

DOWNTOWN IMPROVEMENTS - STREET IMPROVEMENT DISTRICT 2014-1 (AMENDED)

100 FOOT MAXIMUM FOOTAGE ASSESSMENT

\$84 / RUNNING FOOT BROKEN BOW, NEBRASKA JEO PROJECT NO. 141001

PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
BLOCK 13					
1	Bruning State Bank, Bank of Broken Bow	PO Box 545, Broken Bow, NE 68822	Lots 1-2 & East 3' Lot 3, Block 13, Original Town		
2	Bruning State Bank, Bank of Broken Bow	PO Box 545, Broken Bow, NE 68822	Lot 3 Ex. East 3', Block 13, Original Town	60'	\$5,040.00
3	Adam & Jamie Bartak	80474 E. Table Rd., Merna, NE 68856	Lot 4, Block 13, Original Town	20'	\$1,680.00
4	Patricia & Timothy Thomas, c/o Custer Floral	821 S. D Street, Broken Bow, NE 68822	Lots 5-6, Block 13, Original Town	40'	\$3,360.00
5	Janet M. & Thomas R. Loughran	827 S. D Street, Broken Bow, NE 68822	Lot 7, Block 13, Original Town	20'	\$1,680.00
6	Shirley & Charles McGinn	833 S. D Street, Broken Bow, NE 68822	Lot 8, Block 13, Original Town	20'	\$1,680.00
7	Nebraska Conference of 7th Day Adventists	77170 Hwy 40, Eddyville, NE 68834	Lot 9, Block 13, Original Town	20'	\$1,680.00
8	Travis & Jillana Barker	1434 South H Street, Broken Bow, NE 68822	Lot 10, Block 13, Original Town	20'	\$1,680.00
9	BAM Development Group, c/o Bill Butler	2268 Memorial Drive, Broken Bow, NE 68822	Lot 11, Block 13, Original Town	100'	\$8,400.00
BLOCK 6					
1	Custer County	431 S. 10th Avenue, Broken Bow, NE 68822	All Block 6, Original Town	100'	\$8,400.00
BLOCK 3					
1	Regina Michelle Albus	1910 Westridge Drive, Broken Bow, NE 68822	Lot 6, Block 3, Original Town	20'	\$1,680.00
2	Dick A. & Jodene R. Taylor	79559 Sumner Road, Broken Bow, NE 68822	Lot 7, Block 3, Original Town	20'	\$1,680.00
3	Orval L. & Judith D. Moninger	722 N. 9th Avenue, Broken Bow, NE 68822	Lot 8, Block 3, Original Town	20'	\$1,680.00
4	Bow Tax & Accounting Inc.	430 South 8th Avenue, Broken Bow, NE 68822	Lot 9, Block 3, Original Town	20'	\$1,680.00
5	Gordon & Pauline Gaasch	PO Box 182, Broken Bow, NE 68822	Lot 10, Block 3, Original Town	20'	\$1,680.00
6	Security State Bank	PO Box 400, Ansley, NE 68814	Lots 11-12, Block 3, Original Town	40'	\$3,360.00
7	Corey & Kim Clay	416 S. 8th Avenue, Broken Bow, NE 68822	Lot 13, Block 3, Original Town	20'	\$1,680.00
8	Jeffrey W. & Kelly K. Sanger	PO Box 183, Broken Bow, NE 68822	Lots 14-16, Block 3, Original Town	60'	\$5,040.00

BLOCK 28					
PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
1	James Len Girardin	951 S. 1st Avenue, Broken Bow, NE 68822	<p>A parcel of land commencing at a point one hundred six (106) feet North of the Southwest corner of Block 28, Original Town of Broken Bow, Nebraska; thence running East 112 feet; thence North 54 feet; thence West 112 feet; thence South 54 feet to the point of beginning. Containing. 14 acres, more or less;</p> <p>A parcel of land commencing at a point 72 feet North of the Southwest corner of Block 28, Original Town of Broken Bow, Nebraska ; thence running East 112 feet; thence North 34 feet; thence West 112 feet; thence South 34 feet to the point of beginning. Containing .09 aces, more or less.</p> <p>A tract of land described as follows, to-wit; Beginning at a point 160 feet north of the Southwest corner of Block 28 in the Original Town of Broken Bow in Custer County, Nebraska, running thence East 112 feet; thence North 30 feet; thence West 112 feet; thence South 30 feet to the point of beginning.</p>	50'***	\$4,200.00
2	Michael S. & Amber E. Evans, c/o Evans Feed Co., Inc.	PO Box 156, Broken Bow, NE 68822	A tract of land in Block 28, of the Original Town of Broken Bow, Nebraska, commencing at the Southwest corner of said Block 28, running thence North 72 feet; thence East 112 feet; thence South 72 feet; thence West 112 feet to the place of beginning.	72'	\$6,048.00
BLOCK 21					
1	Evans Feed Co., Inc.	PO Box 156, Broken Bow, NE 68822	Parts of Lots 1-2, Lots 3-6 and South 72' Lots 9-12, Block 21, Original Town	96'***	\$8,064.00
BLOCK 11					
1	White House Rentals, LLC	PO Box 586, Broken Bow, NE 68822	East 59.5' of South 22'6" Lot 1, Block 11, Original Town	22.50'	\$1,890.00

PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION		
2	Custer Federal State Bank	PO Box 310, Broken Bow, NE 68822	North 13'5" Lot 1, All Lot 2, South 6' Lot 3, Block 11, Original Town	89.50'	\$7,518.00
3	Custer Federal State Bank	PO Box 310, Broken Bow, NE 68822	Lot 3 Ex. S. 6', All of Lot 4, Block 11, Original Town		
4	HPC of NE, Inc. d/b/a Custer County Chief	305 S. 10th Avenue, Broken Bow, NE 68822	Lot 13, North 10' Lot 14, Block 11, Original Town	32.4'	\$2,721.60
5	HPC of NE, Inc. d/b/a Custer County Chief	305 S. 10th Avenue, Broken Bow, NE 68822	South 12' Lot 14, Lot 15, Block 11, Original Town	34.8'	\$2,923.20
6	The Vulpes Corp, Inc. c/o Tiffany Theater	317 South 10th Avenue, Broken Bow, NE 68822	Lots 16-17, Block 11, Original Town	44.8'	\$3,763.20
STREET RIGHT OF WAY					
1	William V. & Corrine Steffens Trust	1903 Westridge Drive, Broken Bow, NE 68822	Parcel 1: Commencing at the Northeast corner of Block Eleven (11), Original Town of Broken Bow, Nebraska, running thence North 40'; thence running West 110'; thence running South 40'; thence running East 110' to the point of beginning; Parcel 2: Commencing at the Southeast corner of Block Twenty-two (22), Original Town of Broken Bow, Nebraska, running thence South 40'; thence running West 110'; thence running North 40'; thence running East 110' to the point of beginning; both parcels being a portion of vacated former "C" Street in the City of Broken Bow, Nebraska	80'	\$6,720.00
BLOCK 22					
1	Shirley Sylvie McGinn	42183 Rifle Creek Road, Anselmo, NE 68813	Lots 3-4 North of Creek, Lots 5-8, 1/2 Vacated Street Block 22, Original Town	100'	\$8,400.00
2	City of Broken Bow	PO Box 504, Broken Bow, NE 68822	South 46' of East 110' Lots 1-2, Block 22, Original Town	68'	\$5,712.00
3	City of Broken Bow	PO Box 504, Broken Bow, NE 68822	North 22' of South 68' of Lots 1-2, Block 22, Original Town		
BLOCK 27					
1	James Len Girardin	951 S. 1st Avenue, Broken Bow, NE	Parcel in E1/2 Block 27, Original Town (80' x 120')	71'	\$5,964.00
2	City of Broken Bow	PO Box 504, Broken Bow, NE 68822	Parcels 5-6, Block 27 PAR in E 1/2 110' x 120' PAR in W 1/2 80' X 120' Original Town	100'	\$8,400.00
BLOCK 12					

PARCEL NO.	NAME	ADDRESS	LEGAL DESCRIPTION	FOOTAGE	ASSESSMENT COST
1	Great Western Bank Attn: Accounting	100 N. Phillips Avenue, Sioux Falls, SD 57104	Lots 1-4, Block 12, Original Town	100'	\$8,400.00
2	City of Broken Bow	PO Box 504, Broken Bow, NE 68822	Lots 12-16, Block 12, Original Town	100'	\$8,400.00
3	Nebraska State Bank	PO Box 688, Broken Bow, NE 68822	Lots 17-21, Block 12, Original Town	100'	\$8,400.00
BLOCK 5					
1	Custer County Historical Society	PO Box 334, Broken Bow, NE 68822	Lots 1-2, Block 5, Original Town	43.64'	\$3,665.76
2	Anderson, Arthur J. Rev. Trust Anderson, Dianne K. Rev. Trust	45600 Hwy 70, Arcadia, NE 68815	Lot 3, Block 5, Original Town	21.82'	\$1,832.88
3	HAKO LLC	80445 Rd 431, Merna, NE 68856	Lots 4-5, Block 5, Original Town	43.64'	\$3,665.76
4	Betty J. Hunt	837 N. 13th Avenue, Broken Bow, NE 68822	Lot 6, Block 5, Original Town	21.82'	\$1,832.88
5	Irish Heritage, LLC Downey	c/o Michael J. PO Box 107, Benkelman, NE 69021	Lot 7, Block 5, Original Town	21.82'	\$1,832.88
6	Crystal Esch and Natasha L. Dalby	80451 Round Valley Road, Broken Bow, NE 68822	Lot 8, Block 5, Original Town	21.82'	\$1,832.88
7	Carl D. & Carol L. Christen	1349 N. M Street, Broken Bow, NE 68822	Lot 9, Block 5, Original Town	21.82'	\$1,832.88
8	Norman & Amy Sillivan	407 South 9th Avenue, Broken Bow, NE 68822	Lot 10, Block 5, Original Town	21.82'	\$1,832.88
9	Custer County Foundation, Inc.	P.O. Box 304, Broken Bow, NE 68822	East 70' 2.5 Lot 11, Block 5, Original Town	92.03'	\$7,730.52
10	Tim L. & Carolyn Lee Troxel	44942 Hwy 70, Berwyn, NE 68814	West 41'9.5 Lot 11, Block 5, Original Town	41.79'	\$3,510.36
11	Douglas A. Stewart & Radine Fiorelli Stewart	926 S. D Street, Broken Bow, NE 68822	Lots 12-13, Block 5, Original Town	44.8'	\$3,763.20
12	Michael Borders	PO Box 133, Broken Bow, NE 68822	Lot 14, Block 5, Original Town	22.4'	\$1,881.60
13	Michael S. & Allison M. Borders	PO Box 133, Broken Bow, NE 68822	Lot 15, Block 5, Original Town	22.4'	\$1,881.60
14	Paul A. & Connie Ulmer	80797 Lillian Road, Broken Bow, NE 68822	Lot 16, Block 5, Original Town	100'	\$8,400.00
15	Breanna & Zachary Bartak	42276 Rd 802, Merna, NE 68856	North 24' Lots 17-21, Block 5, Original Town	24'	\$2,016.00
16	Michael & Amber Evans	PO Box 156, Broken Bow, NE 68822	South 88' of Lots 17-18, Block 5, Original Town	88'	\$7,392.00
ADDITIONS					
BLOCK 104					
1	Girardin Ventures, LLC	126 North 10th Avenue, Broken Bow, NE 68822	Lots 1-4, Block 104, Railroad Add	120'*	\$2,400.00
BLOCK 105					
1	Arrow Seed	126 North 10th Avenue, Broken Bow, NE 68822	Lots 6-10, Block 105, Railroad Add	120'*	\$2,400.00
TOTAL NON CITY				2489.6	\$186,796.08
TOTAL CITY				268'	\$22,512.00

* The properties on Blocks 104 and 105 did not have full width sidewalk installed, and no lighting, so an assessment rate of \$20.00 per lineal foot is established.

** Footage of assessment was reduced to compensate property owner for temporary construction easement that utilized the property.

*** Footage of assessment was reduced as City is acquiring a portion of the property for maintenance of existing drainage structures and drainway.