

David City Public School Board of Education
Special Board Meeting
Monday, July 21, 2025 7:00 AM
Board Meeting Room at the High School
750 D St.
David City, NE 68632-1724

1. Call Meeting to Order
 - 1.1. Pledge of Allegiance
 - 1.2. Open Meetings Statement
 - 1.3. Attendance/Absence Approval
2. Discussion and Action Items
 - 2.1. Discuss, consider, and take action to approve the purchase of the property located at 712 E St in David City, NE 68632 (Parcel ID 120000616) (Legal Description 19 15 3 DAVID CITY W 1/2 of LOTS 10 & 11 BLK 15 ORIG TOWN) and authorize the Superintendent to act on behalf of the school district and sign all paperwork related to the property acquisition.
3. Public Forum
4. Adjournment

Agency Disclosure Information for Buyers and Sellers

Company Kobza Ag and Home

Agent Name Laura Kobza

Nebraska law requires all real estate licensees provide this information outlining the types of real estate services being offered. For additional information on Agency Disclosure and more go to: <http://www.nrec.ne.gov/consumer-info/index.html>

The agency relationship offered is (initial one of the boxes below, all parties initial if applicable):

Limited Seller's Agent
<ul style="list-style-type: none"> • Works for the seller • Shall not disclose any confidential information about the seller unless required by law • May be required to disclose to a buyer otherwise undisclosed adverse material facts about the property • Must present all written offers to and from the seller in a timely manner • Must exercise reasonable skill and care for the seller and promote the seller's interests <p><u>A written agreement is required to create a seller's agency relationship</u></p>

✗ ✓ Limited Buyer's Agent
<ul style="list-style-type: none"> • Works for the buyer • Shall not disclose any confidential information about the buyer unless required by law • May be required to disclose to a seller adverse material facts including facts related to buyer's ability to financially perform the transaction • Must present all written offers to and from the buyer in a timely manner • Must exercise reasonable skill and care for the buyer and promote the buyer's interests <p><u>A written agreement is not required to create a buyer's agency relationship</u></p>

Limited Dual Agent
<ul style="list-style-type: none"> • Works for both the buyer and seller • May not disclose to seller that buyer is willing to pay more than the price offered • May not disclose to buyer that seller is willing to accept less than the asking price • May not disclose the motivating factors of any client • Must exercise reasonable skill and care for both buyer and seller <p><u>A written disclosure and consent to dual agency required for all parties to the transaction</u></p>

Customer Only (list of services provided to a customer, if any, on reverse side)
<ul style="list-style-type: none"> • Agent does not work for you, agent works for another party or potential party to the transaction as: ___ Limited Buyer's Agent ___ Limited Seller's Agent ___ Common Law Agent (attach addendum) • Agent may disclose confidential information that you provide agent to his or her client • Agent must disclose otherwise undisclosed adverse material facts: <ul style="list-style-type: none"> – about a property to you as a buyer/customer – about buyer's ability to financially perform the transaction to you as a seller/customer • Agent may not make substantial misrepresentation

___ Common Law Agent for ___ Buyer ___ Seller (complete and attach Common Law Agency addendum)

THIS IS NOT A CONTRACT AND DOES NOT CREATE ANY FINANCIAL OBLIGATIONS. By signing below, I acknowledge that I have received the information contained in this agency disclosure and that it was given to me at the earliest practicable opportunity during or following the first substantial contact with me and, further, if applicable, as a customer, the licensee indicated on this form has provided me with a list of tasks the licensee may perform for me.

Acknowledgement of Disclosure

(Including Information on back of form)

Laura Kobza For DCPS 07-14-2025
 (Client or Customer Signature) (Date)

 (Client or Customer Signature) (Date)

David City Public Schools
 (Print Client or Customer Name)

 (Print Client or Customer Name)

Contact Information:

1. Agent(s) name(s) and phone number(s): **Robert Kobza 402-641-1314**

Only the agent(s) named in #1 (above) is offering to represent you as your agent. Other licensees of the same brokerage or members of the same team may work for another party to the transaction and should NOT be assumed to be your agent. _____ Init. _____ Init (this paragraph is not applicable if the proposed agency relationship is a customer only or the brokerage does not practice designated agency)

2. Team name, Team Leader name and phone number (only if applicable):

3. Managing Broker(s) name(s) and phone number(s) (only if applicable): **Laura Kobza 402-641-6472**

4. Designated Broker name, name designated broker does business under (if different), and phone number:

(Optional) Indicate types of brokerage relationships offered

(Optional, see instructions) Tasks brokerage may perform for an unrepresented customer

Client or Customer name(s): **David City Public Schools** _____ , _____



THIS IS A LEGALLY BINDING AGREEMENT. IF NOT UNDERSTOOD, SEEK LEGAL ADVICE.
The REALTOR® negotiating this Agreement is a member of the Nebraska REALTORS® Association
and as such is governed by its Code of Ethics and Rules & Regulations.

RESIDENTIAL
PURCHASE AGREEMENT

Kobza Ag and Home LLC
(Firm and address)

4170 M Rd, Bellwood, NE 68624

July 10, 2025
(Contract Date)

The undersigned, as Buyer, agrees to purchase the following property on the following terms:

- 1. Address: 712 E St, David City, Ne 68632
2. Legal Description: DAVID CITY W1/2 OF LOTS 10 & 11 BLK 15 ORIG TOWN Butler County Nebraska

including all improvements on the real estate together with all permanently attached fixtures and equipment.

- 3. Personal Property. Personal property currently on the premises to be included is as follows: stove, refrigerator, garage door opener and remote.

4. Price and Financial Terms. Buyer agrees to pay \$ 170,000.00, on the following terms: an earnest money deposit of \$ to be applied to the purchase price is paid herewith as shown by the receipt herein. If paid by check, it will be cashed upon acceptance. Buyer hereby requests that the earnest money be: [] made payable to the Selling Broker, then transferred to the Listing Broker; [X] made payable to Selling Broker and transferred directly to Escrow Agent; [] made payable directly to the Escrow Agent; [] made payable directly to the Seller. Balance to be paid per the following paragraph(s) as checked.

[X] 4 A. Cash at Closing -- No Financing Being Required: Balance of \$ 170,000.00 shall be paid in cash, or by certified or cashier's check at a time of closing.

[] 4 B. Contingent Upon Loan: Balance of \$ shall be paid in cash, or by certified or cashier's check at the time of closing, contingent upon Buyer's ability to obtain a loan, to be secured by deed of trust, on above described Property in the amount of \$. The loan shall be [] VA, [] FHA, [] CONVENTIONAL, [] P.M.I., [] N.I.F.A. [] RURAL DEVELOPMENT OR with terms providing for an initial interest rate not to exceed % per annum, plus mortgage insurance, if required, with a term of no less than years. Buyer agrees to make application for the loan within 7 calendar days of acceptance of this offer, sign all papers, pay all costs, except as provided herein, and to establish escrow reserves for taxes and insurance if required by Lender. Buyer agrees to pay all loan fees, closing costs and prepaid items required by Lender (Subject to Paragraph 4D). If the original loan application is denied, the Buyer authorizes and shall instruct the Lender to immediately notify in writing all real estate licensees involved in the transaction. Upon written notice of denial by the Lender, this Purchase Agreement shall be void and the earnest money will be refunded to Buyer (Subject to Paragraph 27) unless Seller and Buyer mutually agree in writing within five (5) calendar days from receipt of notification of loan denial that an additional loan application will be made or that additional loan information will be submitted to the original Lender. Seller shall have the right to cancel this Agreement after closing date, unless they have received either a non-contingent loan commitment or a loan commitment with all contingencies satisfied and have agreed, in writing, to a new closing date. In the event of Seller's cancellation, the earnest money (Subject to Paragraph 27) shall be returned to the Buyer.

[] 4 C. Assumption of Existing Loan, Seller Financing or Other Financing Terms. (See Attached Addendum).

[] 4 D. Seller Contribution: At closing, Seller shall pay or reimburse Buyer for the payment of Buyer's loan fees, closing costs, inspection fees and/or escrow charges, and/or prepaid items as allowed by lender up to \$ or % of purchase price.

Seller: [Signature] Buyer: [Signature]
Date: 6/11/25 Date: 7-14-2025

4 E. Contingent on Closing: This offer is Contingent upon Buyer first obtaining the proceeds from the closing of the Buyer's Property located at _____, scheduled to close on _____. If such closing does not occur on or before such date, this offer shall be null and void and the earnest money shall be returned to the Buyer (Subject to Paragraph 27).

4 F. Contingent Upon Sale and Closing: This offer is contingent upon the sale and closing of Buyer's property located at: _____ (See Attached Addendum)

5. Termite and Wood Destroying Insects. If checked, Buyer requests a termite and wood destroying insect inspection of the property and all buildings thereon at Buyer's expense, with a mutually agreed upon vendor. Cost of said inspection to be paid by Seller in the event of a VA Loan. Should evidence of termites or wood destroying insects be found, the property shall be treated at Seller's expense by a mutually agreed upon commercially licensed applicator who has met the certification requirement of the Nebraska Pesticide Act for treatment of termites and wood destroying insects. The Buyer WILL _____ or WILL NOT _____ accept treated property. If visible evidence of previously treated infestation, which is now inactive, is found, treatment shall not be required. Should damage from such insects be found, the damage shall be corrected at Seller's expense by a vendor mutually agreed upon. However, if the cost required for repairs exceeds 1% of the purchase price, and the Seller does not elect to pay the cost in excess of such amount, Buyer shall have the option of declaring this Agreement null and void and be entitled to full return of the earnest deposit.

6. Other Provisions. This offer is contingent upon receiving board approval on or before July 25, 2025. If board approval is not obtained by this date, the Buyer shall have the right to terminate this Agreement and all earnest money shall be returned to the Buyer.

7. Appraisal. This offer is _____ is not subject to property appraising for purchase price or above. If property does not so appraise the Buyer may, at Buyer's option, continue to purchase the property, or declare the Agreement to be null and void, with a full return of the earnest money.

8. Inspections. (Check one)

Buyer Declines All Other Inspections: Buyer accepts the property "AS IS" with no warranties or guarantees of any kind. However, Buyer does not waive, release, or relinquish any right or claim Buyer may have by reason of any misrepresentation or fraudulent concealment by Seller. **OR**

Contingent on Inspection(s): This offer is Contingent upon Buyer obtaining any inspections of the real estate and personal property to be sold. All inspections are at Buyer's expense.

Inspections, with vendor so named, are requested by Buyer:

- | | |
|--|---|
| <input type="checkbox"/> Well & Septic _____ | <input type="checkbox"/> Whole House _____ |
| <input type="checkbox"/> Roof _____ | <input type="checkbox"/> Air Quality/Mold _____ |
| <input type="checkbox"/> Electrical _____ | <input type="checkbox"/> Radon _____ |
| <input type="checkbox"/> Structural _____ | <input type="checkbox"/> Plumbing _____ |
| <input type="checkbox"/> Survey _____ | <input type="checkbox"/> Visual Mold _____ |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> HVAC _____ |
| | <input type="checkbox"/> Asbestos _____ |

ALL INSPECTIONS MUST BE ORDERED WITHIN 72 HOURS OF ACCEPTANCE OF PURCHASE AGREEMENT. ALL AGREED UPON RESOLUTIONS OF ANY REQUIRED REPAIRS/REPLACEMENTS SHALL BE COMPLETED ON OR BEFORE CLOSING UNLESS OTHERWISE SET OUT IN WRITING. ALL PARTIES UNDERSTAND AND AGREE THAT ANY LENDER REQUIRED REPAIRS/REPLACEMENTS SHALL TAKE PRESENDECE OVER ANY BUYER REQUESTED REPAIRS/REPLACEMENTS. ALL PARTIES AGREE THAT ANY AND ALL REPAIRS/REPLACEMENTS REQUESTED BY LENDER AND/OR BUYER SHALL BE COMPLETED BY A MUTUALLY AGREED UPON VENDOR.

Seller: 	Buyer: 
Date: 7/11/25	Date: 7-11-2025

All Repair/Replacement requests to be resolved as follows: (select one)

- A. If checked, in the event of any claim or demand by Buyer, resulting from the above requested inspection and/or any lender required repairs/replacements, the Seller shall have the option of:
 1. Making said items operational or functional, agreeing to the expense in writing, or
 2. Giving the Buyer a credit for items, agreeing to the credit in writing, or
 3. Cancelling this agreement and refunding the Buyer's earnest money.

OR

- B. If checked, the Seller's total liability for any costs for replacement and/or repairs requested in any items listed in Paragraphs 6, and/or 8, shall not exceed \$ _____. Should replacement and/or repairs exceed this amount and Seller does not elect to pay the cost in excess of such amount, Buyer shall have the option of paying the excess or declaring this Agreement null and void and be entitled to a full return of the earnest money.

All inspections, requested in Paragraph 5, 6, and/or 8, shall be completed within _____ days of acceptance of the Purchase Agreement with the inspection report given to the Buyer within 2 days after the actual inspection has taken place. Buyer shall then have 3 days after receipt of the inspection report to review and notify Seller in writing of any repairs/replacements that Buyer deems necessary to bring property to safe, working condition. If Buyer does not notify Seller within the set time frame, the property shall be deemed to be acceptable to the Buyer in its present condition, and this inspection contingency is waived. Any Buyer's repair/replacement request(s) given to the Seller shall be accompanied by a copy of the inspection report. Seller's total liability limit for said repair/replacements is set out in _____ Paragraph #8 (A) OR _____ Paragraph #8 (B) of the Purchase Agreement.

9. Condition of Property. This Agreement is based upon Buyer's personal inspection or investigation of Property and not upon any representation or warranties of condition by Seller or any Agent involved in this transaction. If finished square footage, location of property lines, age, school district, lot size, condition of improvements, location of or inclusion in Blighted and/or Substandard city-designated areas or any other factor deemed important to Buyer's decision to purchase, Buyer acknowledges he has been advised to make independent investigation(s). Buyer agrees to accept Property in its present condition, except as provided in this Agreement.

10. Seller Property Condition Disclosure. Buyer acknowledges receipt of the Seller Property Condition Disclosure Statement.

11. Lead-Based Paint Disclosure. If checked, the house upon the property was built prior to 1978. Attached hereto is a statement, disclosure and acknowledgement regarding lead based paint which is incorporated herein by this reference.

12. SID Disclosure. If checked, the property is located in a Sanitary And Improvement District regulated under State Statute 31-717et seq. of the Nebraska Revised Statutes, namely Sanitary And Improvement District number _____. Buyer acknowledges and that Buyer understands I.) The property is located within a Sanitary And Improvement District; II.) Sanitary And Improvement Districts are located outside the corporate limits of any municipality; III.) Residents of Sanitary And Improvement Districts are not eligible to vote in municipal elections; and, IV.) Owners of property located within Sanitary And Improvement Districts have limited access to services provided by nearby municipalities until and unless the property is annexed by the municipality. Further disclosures are attached. [] [] (Buyers initial if checked)

13. Check here _____ The attached Condominium Addendum is part of this Agreement.

14. Utilities. Seller agrees to have the following utilities turned on, if not currently on, for inspections and/or appraisal.

- Electric Gas Water Other _____

15. Access to Property. Seller shall provide reasonable access to Buyer, Buyer's inspectors or agents to timely fulfill this Agreement and to representatives of Buyer's lender to accommodate financing.

16. Compliance with Law. Seller shall comply with all federal, state and local laws applicable to the sale or transfer of the property, including but not limited to installing smoke detectors and carbon monoxide detectors.

17. Maintenance/Repairs/Replacements. Seller agrees to maintain the property, at Seller's cost, in its condition on the date hereof until initial delivery of possession which maintenance shall include but not be limited to: the building, heating, air conditioning, water heater, sewer, plumbing, electrical system, underground sprinkler system, personal property, lawn care and snow removal.

Seller: <u>[Signature]</u>	Buyer: <u>[Signature]</u>
Date: <u>7/11/23</u>	Date: <u>7-14-2025</u>

18. **Final Walk Through.** Buyer shall have the right to make a final inspection of the property prior to closing to assure that all conditions of this Agreement have been met.

19. **Responsibility of Insurance and Risk of Loss.** Seller shall insure the property for fire, wind, hail, explosion, water or any other cause. Risk of loss or damage to Property, prior to closing, shall be the responsibility of the Seller. If prior to closing the structure on the Property is materially damaged, Seller shall immediately notify the Buyer in writing of the damage. Buyer, at Buyer's choice may: 1) Rescind this Agreement OR 2) Take the property subject to the damage with the Seller paying to the Buyer the insurance proceeds and deductible for the restoration of the property OR 3) Amend purchase price discounted by the cost of restoration of the premises OR 4) Attempt to negotiate new terms with changes set out in writing.

20. **Home Warranty Acknowledgement:** Buyer has been advised of the availability of a Home Warranty, and selects the following:

Home warranty coverage declined by Buyer.
 Home warranty accepted and paid by Buyer Seller
Plan Selected _____; Cost is not to exceed \$ _____

New Construction: New construction shall have the warranties implied by law, specifically made by suppliers of materials/appliances, or specifically tendered by the contractor. The BROKER and its AGENTS make no warranties as to the quality of construction or materials.

21. **Real Estate Taxes and Proration.** All real estate taxes assessed against the real estate for the year 2024 and all prior years will be paid in full by Seller at or prior to closing. Real estate taxes for the year 2025 (together with rents, homeowner's association dues and use fees if any) will be pro-rated as of the date of X closing or _____ possession. Real estate taxes will be prorated on the basis of the County Assessor's current valuation and the most recently certified mill levy as of the date of proration. Buyer's share of such pro-rations will be accounted for at closing. Special assessments for items such as paving, curbing, sidewalks, and utilities previously constructed, now under construction or ordered to be constructed by public authority, levied, assessed or not yet assessed as of the above date will be paid by Seller at or prior to closing.

22. **Closing and Possession.** The closing of the sale shall be on or before the 31st day of July, 2025. Possession of Property shall be given upon closing. This Agreement shall in no manner be construed to convey the Property or to give any right of possession.

23. **Title.** Seller agrees to convey marketable title to Buyer by Warranty Deed or equivalent free and clear of all liens, encumbrances, special assessments levied or assessed and subject only to utility easements, restrictions or covenants now of record. Buyer shall be furnished a current title insurance commitment before closing and a title insurance policy insuring good and marketable title.

Title policy shall be ALTA basic owner's policy ALTA expanded coverage
The cost of the title insurance shall be paid as follows:
 Title Insurance Policy paid by: (Select one) Seller Buyer Divided equally
 Lenders Policy paid by: (Select one) Seller Buyer Divided equally
 Endorsements paid by: (Select one) Seller Buyer Divided equally

Buyer selects Nebraska Title Co as the title insurance and the escrow company. Buyer agrees that should a valid title defect exist, Seller has a reasonable time to correct said defect, not to exceed 30 calendar days from the date of the title commitment. If the title defects are not cured within such time frame, the Buyer may declare this Agreement null and void, and be entitled to full return of the earnest money (Subject to Paragraph 27). Special assessments for items such as paving, curbing, sidewalk or utilities previously constructed, now under construction or ordered to be constructed by public authority, levied, assessed or not yet assessed as of above date, will be paid by Seller at or prior to closing. The documentary stamp tax shall be paid by the Seller.

24. **Escrow Closing.** Buyer and Seller agree that the closing of the sale may be handled by an Escrow Agent. If so, any broker holding the earnest money or other trust funds is authorized to transfer such items to the Escrow Agent. All documents and

Seller: [Signature] Buyer: [Signature]
Date: 7/11/25 Date: 7-14-2025

other items received by any broker in connection with the sale shall also be transferred to the Escrow Agent. After the transfer, a broker shall have no further responsibility or liability to Buyer or Seller to account for funds or preparation of documents in connection with the closing of the sale. Escrow Agent will not be required to disburse funds, deliver or record any documents until it has received sufficient certified funds or equivalent and all terms of the Agreement have been satisfied. The Escrow Agent's fee handling the closing shall be paid as follows: Seller Buyer Divided equally
If Buyer's loan is a government-regulated loan, which prohibits Buyer from paying such fees, they shall be paid by Seller.

25. Compensation. Buyer agrees to pay selling broker compensation of \$ None at closing. The compensation will be collected in all cases except (a) if Buyer secures a loan to purchase the Property that does not allow Buyer to pay such compensation or (b) Buyer has previously agreed to pay selling broker fixed compensation pursuant to an agreement entered into with selling broker. If this compensation is paid by Buyer to selling broker, Seller and Buyer agree that selling broker, which may be the same as the listing broker, may collect compensation from both Seller and Buyer.

26. Electronic Signatures. It is understood and agreed that the electronic signature (including but not limited to a signature received by email or facsimile transmission) of any party to this Agreement will be a valid and effective signature for all intents and purposes of this Agreement.

27. Default, Rescission, Failure of Contingency or Termination. If Buyer defaults on the performance of this Agreement, Seller may, at Seller's option, retain the earnest money for such failure, in addition to utilizing other such legal remedies as are available to Seller by reason of such failure. Upon default by Seller, Buyer may likewise pursue any available legal remedies against Seller. If this Agreement is void by failure of contingency or is rescinded or terminated by either party without fault as allowed hereby, each party shall bear their costs and the earnest money shall be refunded to the Buyer.

28. Do Not Call Provisions. Seller and Buyer authorize telephone, facsimile and other electronic means of contact by individuals on behalf of the Seller's broker and Buyer's broker, if different, as well as other service providers in the transaction, after closing date.

29. Addenda. The attached addenda shall be made a part of the Purchase Agreement (List Addenda) _____

30. Acceptance Date. This offer shall expire on July 14, 2025 (date) at 12:00 PM o'clock, (hour in the time zone of the office of the Seller's agent) and be automatically null and void unless prior to the time of expiration, Seller's written acceptance is delivered to the Buyer's limited agent or their Broker's office or the Buyer.

31. Entire Agreement. This document contains the entire Agreement of the parties and supersedes all prior Agreements or representations oral or written with respect to the Property which are not expressly set forth herein by reference. This Agreement may be modified only in writing, signed and dated by both parties. All express representations and warranties shall survive closing. Both parties acknowledge that they have not relied on any statements of the real estate agent or broker which are not herein expressed. "Buyer" shall be one or more. "Seller" shall be one or more. Whenever required by context, singular shall include the plural, the plural the singular, and one gender shall include all genders. Time is of the essence in this Agreement.

32. Authority to Sign. The undersigned Seller(s) and Buyer(s) each represent and warrant that they are duly empowered and/or authorized, whether individually, on behalf of any entity or as a fiduciary, to enter into this Purchase Agreement and create a valid and binding contract. Seller represents all parties required to transfer title to the Property are parties to this contract. Buyer reserves the right to withdraw this Offer prior to acceptance. Withdrawal shall be complete if verbal notification of withdrawal is made to the Seller's Limited Agent or Broker of the Seller's Limited Agent or the Seller before delivery of Seller's written acceptance.

BUYER DAVID COTT PUBLIC SCHOOLS By C. L. L. Smith DATE 07-14-2025

BUYER _____ DATE _____

NAMES FOR DEED: _____

Check one: JTWR0S Tenants-in-common Other _____

Seller: <u>[Signature]</u>	Buyer: <u>[Signature]</u>
Date: <u>7/11/25</u>	Date: <u>7-14-2025</u>

RECEIPT FOR EARNEST MONEY. Check made payable to: _____

RECEIVED FROM: _____ the sum of \$ _____ by _____

personal check cash cashier's check money order other _____ to apply to the purchase price of the Property on terms and conditions as stated. In the event this offer is not accepted by the Seller within the time specified herein, the Earnest Money shall be refunded to the Buyer. **If made payable directly to Escrow Agent, said Earnest Money shall be delivered and deposited to Escrow Agent's trust account within 72 hours of acceptance with verification sent to the Listing Broker and Selling Broker immediately.**

REALTORS® By: _____

AGENCY:

Buyer's Limited Agent is: Laura Kobza of Kobza Ag and Home LLC
 Seller's Limited Agent is: Robert Kobza of Kobza Ag and Home

Complete only one of A, B or C below:

A. Acceptance of All Terms: Seller accepts all of the terms of the above Agreement and agrees to perform all of its terms.

SELLER PR of Martin Birkel Estate DATE 7/11/25

SELLER _____ DATE _____

B. Rejection: The foregoing offer is rejected.

SELLER _____ DATE _____

SELLER _____ DATE _____

C. Counter Offer #1 By Seller: In response to the above Purchase Agreement dated _____ for the sale of the Property, all of the terms and conditions of the Purchase Agreement are accepted and shall remain the same with the exception of the following: _____

This Counter Offer shall expire _____ (date), at _____ o'clock a.m. p.m. (hour in the time zone of the office of the Seller's agent) and be automatically null and void unless, prior to the time of expiration, Buyer's written acceptance is delivered to the Seller's Limited Agent or their Broker's office or the Seller. If this Counter Offer is accepted, the Purchase Agreement as amended by this Counter Offer shall become a contract between the parties. Seller reserves the right to withdraw this Counter Offer prior to acceptance. Withdrawal shall be complete if verbal notification of withdrawal is made to the Buyer's Agent or Broker of the Buyer's Agent or Buyer before the delivery of Buyer's written acceptance.

Seller _____ Date _____ Seller _____ Date _____

Buyer Does: accept reject this Counter Offer _____ (date), at _____ o'clock A.M. P.M.

Buyer _____ Date _____ Buyer _____ Date _____

Seller: LB Buyer: CA
 Date: 7/11/25 Date: 7-14-2025

RECEIPTS FOR FULLY EXECUTED PURCHASE AGREEMENT

All parties acknowledge receipt of executed copy of this Agreement.

PR Susan Birkel for Martin Birkel 07-14-2025
Buyer Date estate Buyer AMES CITY PUBLIC SCHOOLS Date
By C. L. L. Supt

Seller _____ Date _____ Seller _____ Date _____
Martin E Birkel Estate

Residential Purchase Agreement Revision 12 (twelve) FINAL 4/21/22.docx

Seller: [Signature] Buyer: C17
Date: 7/11/25 Date: 7-14-2025

ESTIMATED BUYERS' CLOSING COSTS

Prepared For:

Property Address: 712 E St
David City, Ne 68632

Sales Counselor: _____

Date: _____

Offer/Purchase Price: \$ 170,000.00

Loan Amount: \$ _____

Closing Date: July 31, 2025

Title Insurance.....1/2 X <u>597.50</u>	\$ <u>298.75</u>
Recording Fees (Deed, Deed of Trust, Other).....	\$ <u>100.00</u>
Termite and Wood Destroying Insect Inspection.....	\$ _____
Well and Septic Inspection.....	\$ _____
Other Required or Requested Inspections (or repairs).....	\$ _____
Escrow Closing Fee.....1/2 X <u>500.00</u>	\$ <u>250.00</u>
Homeowners Association Fee (Prorated).....	\$ _____
Rent Proration.....(_____ days @ \$ _____ /day).....	\$ _____
Home Warranty.....	\$ _____
Attorney's Fee.....	\$ _____
Homeowners Insurance (Hazard).....(1year) (12X _____ /mo).....	\$ _____
Lead-Based Paint Inspection/Test.....	\$ _____

LOAN RELATED COSTS:

Origination Fee.....(_____ % X Loan Amount).....	\$ _____
Discount Fee (Points).....	\$ _____
Appraisal.....	\$ _____
Compliance Inspection.....(FHA, VA, RD).....	\$ _____
Credit Report.....	\$ _____
Survey (Limited).....(IF REQUIRED BY YOUR LENDER).....	\$ _____
Prepaid Interest.....	\$ _____
Tax & Insurance Escrow Fund.....(Held by Lender).....	\$ _____
Flood Certification Fee.....	\$ _____
Underwriting Fee.....	\$ _____
Commitment Fee (FHA).....	\$ _____
Commitment Fee (VA).....	\$ _____
Funding Fee (VA).....(_____ % X Loan Amount).....	\$ _____
RD Guarantee Fee.....(_____ X Loan Amount).....	\$ _____
RD Guarantee Discount Points.....(_____ X Loan Amount).....	\$ _____
RD Underwriting Fee.....	\$ _____
RD Inspections.....	\$ _____
FHA Mortgage Insurance.....	\$ _____
PMI (Private Mortgage Insurance).....(Conventional)	\$ _____

Other.....	\$ _____
*Current Year R.E. Taxes (Prorated)...(<u>212</u> days @ \$ <u>3.83</u> /day)....	\$ <u>811.96</u> (Credit)
Earnest Deposit.....	\$ _____ (Credit)

NET TOTAL of Approximate Closing Costs..... \$ (163.21)
TOTAL ESTIMATED FUNDS TO CLOSE (Closing costs plus down payment)..... \$ 169,836.79

ESTIMATED MONTHLY PAYMENT (Based on a _____ % interest rate and _____ year amortization):

Principal and Interest.....	\$ _____
Taxes.....	\$ _____
Insurance (Hazard).....	\$ _____
Other.....	\$ _____
TOTAL.....	\$ _____

*Taxes for estimated closing costs purposes may be figured on prior years valuation.
 Nebraska Real Estate License Law requires us to give you a written estimate of closing cost and categories of expenses involved with your purchase. Whenever possible, we have used the MAXIMUM charges that are expected. However, unusual circumstances may arise, and lenders, inspectors, and others may vary their charges. Therefore, these figures cannot be guaranteed. Buyers hereby acknowledge receipt of a copy of this completed estimate prior to the offer or counter offer being presented to the Seller.

Acknowledged and Copy Received: DAVID CITY PUBLIC SCHOOL 07-14-2025
 BUYER _____ DATE _____ BUYER _____ DATE _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards**Lead Warning Statement**

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (initial (i) or (ii) below):

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing. Describe what is known:

(ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (initial (i) or (ii) below):

(i) _____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing. List documents below:

(ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

(c) Purchaser has (initial (i) or (ii) below):

(i) _____ received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed above.

(ii) _____ not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.

(d)  Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home* (initial).

(e) Purchaser has (initial (i) or (ii) below):

(i) _____ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) CM waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

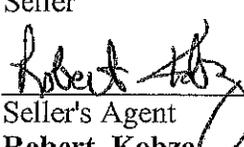
Agent's Acknowledgment (initial or enter N/A if not applicable)

(f) RS Seller's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance.

(g) C Purchaser's Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852d and is aware of his/her responsibility to ensure compliance. ¹

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

		<u>DAVID CITY PUBLIC SCHOOLS</u>	<u>07-14-2025</u>
Seller	Date	Purchaser	Date
Martin E Birkel Estate		By G.L.L. Supt	
<hr/>			
Seller	Date	Purchaser	Date
	<u>7-7-2025</u>		
Seller's Agent	Date	Purchaser's Agent ¹	Date
Robert Kobza			

Paperwork Reduction Act

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2070-0151). Responses to this collection of information are mandatory (40 CFR 745). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information is estimated to be 0.12 hours per response. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address."

¹ Only required if the purchaser's agent receives compensation from the seller.



**NEBRASKA REAL ESTATE COMMISSION
SELLER'S PROPERTY CONDITION DISCLOSURE STATEMENT
Residential Real Property**

THIS DISCLOSURE STATEMENT IS BEING COMPLETED AND DELIVERED IN ACCORDANCE WITH NEBRASKA LAW. NEBRASKA LAW REQUIRES THE SELLER TO COMPLETE THIS STATEMENT (NEB. REV. STAT. §76-2,120).

How long has the seller owned the property? 15 year(s)
 Is seller currently occupying the property? (Circle one) YES NO If yes, how long has the seller occupied the property? _____ year(s)
 If no, has the seller ever occupied the property? (Circle one) YES NO If yes when? From _____ (year) to _____ (year)

This disclosure statement concerns the real property located at 712 E St
 in the city of David City, County of Butler, State of Nebraska and legally described as:
DAVID CITY W1/2 OF LOTS 10 & 11 BLK 15 ORIG TOWN Butler County Nebraska

This statement is a disclosure of the condition of the real property known by the seller on the date on which this statement is signed. This statement is **NOT a warranty of any kind** by the seller or any agent representing a principal in the transaction, and **should NOT be accepted as a substitute for any inspection or warranty that the purchaser may wish to obtain**. Even though the information provided in this statement is NOT a warranty, the purchaser may rely on the information contained herein in deciding whether and on what terms to purchase the real property. Any agent representing a principal in the transaction may provide a copy of this statement to any other person in connection with any actual or possible sale of the real property. The information provided in this statement is the representation of the seller and NOT the representation of any agent, and is NOT intended to be part of any contract between the seller and purchaser.

Seller please note: you are required to complete this disclosure statement IN FULL. If any particular item or matter does not apply and there is no provision or space for indicating, insert "N/A" in the appropriate box. If age of items is unknown, write "UNK" on the blank provided. If the property has more than one item as listed below please put the numbered in the appropriate box. For example -- if the home has three room air conditioners, one working, one not working, and one not included, put a "1" in each of the "Working", "Not Working", and "None/Not Included" boxes for that item, and a "3" on the line provided next to the item description to indicate total number of item. You may also provide additional explanation of any item in the comments section in PART III.

SELLER STATES THAT, TO THE BEST OF THE SELLER'S KNOWLEDGE AS OF THE DATE THIS DISCLOSURE STATEMENT IS COMPLETED AND SIGNED BY THE SELLER, THE CONDITION OF THE REAL PROPERTY IS:

PART I -- If there is more than one of any item in this Part, the statement made applies to each and all of such items unless otherwise noted in the Comments section in PART III of this disclosure statement, or number separately as provided in the instructions above. If an item in this Part is not on the property, or will not be included in the sale, check only the "None/Not included" column for that item.

Section A - Appliances	Working	Not Working	Do not know If working	None / Not included
1. Refrigerator	X			
2. Clothes Dryer				X
3. Clothes Washer				X
4. Dishwasher			X	
5. Garbage Disposal			X	
6. Freezer				X
7. Oven	X			
8. Range	X			
9. Cooktop				X
10. Microwave oven				X
11. Built-in vacuum system and equipment				X
12. Range ventilation systems				X
13. Gas grill				X
14. Room air conditioner (____ number)				X
15. TV antenna / Satellite dish				X
16. Trash compactor				X

Section B - Electrical Systems	Working	Not Working	Do not know If working	None / Not included
1. Electrical service panel capacity ____ AMP Capacity (if known) ____ fuse <u>X</u> circuit breakers	X			
2. Colling fan(s) (____ number)				
3. Garage door opener(s) (____ number)	X			
4. Garage door remote(s) (____ number)	X			
5. Garage door keypad(s) (____ number)	<u>1973</u>			X
6. Telephone wiring and jacks			X	
7. Cable TV wiring and jacks			X	
8. Intercom or sound system wiring			X	
9. Built-in speakers			X	
10. Smoke detectors (____ number)	X			
11. Fire alarm				X
12. Carbon Monoxide Alarm (____ number)	X			
13. Room ventilation/exhaust fan (____ number)				X
14. 220 volt service	X			
15. Security System ____ Owned ____ Leased ____ Central station monitoring				X
16. Have you experienced any problems with the electrical system or its components? ____ YES <u>X</u> NO				If YES, explain the condition in the comments section in PART III of this disclosure statement.

Seller's Initials _____ / _____ Property Address 712 E St David City, Ne 68632 Buyer's Initials CD / _____
 Kobza Ag and Home, 4170 M Road Bellwood NE 68624 Phone: 4026416472 Fax: 4023673866 Susan Burkel 712 E St
 Laura Kobza Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Section C - Heating and Cooling Systems	Working	Not Working	Do not Know if working	None / Not Included
1. Air purifier				X
2. Attic fan				X
3. Whole house fan				X
4. Central air conditioning _____ year installed (if known)	X			
5. Heating system _____ year installed (if known) X Gas _____ Electric _____ Other (specify _____)	X			
6. Fireplace / Fireplace Insert				X
7. Gas log (fireplace)				X
8. Gas starter (fireplace)				X
9. Heat pump _____ year installed (if known)				X
10. Humidifier				X
11. Propane Tank _____ year installed (if known) Rent _____ Own				X
12. Wood-burning stove _____ year installed (if known)				X

Section D - Water Systems	Working	Not Working	Do not Know if working	None / Not Included
1. Hot tub / whirlpool				X
2. Plumbing (water supply)	X			
3. Swimming pool				X
4. a. Underground sprinkler system				X
b. Back-flow prevention system				X
5. Water heater <u>2024</u> year installed (if known)	X			
6. Water purifier _____ year installed (if known)				X
7. Water softener _____ Rent _____ Own			X	X
8. Well system		X		
Section E - Sewer Systems	Working	Not Working	Do not Know if working	None / Not Included
1. Plumbing (water drainage)	X			
2. Sump pump (discharges to _____)				X
3. Septic System				X

PART II – In Sections A, B, C, and D if the answer to any item is "YES", explain the condition in the comments Section in PART III of this disclosure statement.

Section A. Structural Conditions - If there is more than one of any item listed in this Section, the statement made applies to each and all of such items unless otherwise noted in the comment section in PART III of this disclosure statement.

Section A - Structural Conditions	YES	NO	Do not Know
1. Age of roof (if known) _____ year(s)	N/A	N/A	X
2. Does the roof leak?		X	
3. Has the roof leaked?		X	
4. Is there presently damage to the roof?		X	
5. Has there been water intrusion in the basement or crawl space?	X		
6. Has there been any damage to the real property or any of the structures thereon due to the following occurrences including, but not limited to, wind, hail, fire, flood, wood-destroying insects, or rodents?		X	
7. Are there any structural problems with the structures on the real property?		X	
8. Is there presently damage to the chimney?			X
9. Are there any windows which presently leak, or do any insulated windows have any broken seals?			X

Section A - Structural Conditions	YES	NO	Do not Know
10. Year property was built <u>1936</u> (if known)	N/A	N/A	
11. Has the property experienced any moving or settling of the following:			
- Foundation		X	
- Floor		X	
- Wall		X	
- Sidewalk		X	
- Patio		X	
- Driveway		X	
- Retaining wall		X	
12. Any room additions or structural changes?		X	

Section B. Environmental Conditions - Have any of the following substances, materials, or products been on the real property? If tests have been conducted for any of the following, provide a copy of all test results, if available.

Section B - Environmental Conditions	YES	NO	Do not Know
1. Asbestos			X
2. Contaminated soil or water (including drinking water)		X	
3. Landfill or buried materials		X	
4. Lead-based paint			X
5. Radon Gas			X
6. Toxic materials		X	

Section B - Environmental Conditions	YES	NO	Do not Know
7. Underground fuel, chemical or other type of storage tank?		X	
8. Have you been notified by the Noxious Weed Control Authority in the last 3 years of the presence of noxious weeds, as defined by Nebraska law (N.A.C. Title 25, Ch. 10), on the property?		X	
9. Hazardous substances, materials or products identified by the Environmental Protection Agency or its authorized Nebraska Designee (excluding ordinary household cleaners)		X	

Seller's Initials _____ / _____ Property Address 712 E St
David City, Ne 68632

Buyer's Initials CD / _____

Section C. Title Conditions - Do any of the following conditions exist with regard to the real property?

Section C - Title Conditions	YES	NO	Do not Know
1. Any features, such as walls, fences and driveways which are shared?		X	
2. Any easements, other than normal utility easements?		X	
3. Any encroachments?		X	
4. Any zoning violations, non-conforming uses, or violations of "setback" requirements?		X	
5. Any lot-line disputes?		X	
6. Have you been notified, or are you aware of, any work planned or to be performed by a utility or municipality close to the real property including, but not limited to sidewalks, streets, sewers, water, power, or gas lines?		X	
7. Any planned road or street expansions, improvements, or widening adjacent to the real property?		X	
8. Any condominium, homeowners', or other type of association which has any authority over the real property?		X	
9. Any private transfer fee obligation upon sale?		X	

Section C - Title Conditions	YES	NO	Do not Know
10. Does ownership of the property entitle the owner to use any "common area" facilities such as pools, tennis courts, walkways, or other common use areas?		X	
11. Is there a common wall or walls? b. Is there a party wall agreement?		X	
12. Any lawsuits regarding this property during the ownership of the seller?		X	
13. Any notices from any governmental or quasi-governmental agency affecting the real property?		X	
14. Any unpaid bills or claims of others for labor and/or materials furnished to or for the real property?		X	
15. Any deed restrictions or other restrictions of record affecting the real property?		X	
16. Any unsatisfied judgments against the seller?		X	
17. Any dispute regarding a right of access to the real property?		X	
18. Any other title conditions which might affect the real property?		X	

Section D. Other Conditions - Do any of the following conditions exist with regard to the real property?

Section D - Other Conditions	YES	NO	Do not Know
1. a. Are the dwelling(s) and the improvements connected to a public water system? b. Is the system operational?	X		
2. a. Are the dwelling(s) and the improvements connected to a private, community (non-public), or Sanitary Improvement District (SID) water system? b. Is the system operational?		X	
3. If the dwelling(s) and the improvements are connected to a private, community (non-public) or SID water system is there adequate water supply for regular household use (i.e. showers, laundry, etc.)?		X	
4. a. Are the dwelling(s) and the improvements connected to a public sewer system? b. Is the system operational?	X		
5. a. Are the dwelling(s) and the improvements connected to a community (non-public) or SID sewer system? b. Is the system operational?		X	
6. a. Are the dwelling(s) and the improvements connected to a septic system? b. Is the system operational?		X	
7. Has the main sewer line from the house ever backed up or exhibited slow drainage?	X		

Section D - Other Conditions	YES	NO	Do not Know
8. a. Is the real property in a flood plain? b. Is the real property in a floodway?		X	
9. Is trash removal service provided to the real property? If so, are the trash services public <u>X</u> private	X		
10. Have the structures been mitigated for radon? If yes, when? _____		X	
11. Is the property connected to a natural gas system?	X		
12. Has a pet lived on the property? Type(s) _____		X	
13. Are there any diseased or dead trees, or shrubs on the real property?		X	
14. Are there any flooding, drainage, or grading problems in connection to the real property?		X	
15. a. Have you made any insurance or manufacturer claims with regard to the real property? b. Were all repairs related to the above claims completed?		X	
16. Are you aware of any problem with the exterior wall-covering of the structure including, but not limited to, siding, synthetic stucco, masonry, or other materials?		X	

Section E. Cleaning / Servicing Conditions - Have you ever performed or had performed the following? (State most recent year performed)

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do not know	None / Not Included
1. Servicing of air conditioner	2025	X			
2. Cleaning of fireplace, including chimney					X
3. Servicing of furnace	2025	X			X
4. Professional inspection of furnace A/C (HVAC) System	2025	X			
5. Servicing of septic system					X

Section E - Cleaning / Servicing Conditions	YEAR	YES	NO	Do not know	None / Not Included
6. Cleaning of wood-burning stove, including chimney					X
7. Treatment for wood-destroying insects or rodents					X
8. Tested well water					X
9. Serviced / treated well water					X

PART III - Comments. Please reference comments on items responded to above in PART I or II, with Section letter and item number.
Note: Use additional pages if necessary.

This Property was Inherited From Marty's Mother and the family has very limited information about the property.

If checked here _____ PART III is continued on a separate page(s)

SELLER'S CERTIFICATION

Seller hereby certifies that this disclosure statement, which consists of 4 pages (including additional comment pages), has been completed by Seller; that Seller has completed this disclosure statement to the best of Seller's belief and knowledge as the date hereof, which is the date this disclosure statement is completed and signed by the Seller.

Seller's Signature Martin E Birkel Date 6/7/25
Martin E Birkel Estate

Seller's Signature _____ Date _____

ACKNOWLEDGEMENT OF RECEIPT OF DISCLOSURE STATEMENT, UNDERSTANDING AND CERTIFICATION

I/We acknowledge receipt of a photocopy of the above Seller Property Condition Disclosure Statement; understand that such disclosure statement is NOT a warranty of any kind by the seller or any agent representing any principal in the transaction; understand that such disclosure statement should not be accepted as a substitute for any inspection or warranty that I/we may wish to obtain; understand the information provided in this disclosure statement is the representation of the seller and not the representation of any agent, and is not intended to be part of any contract between the seller and purchaser; and certify that disclosure statement was delivered to me/us or my/our agent on or before the effective date of any contract entered into by me/us relating to the real property described in such disclosure statement.

Purchaser's Signature DAVID CITY PUBLIC SCHOOLS By C.R.A. Supt Date 07-14-2025

Purchaser's Signature _____ Date _____



Parcel Information	
Parcel ID:	120000616
Map Number	N/A
State Geo Code	2695-19-4-12001-015-0616
Cadastral #	N/A
Images	Photo #1 Sketch #1
Current Owner:	BIRKEL/MARTIN E 580 44 RD LOT 51 BELLWOOD, NE 68624
Situs Address:	712 E DAVID CITY
Tax District:	12
School District:	DAVID CITY 56, 12-0056
Account Type:	Residential
Legal Description:	19 15 3 DAVID CITY W1/2 OF LOTS 10 & 11 BLK 15 ORIG TOWN
Lot Width:	70.00
Lot Depth:	100.00
Total Lot Size:	7000.00 sq ft

* Disclaimer: This legal description should not be used to prepare legal documents.

Assessed Values				
Year	Total	Land	Outbuilding	Dwelling
2025	\$124,360	\$11,900	\$975	\$111,485
2024	\$115,145	\$11,900	\$975	\$102,270
2023	\$100,085	\$11,900	\$975	\$87,210
2022	\$87,995	\$11,900	\$985	\$75,110
2021	\$85,935	\$7,000	\$985	\$77,950

Yearly Tax Information		
Year	Amount	Levy
2024	\$1,395.28	1.507993

2024 Tax Levy	
Description	Rate
BUTLER COUNTY	0.17738900
AG. SOCIETY	0.01000000
DAVID CITY 56	0.70817100
E.S.U.#7	0.01500000
CENTRAL COMM COLLEGE	0.02000000
DAVID CITY FIRE #9	0.03500000
LOWER PLATTE NORTH	0.02576800
DAVID CITY	0.50000000
56 K8 QUALITY PURPOSE	0.01666500

5 Year Sales History
No previous sales information is available (for the past 5 years).

Property Classification			
Status:	Improved	Location:	Urban
Property Class:	Residential	City Size:	2,501-5,000
Zoning:	N/A	Lot Size:	<10,000 sq. ft.

Property Notes	
Date	Note

Land Information				
Lot Width (ft)	Lot Depth (ft)	Description	Lot Size	Lot Value
70.00	100.00		7000.00 sq ft	\$11,900.00

Residential Datasheet			
Zoning:	N/A	Condition:	Average
Year Built:	1920	Style 1:	100% One Story
Exterior 1:	100% Frame, Siding, Vinyl	Style 2:	N/A
Exterior 2:	N/A	Bathrooms:	1.00
Bedrooms:	N/A	Heating/Cooling:	100% Warmed & Cooled Air
Plumbing Fixtures:	N/A	Min Finish:	400 sq. ft
Basement Size:	1,414 sq. ft	Part Finish:	0 sq. ft
Base Area:	1,414 sq. ft	Roof Type:	Composition Shingle
Total Area:	1,414 sq. ft	Garage 1:	Attached Garage(SF)
Quality:	Average	Garage 1 Size:	518 sq. ft

Miscellaneous Improvements	
Description	Units
KNEE-WALL PORCH	136
SOLID WALL PORCH	180

Outbuilding Data			
Description	Units	Year Built	Cost
Driveway, Concrete	660		\$975

Photo/Sketch

