PID 590026873)
- Medelmans Lake Subdivision Lot 281 (PID 590026877)

Sincerely,  
Medelmans Lake Development Inc

  
\_\_\_\_\_  
Paul Medelman - President

2023

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Notice to Divide

Lots with homes  
being built

TAAKE



June 19, 2023

- Roads
- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:3,337





Parcel Information	
<b>Parcel ID</b>	590026678
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0008
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	TAAKE/GARY R & KATHLEEN E
<b>Mailing Address</b>	1309 MILES DR NORFOLK, NE 68701-3512
<b>Situs Address</b>	01309 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 9
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$96,542	\$400,000	\$0	\$496,542

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$96,542	\$0	\$0	\$96,542	\$1,789.50
2021	\$73,204	\$0	\$0	\$73,204	\$1,354.34
2020	\$73,204	\$0	\$0	\$73,204	\$1,350.20
2019	\$75,546	\$0	\$0	\$75,546	\$1,442.90
2018	\$41,089	\$0	\$0	\$41,089	\$1,833.38

Dchs

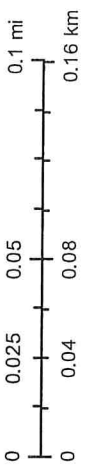


June 19, 2023

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:3,091





Parcel Information	
<b>Parcel ID</b>	590026686
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0009
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	OCHS/LINDSAY & JORDAN
<b>Mailing Address</b>	1200 E SYCAMORE AVE NORFOLK, NE 68701-0816
<b>Situs Address</b>	01311 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 10
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$96,401	\$200,000	\$0	\$296,401

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$96,401	\$0	\$0	\$96,401	\$1,786.86
2021	\$87,717	\$0	\$0	\$87,717	\$1,622.84
2020	\$87,717	\$0	\$0	\$87,717	\$1,617.90
2019	\$90,522	\$0	\$0	\$90,522	\$1,729.00
2018	\$49,235	\$0	\$0	\$49,235	\$2,196.88

Herman

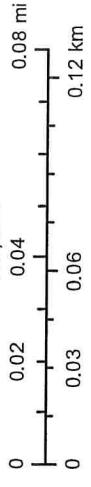


June 20, 2023

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:2,367





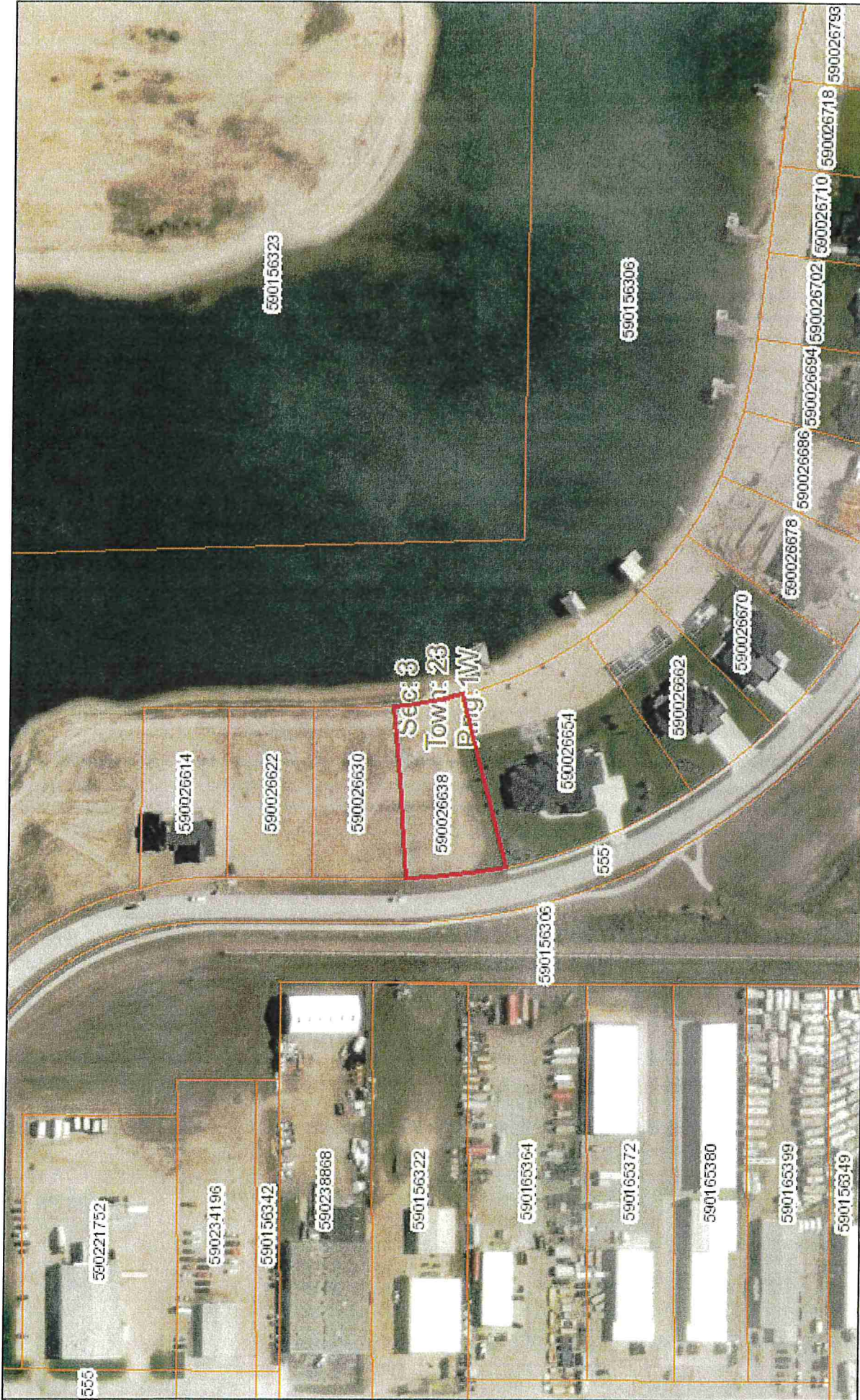


Parcel Information	
<b>Parcel ID</b>	590026833
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0010
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	HERMAN/KELBY & JOELLE
<b>Mailing Address</b>	1005 DARRUS DR NORFOLK, NE 68701-2589
<b>Situs Address</b>	01603 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 24
<b>Class</b>	Single Family

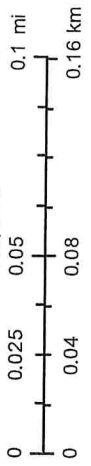
Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$129,096	\$44,000	\$0	\$173,096

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,721	\$0	\$0	\$1,721	\$31.90

Sold Lots  
with Building Started  
IN 2023



June 20, 2023  
 DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

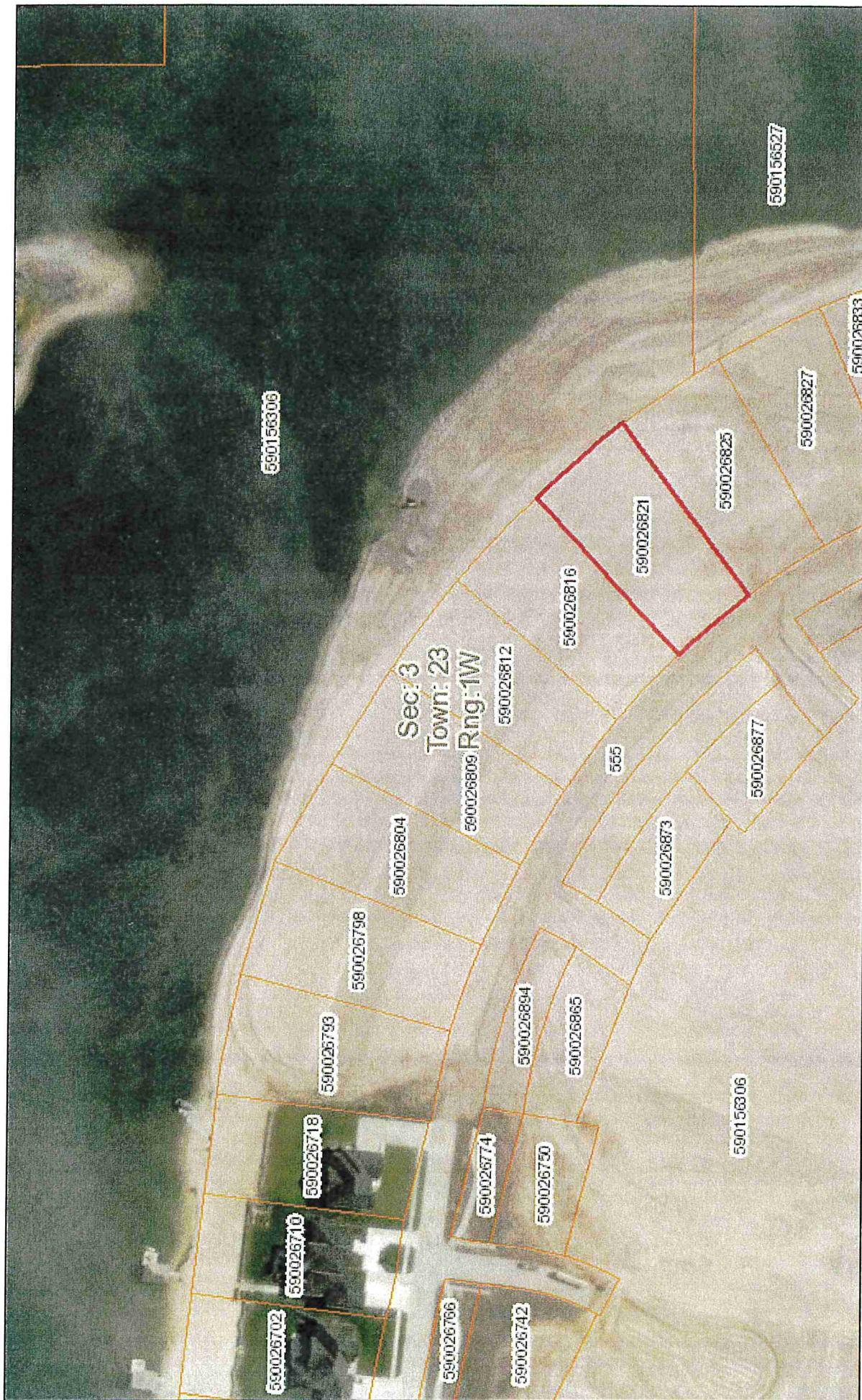


- Parcels
- Sections

Parcel Information	
<b>Parcel ID</b>	590026638
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0004
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	REICKS/JAY & ALEXANDRA
<b>Mailing Address</b>	2113 SHERIDAN DR NORFOLK, NE 68701-2056
<b>Situs Address</b>	01211 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 4
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$91,515	\$0	\$0	\$91,515

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$53,849	\$0	\$0	\$53,849	\$998.16
2021	\$69,393	\$0	\$0	\$69,393	\$1,283.86
2020	\$69,393	\$0	\$0	\$69,393	\$1,279.92
2019	\$71,612	\$0	\$0	\$71,612	\$1,367.78



June 20, 2023  
 1:2,710  
 0 0.0225 0.045 0.07 0.09 mi  
 0 0.035 0.07 0.14 km

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

- Parcels
- Sections



Parcel Information	
<b>Parcel ID</b>	590026821
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0007
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	ANDERSON/LACOHN M
<b>Mailing Address</b>	100 FRANK AVE NORFOLK, NE 68701-2105
<b>Situs Address</b>	01511 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 21
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$119,450	\$0	\$0	\$119,450

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,309	\$0	\$0	\$1,309	\$24.28

Sold lots

NO Building Started

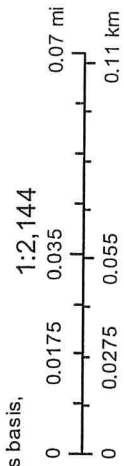


DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

June 20, 2023

Parcels

Sections







Parcel Information	
<b>Parcel ID</b>	590026622
<b>Links</b>	
<b>Map Number</b>	1501-00-0-60964-000-0002
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	SCHWARTZ/ANTHONY J & MORGAN M
<b>Mailing Address</b>	56682 845 RD STANTON, NE 68779-2203
<b>Situs Address</b>	01207 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION LOT 2
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$89,728	\$0	\$0	\$89,728

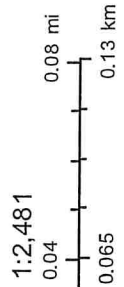
Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$53,849	\$0	\$0	\$53,849	\$998.16
2021	\$68,038	\$0	\$0	\$68,038	\$1,258.76
2020	\$68,038	\$0	\$0	\$68,038	\$1,254.96
2019	\$70,214	\$0	\$0	\$70,214	\$1,341.12
2018	\$38,189	\$0	\$0	\$38,189	\$1,333.40



June 20, 2023

- Parcels
- Sections

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Parcel Information	
<b>Parcel ID</b>	590026793
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0001
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MOSER/ANTHONY & ANGEL
<b>Mailing Address</b>	4510 TEMPRANO CT SAN DIEGO, CA 92124-2216
<b>Situs Address</b>	01409 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 15
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$123,598	\$0	\$0	\$123,598

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,362	\$0	\$0	\$1,362	\$25.24



June 20, 2023  
 1:2,144  
 0 0.0175 0.035 0.07 mi  
 0 0.0275 0.055 0.11 km

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- Parcels
- Sections



Parcel Information	
<b>Parcel ID</b>	590026798
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0002
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	WINGATE/AUSTIN & ALICIA
<b>Mailing Address</b>	1205 SUNRISE DR NORFOLK, NE 68701-1801
<b>Situs Address</b>	01411 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 16
<b>Class</b>	Single Family

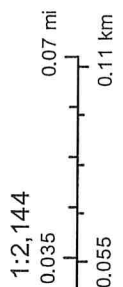
Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$121,872	\$0	\$0	\$121,872

Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$1,340	\$0	\$0	\$1,340	\$24.86	



June 20, 2023  
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- Parcels
- Sections





Parcel Information	
<b>Parcel ID</b>	590026804
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0003
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	WIESEMAN/CHRISTOPHER & TARA
<b>Mailing Address</b>	3106 DOVER DR NORFOLK, NE 68701-3177
<b>Situs Address</b>	01501 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 17
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$117,643	\$0	\$0	\$117,643

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,286	\$0	\$0	\$1,286	\$23.82



June 20, 2023  
 1:2,144  
 0 0.0175 0.035 0.07 mi  
 0 0.0275 0.055 0.11 km

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- Parcels
- Sections





Parcel Information	
<b>Parcel ID</b>	590026809
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0004
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	NOVOTNY/DONALD R & JANIECE L
<b>Mailing Address</b>	PO BOX 838 NORFOLK, NE 68702-0838
<b>Situs Address</b>	01503 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 18
<b>Class</b>	Single Family

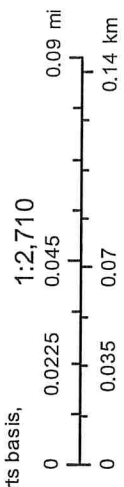
Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$113,971	\$0	\$0	\$113,971

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,239	\$0	\$0	\$1,239	\$22.98



June 20, 2023  
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- Parcels
- Sections

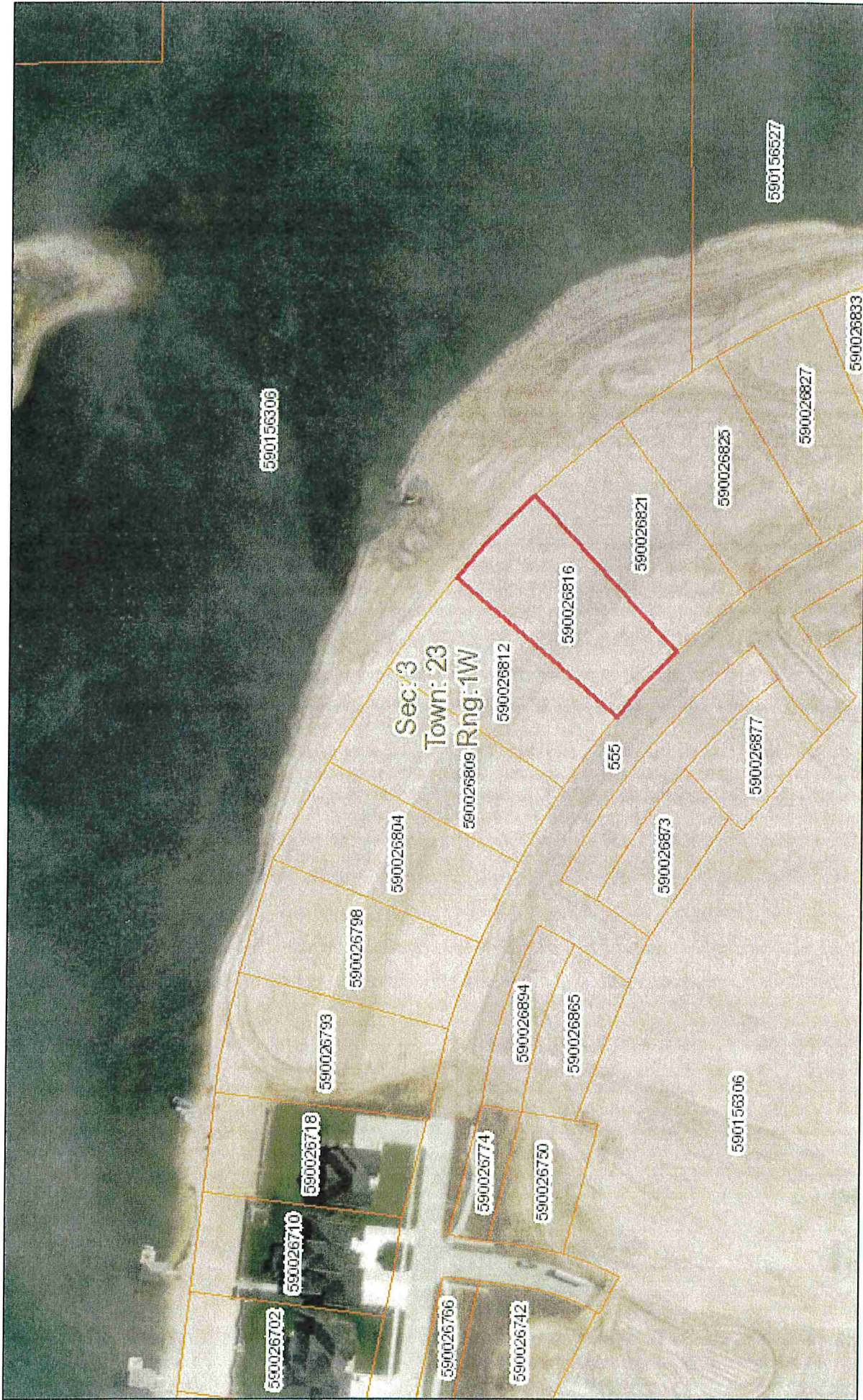




Parcel Information	
<b>Parcel ID</b>	590026812
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0005
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	WINGATE/ALEXA
<b>Mailing Address</b>	810 FERGUSON DR NORFOLK, NE 68701-2304
<b>Situs Address</b>	01507 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 19
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$115,838	\$0	\$0	\$115,838

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,263	\$0	\$0	\$1,263	\$23.40



June 20, 2023  
 1:2,710  
 0 0.0225 0.045 0.07 0.09 mi  
 0 0.035 0.07 0.14 km

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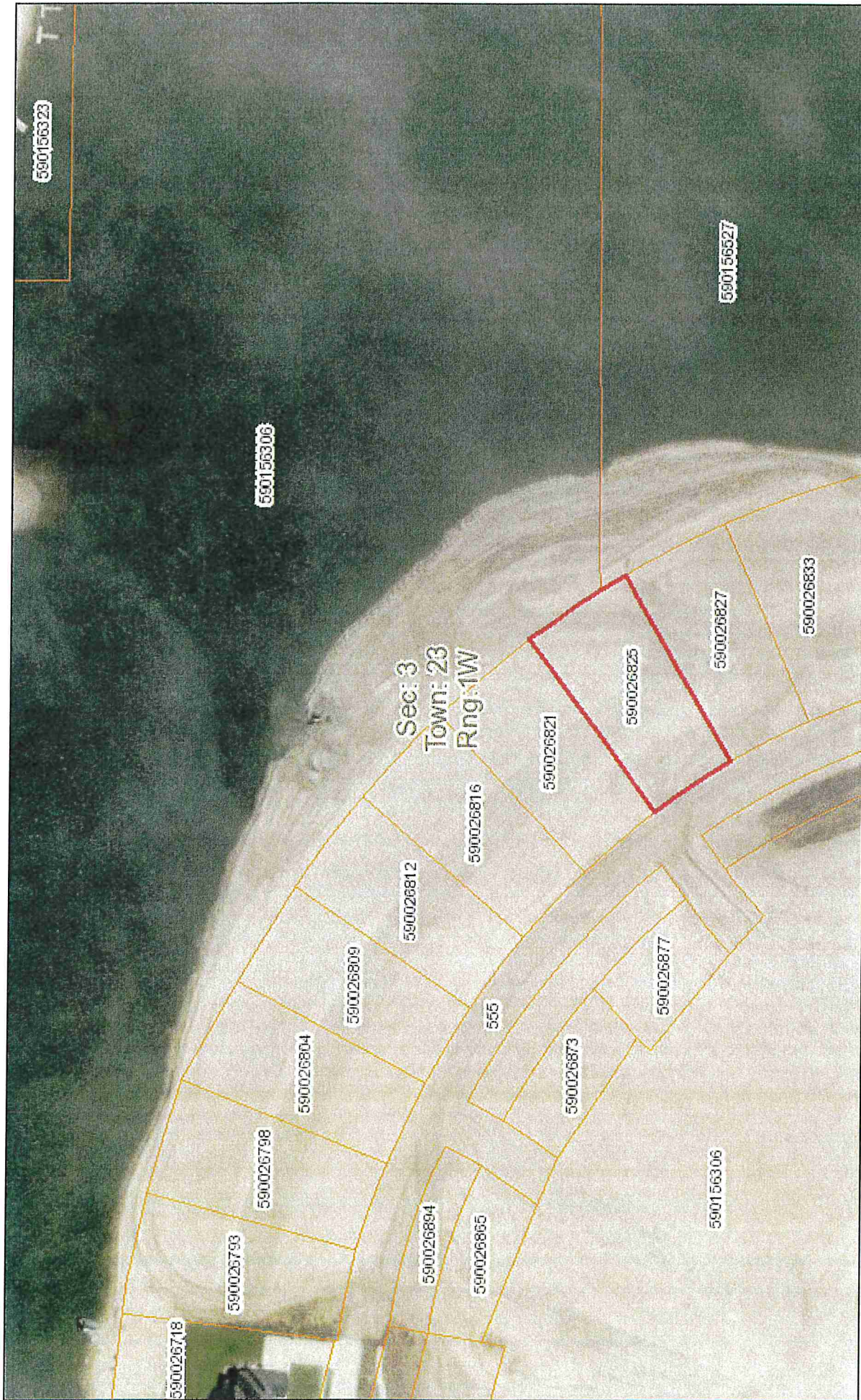
- Parcels
- Sections



Parcel Information	
<b>Parcel ID</b>	590026816
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0006
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	01509 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 20
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

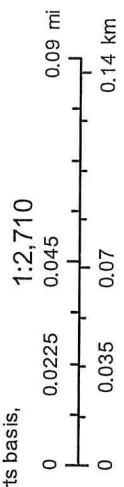
Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,271	\$0	\$0	\$1,271	\$23.54



June 20, 2023

- Parcels
- Sections

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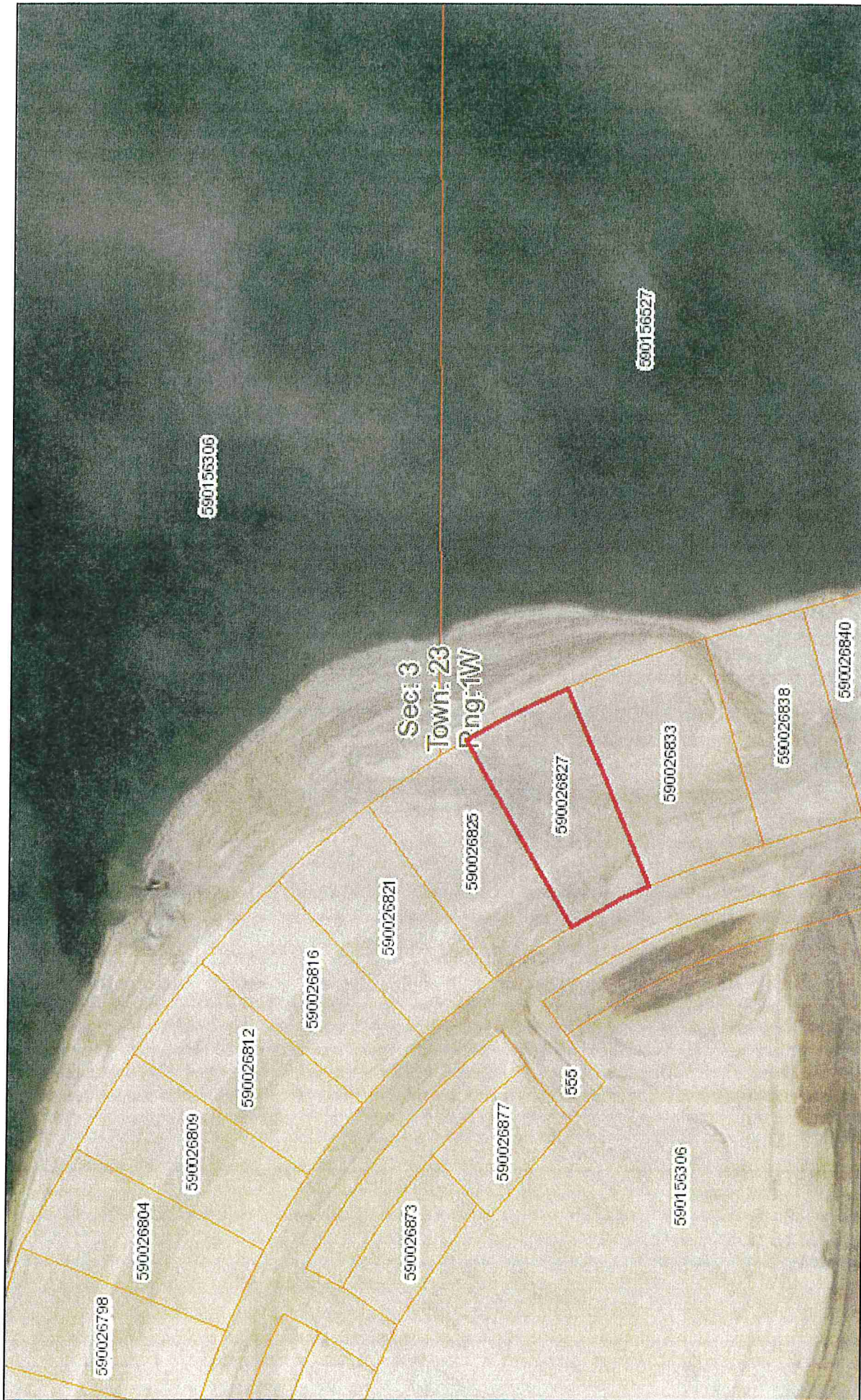




Parcel Information	
<b>Parcel ID</b>	590026825
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0008
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	LINN/NICHOLAS D & KATRINA L
<b>Mailing Address</b>	2005 SHERIDAN DR NORFOLK, NE 68701-2060
<b>Situs Address</b>	01513 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 22
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$120,042	\$0	\$0	\$120,042

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,316	\$0	\$0	\$1,316	\$24.40



June 20, 2023

- Parcels
- Sections

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1:2,710







Parcel Information	
<b>Parcel ID</b>	590026827
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0009
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	KRACL/COREY & KAITLYN
<b>Mailing Address</b>	906 ANDYS LAKE RD NORFOLK, NE 68701-9094
<b>Situs Address</b>	01601 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 23
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$117,502	\$0	\$0	\$117,502

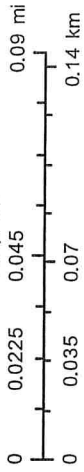
Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,284	\$0	\$0	\$1,284	\$23.80



June 20, 2023  
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-  Parcels
-  Sections

1:2,710



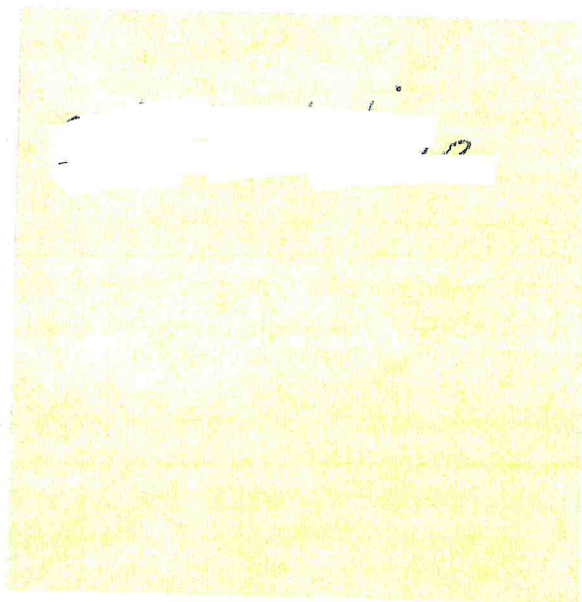


Parcel Information	
<b>Parcel ID</b>	590026856
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0016
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	01701 MILES DR
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 30
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$1,561	\$0	\$0	\$1,561	\$28.94

\* Outlots :  
Sidewalk trails only



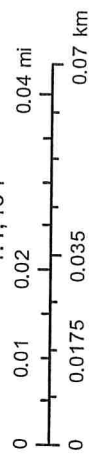


June 21, 2023

- Parcels
- Sections

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1:1,401





Parcel Information	
<b>Parcel ID</b>	590026897
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0022
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION OUTLOT E
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$3,155	\$0	\$0	\$3,155

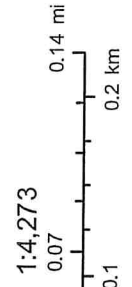
Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$721	\$0	\$0	\$721	\$13.38	



June 21, 2023

- Parcels
- Sections

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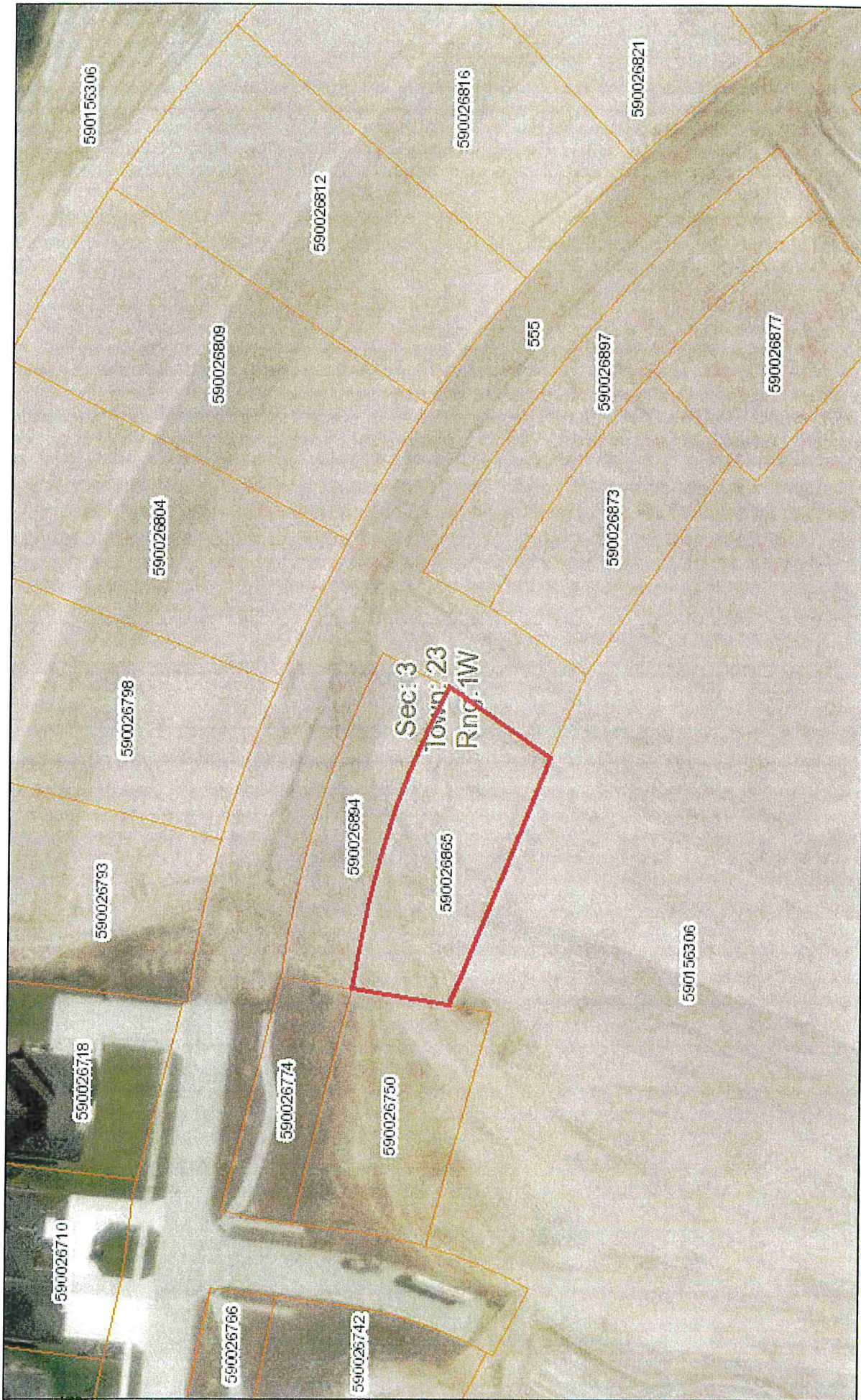
Parcel Information	
<b>Parcel ID</b>	590026899
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0023
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION OUTLOT F
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$5,538	\$0	\$0	\$5,538

Prior Year Value Information					
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes
2022	\$3,165	\$0	\$0	\$3,165	\$58.68



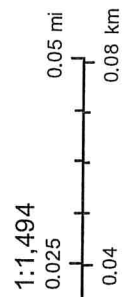
Off LAKE Lots  
NOT SOLD



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June 21, 2023

-  Parcels
-  Sections





Parcel Information	
<b>Parcel ID</b>	590026865
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0018
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	00100 HENRY AVE
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 251
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$624	\$0	\$0	\$624	\$11.54	

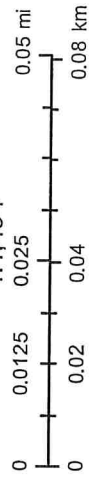


June 21, 2023

-  Parcels
-  Sections

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1:1,494

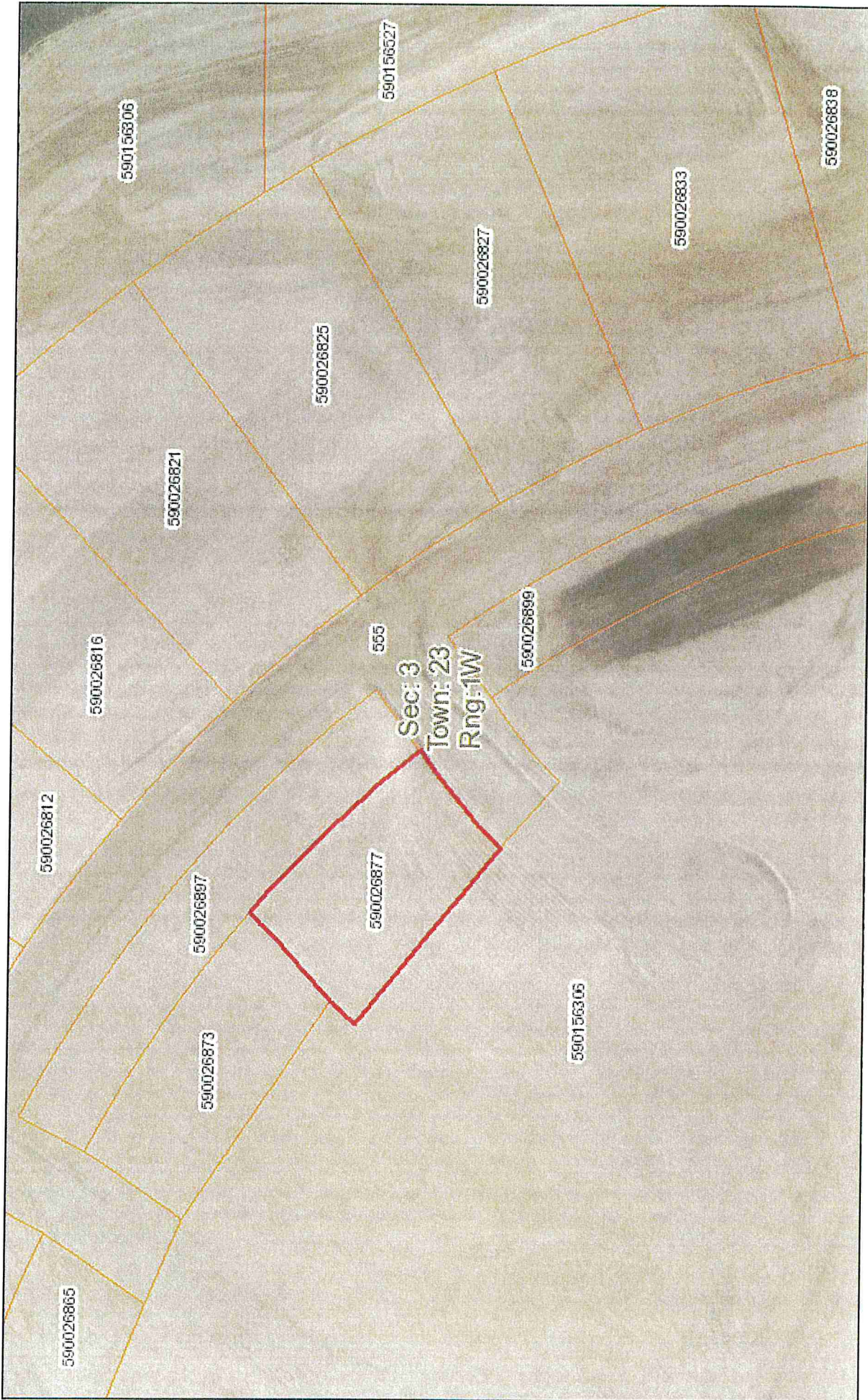




Parcel Information	
<b>Parcel ID</b>	590026873
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0019
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	00101 HENRY AVE
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 280
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$603	\$0	\$0	\$603	\$11.16	

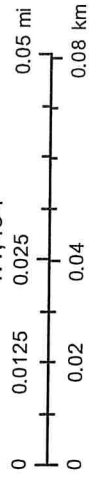


June 21, 2023

- Parcels
- Sections

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1:1,494





Parcel Information	
<b>Parcel ID</b>	590026877
<b>Links</b>	
<b>Map Number</b>	1501-00-0-61498-000-0020
<b>Neighborhood</b>	17000-MEDELMANS LK (NFK SBRBN REC)
<b>Area #</b>	
<b>Current Owner</b>	MEDELMANS LAKE DEVELOPMENT INC
<b>Mailing Address</b>	PAUL MEDELMAN, PRES 702 W BENJAMIN AVE NORFOLK, NE 68701-2983
<b>Situs Address</b>	00100 HELEN AVE
<b>Tax District</b>	(30) NORFOLK
<b>School District</b>	6101 (NORFOLK 2)
<b>Legal Description</b>	MEDELMANS LAKE SUBDIVISION 2ND ADDITION LOT 281
<b>Class</b>	Single Family

Current Value Information			
Land Value	Dwelling Value	Improvement Value	Total Value
\$81,020	\$0	\$0	\$81,020

Prior Year Value Information						
Year	Land Value	Dwelling Value	Improvement Value	Total Value	Taxes	
2022	\$587	\$0	\$0	\$587	\$10.88	