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DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

ANTELOPE COUNTY

NEBRASKA

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DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Antelope County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Antelope County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Kelly Mueller, Antelope County Assessor

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Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization, which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the PRD and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO’s recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor’s effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds’ records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

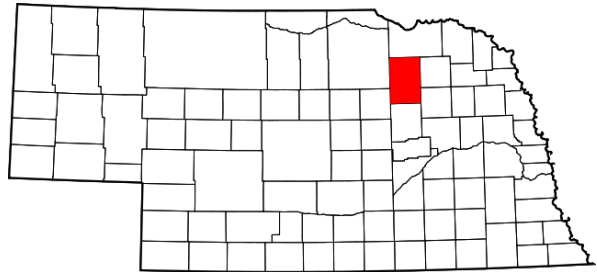
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA's conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

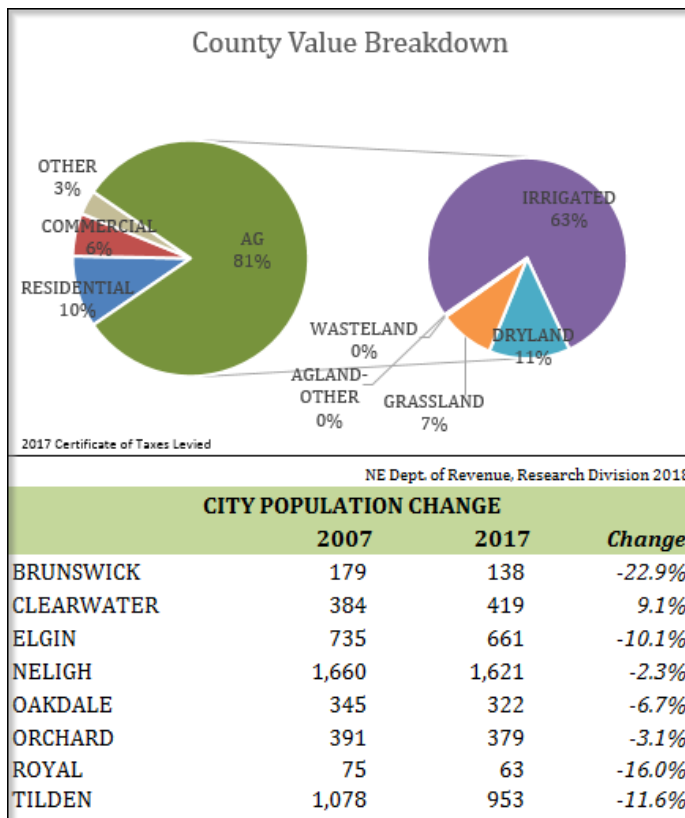
**Further information may be found in Exhibit 94*

County Overview

With a total area of 857 miles, Antelope County has 6,329 residents, per the Census Bureau Quick Facts for 2016, a 5% population decline from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 90% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Antelope County are located in and around Neligh, the county seat. According to the latest information available from the U.S. Census Bureau, there are 230 employer establishments with total employment of 1,487.



Agricultural land contributes a large majority of the county's valuation base. Additionally, irrigated land makes up the majority of the land in the county. Antelope County is included in the Upper Elkhorn Natural Resources District (NRD). In value of sales by commodity group, Antelope County ranks fourth in both hogs and pigs and milk from cows (USDA AgCensus).

2018 Residential Correlation for Antelope County

Assessment Actions

For the current assessment year, Antelope County reviewed all houses in Elgin and Neligh that had a quality of 25 or lower, and made sure the different classes of quality were consistent throughout. All basements of houses built between 1970 - 2000 were reviewed in Elgin, Tilden, Clearwater, and Neligh to verify finish after seeing a trend of incorrect basement finish on sales. The economic depreciation was reduced on all Clearwater residential from 35% to 20%, after review of the sales ratio study. The rural residential farm site home site review with questionnaires, inspections, and new photos was completed for 2018. The pickup work was also completed and placed on the assessment roll.

Description of Analysis

Residential parcels are analyzed utilizing eight valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Description
1	Neligh and Elgin
5	Tilden
10	Oakdale
20	Brunswick
25	Orchard
30	Clearwater
35	Rural
40	Royal

The statistical profile for the residential class indicates 113 qualified sales, comprised of all eight valuation groups. Two of the three measures of central tendency are within range, with exception to the weighted mean which is slightly below. Three valuation groups with sufficient sales also have medians within the acceptable range.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the county assessor for further action.

2018 Residential Correlation for Antelope County

One area of review is the county’s sales qualification and verification processes. Antelope County has developed a sound procedure for verification. The county’s sales verification process includes sending a verification questionnaire to all parties involved in the transaction. Any questions not answered by the questionnaire are followed up with a telephone interview by the county assessor or deputy county assessor. On-site review of the property is conducted if deemed necessary. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county’s process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The County has done an acceptable job transmitting data timely and accurately. The AVU was also accurate when compared with the property record cards.

The county’s inspection and review cycle for all real property was discussed with the county assessor. For residential property, the County continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. The valuation groupings are looked at each year to see if any can be combined going forward. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales, along with all information available and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	56	94.98	94.85	94.90	13.23	99.95
05	8	92.98	91.28	87.33	08.57	104.52
10	7	99.45	151.65	91.51	72.15	165.72
20	5	107.50	97.28	89.94	12.57	108.16
25	15	95.80	88.54	66.71	24.26	132.72
30	8	87.50	92.83	83.17	27.39	111.61
35	12	99.53	108.36	94.16	27.45	115.08
40	2	60.98	60.98	57.73	23.07	105.63
<u>ALL</u>	113	95.29	98.08	90.49	21.45	108.39

2018 Residential Correlation for Antelope County

Level of Value

Based on analysis of all available information, the level of value for the residential class of real property in Antelope County is 95%.

2018 Commercial Correlation for Antelope County

Assessment Actions

For the 2018 assessment year, Tax Valuation LLC physically reviewed/inspected Elgin, Neligh and Oakdale. Elgin and Neligh were updated with costing and depreciation as well as a lot study performed. All remaining commercial in the rest of the county will be reviewed and put on the tax roll for 2019. All pick up work was also completed and placed on the assessment roll.

Description of Analysis

There are eight valuation groups utilized in the valuation of the commercial class based on the assessor locations in the county.

Valuation Grouping	Description
1	Neligh
5	Tilden
10	Oakdale
15	Elgin
20	Brunswick
25	Orchard
30	Clearwater
35	Rural

The commercial statistical profile shows fourteen qualified sales, comprised of six of the eight valuation groups. As mentioned in the assessment actions above the commercial class is currently being reviewed and inspected with only valuation group 1 and 15 completed for 2018.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation, and any incongruities are noted and discussed with the county assessor for further action.

One area of review is the county's sales qualification and verification processes. Antelope County has developed a sound procedure for verification. The county's sales verification process includes sending a verification questionnaire to all parties involved in the transaction. The county assessor or deputy assessor follows up on any questions not answered on the questionnaire with a phone interview. On-site review of the property is conducted if deemed necessary. Review of the non-

2018 Commercial Correlation for Antelope County

qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). Antelope County has consistently transferred data timely and accurately. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. With the entire commercial class of property currently being physically reviewed and inspected, the County will be up to date with the six-year review cycle.

Valuation groups with the current reappraisal going on are being examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. Once the review is done the contract appraiser will discuss with the assessor of any changes they see fit regarding valuation groups.

Equalization and Quality of Assessment

Valuation groups substratum indicates that only valuation group 1 and 15 are within the acceptable range with very few sales. As noted earlier the entire commercial class is being reviewed and revalued with the remainder of parcels scheduled completed in 2019.

All analysis and assessment practices indicate that Antelope County is in compliance with acceptable mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	5	96.71	100.24	105.97	06.81	94.59
05	1	207.96	207.96	207.96	00.00	100.00
15	4	96.87	98.67	96.21	04.16	102.56
25	1	32.98	32.98	32.98	00.00	100.00
30	1	110.07	110.07	110.07	00.00	100.00
40	2	50.23	50.23	44.20	15.97	113.64
<u> </u> ALL <u> </u>	14	95.98	96.24	115.71	24.59	83.17

Level of Value

Based on the consideration of all available information, Antelope County has met the statutory level of value of 100% for the commercial class of real property.

2018 Agricultural Correlation for Antelope County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2018 in Antelope County included the following overall land value adjustments: irrigated land and dry land were decreased approximately 6%, with grassland decreasing 3%. Land use was reviewed using GIS imagery. Questionnaires were mailed out to all property owners on the CRP list from the FSA office asking for a copy of the FSA contract cover sheet and a copy of the map included to verify acre count, location of CRP, and the expiration of the contract. The county reported a positive response with all updates entered.

Description of Analysis

Antelope County is divided into two market areas. Market Area 1 is the north and west portion of the county that consists of moderately to steeply sloping soils as well as sandy and silty soils on uplands. Market Area 3 is the southeasterly portion of the county which has deep, gently sloping to steep, silty soils. These are well drained soils with high suitability for irrigation, as water availability is present throughout the area. The comparable counties to Market Area 1 are Pierce County, Knox County Market Area 2, Holt County Market Area 1, Wheeler County and Boone County Market Area 2. Antelope County Market Area 3 is comparable to Boone County Market Area 1 and Madison County Market Area 1.

The market analysis was done using the 44 sales within Antelope County. The statistical analysis is supportive of the assessment actions to the agricultural land values. Both the median and weighted mean measures of central tendencies are within the acceptable range with the mean slightly above. Market Area 3 has nine qualified sales with a median of 88%. In breaking down the nine sales, there are seven dryland sales and two irrigated land each having some mixed use. When comparing the counties schedule of values to the adjoining counties with similar markets it appears that although Antelope County's values are relatively similar and equalized the irrigated land and dryland values are already lower than each adjoining county. Given the current trends in the agricultural land market and the comparison to surrounding county values, irrigated land and dryland in Antelope County Market Area 3 are believed to be assessed within the acceptable range.

The majority land use subclasses contain very few sales with exception to the 80% irrigated in Market Area 1. The majority land use, (MLU) 80% statistics for irrigated support that values are within the acceptable range. There are a limited number of sales in the remaining samples for the majority land uses. However, as mentioned earlier it appears Antelope County's values are relatively similar and equalized to the adjoining counties.

2018 Agricultural Correlation for Antelope County

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any incongruities are noted and discussed with the County Assessor for further action.

One area of review is the county's sales qualification and verification processes. Antelope County has developed a sound procedure for verification. The county's sales verification process includes sending a verification questionnaire to all parties involved in the transaction. Any questions not answered by the questionnaire are followed up with a telephone interview by the county assessor or deputy county assessor. On-site review of the property is conducted if deemed necessary. Review by the Division of the non-qualified sales indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

Discussions were held with the county assessor to review the agricultural sales to ensure that only sales that reflect market value are used to establish the assessed value of real property.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The monthly transfer statements have improved from last year. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for the agricultural land class was discussed with the County Assessor. The review was determined to be systematic and comprehensive; land use is reviewed with the most current aerial imagery available. Inspection of agricultural improvements is completed within the six year inspection and review cycle using an onsite inspection process that includes interior inspections and/or interviews with property owners where permitted as well as aerial imagery.

The review also supported that the market areas are well constructed in the county; the boundary lines separate distinctly different geographic areas within the county and sales analysis supports that these differences are recognized in the market place.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. In Antelope County, the county assessor uses sales questionnaires to monitor use changes; the cyclical physical inspection of agricultural land is also very helpful in monitoring non-agricultural activity. The farm home site value is the same as the rural residential first acre home site.

2018 Agricultural Correlation for Antelope County

Equalization

Agricultural dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Antelope County complies with professionally accepted mass appraisal standards.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	26	73.43	73.63	72.65	11.52	101.35
1	25	72.65	73.05	71.95	11.26	101.53
3	1	88.07	88.07	88.07	00.00	100.00
<u>Dry</u>						
County	6	72.21	80.57	77.75	16.48	103.63
1	1	71.98	71.98	71.98	00.00	100.00
3	5	72.44	82.28	78.54	19.59	104.76
<u>Grass</u>						
County	3	74.45	80.92	70.55	32.89	114.70
1	3	74.45	80.92	70.55	32.89	114.70
<u>ALL</u>	44	73.63	77.05	74.83	16.76	102.97

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Antelope County is 74%.

2018 Opinions of the Property Tax Administrator for Antelope County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Antelope County

Residential Real Property - Current

Number of Sales	113	Median	95.29
Total Sales Price	\$9,302,996	Mean	98.08
Total Adj. Sales Price	\$9,302,996	Wgt. Mean	90.49
Total Assessed Value	\$8,417,900	Average Assessed Value of the Base	\$64,148
Avg. Adj. Sales Price	\$82,327	Avg. Assessed Value	\$74,495

Confidence Interval - Current

95% Median C.I	91.90 to 98.92
95% Wgt. Mean C.I	84.64 to 96.34
95% Mean C.I	90.86 to 105.30
% of Value of the Class of all Real Property Value in the County	7.32
% of Records Sold in the Study Period	4.29
% of Value Sold in the Study Period	4.98

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	119	94	94.09
2016	120	97	96.88
2015	141	94	94.52
2014	148	94	93.82

2018 Commission Summary for Antelope County

Commercial Real Property - Current

Number of Sales	14	Median	95.98
Total Sales Price	\$1,237,100	Mean	96.24
Total Adj. Sales Price	\$1,237,100	Wgt. Mean	115.71
Total Assessed Value	\$1,431,430	Average Assessed Value of the Base	\$266,862
Avg. Adj. Sales Price	\$88,364	Avg. Assessed Value	\$102,245

Confidence Interval - Current

95% Median C.I	58.24 to 109.71
95% Wgt. Mean C.I	84.40 to 147.01
95% Mean C.I	72.74 to 119.74
% of Value of the Class of all Real Property Value in the County	6.53
% of Records Sold in the Study Period	2.48
% of Value Sold in the Study Period	0.95

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	17	0	76.17
2016	19	100	76.17
2015	21	100	89.67
2014	24	100	89.67

**02 Antelope
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 113
 Total Sales Price : 9,302,996
 Total Adj. Sales Price : 9,302,996
 Total Assessed Value : 8,417,900
 Avg. Adj. Sales Price : 82,327
 Avg. Assessed Value : 74,495

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 98
 COD : 21.45
 PRD : 108.39

COV : 39.91
 STD : 39.14
 Avg. Abs. Dev : 20.44
 MAX Sales Ratio : 378.83
 MIN Sales Ratio : 39.32

95% Median C.I. : 91.90 to 98.92
 95% Wgt. Mean C.I. : 84.64 to 96.34
 95% Mean C.I. : 90.86 to 105.30

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-15 To 31-DEC-15	14	95.49	104.60	101.18	27.31	103.38	65.77	270.23	71.41 to 118.65	72,393	73,244
01-JAN-16 To 31-MAR-16	10	94.97	95.84	94.47	09.80	101.45	79.33	115.25	83.57 to 110.57	81,545	77,039
01-APR-16 To 30-JUN-16	11	95.80	90.51	91.71	14.24	98.69	67.64	117.99	70.60 to 108.02	85,454	78,374
01-JUL-16 To 30-SEP-16	15	94.92	92.29	91.60	11.77	100.75	70.59	109.90	78.82 to 106.46	70,273	64,367
01-OCT-16 To 31-DEC-16	25	92.70	91.39	92.32	19.92	98.99	39.32	122.34	89.20 to 108.09	77,926	71,944
01-JAN-17 To 31-MAR-17	9	94.44	96.13	79.66	23.98	120.68	46.45	176.25	76.71 to 107.50	82,411	65,646
01-APR-17 To 30-JUN-17	16	94.97	100.00	82.26	25.73	121.57	46.91	177.10	75.73 to 121.29	128,113	105,389
01-JUL-17 To 30-SEP-17	13	99.45	117.70	97.10	35.68	121.22	55.73	378.83	81.15 to 112.27	56,946	55,295
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	50	95.28	96.06	94.78	16.30	101.35	65.77	270.23	85.42 to 98.92	76,461	72,469
01-OCT-16 To 30-SEP-17	63	96.20	99.68	87.49	25.29	113.93	39.32	378.83	90.27 to 99.92	86,983	76,103
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	61	94.92	92.18	92.41	15.13	99.75	39.32	122.34	89.40 to 99.07	77,995	72,076
<u>ALL</u>	113	95.29	98.08	90.49	21.45	108.39	39.32	378.83	91.90 to 98.92	82,327	74,495

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	56	94.98	94.85	94.90	13.23	99.95	49.99	133.09	91.88 to 99.29	88,422	83,914
05	8	92.98	91.28	87.33	08.57	104.52	74.54	107.93	74.54 to 107.93	66,863	58,388
10	7	99.45	151.65	91.51	72.15	165.72	65.71	378.83	65.71 to 378.83	19,357	17,714
20	5	107.50	97.28	89.94	12.57	108.16	77.77	115.13	N/A	66,200	59,543
25	15	95.80	88.54	66.71	24.26	132.72	39.32	146.38	59.59 to 109.56	67,256	44,866
30	8	87.50	92.83	83.17	27.39	111.61	56.17	174.17	56.17 to 174.17	43,138	35,878
35	12	99.53	108.36	94.16	27.45	115.08	46.45	270.23	76.71 to 117.99	164,167	154,571
40	2	60.98	60.98	57.73	23.07	105.63	46.91	75.05	N/A	13,000	7,505
<u>ALL</u>	113	95.29	98.08	90.49	21.45	108.39	39.32	378.83	91.90 to 98.92	82,327	74,495

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	113	95.29	98.08	90.49	21.45	108.39	39.32	378.83	91.90 to 98.92	82,327	74,495
06											
07											
<u>ALL</u>	113	95.29	98.08	90.49	21.45	108.39	39.32	378.83	91.90 to 98.92	82,327	74,495

**02 Antelope
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 113
 Total Sales Price : 9,302,996
 Total Adj. Sales Price : 9,302,996
 Total Assessed Value : 8,417,900
 Avg. Adj. Sales Price : 82,327
 Avg. Assessed Value : 74,495

MEDIAN : 95
 WGT. MEAN : 90
 MEAN : 98
 COD : 21.45
 PRD : 108.39

COV : 39.91
 STD : 39.14
 Avg. Abs. Dev : 20.44
 MAX Sales Ratio : 378.83
 MIN Sales Ratio : 39.32

95% Median C.I. : 91.90 to 98.92
 95% Wgt. Mean C.I. : 84.64 to 96.34
 95% Mean C.I. : 90.86 to 105.30

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	176.25	243.08	265.07	38.71	91.70	174.17	378.83	N/A	2,267	6,008	
Less Than 15,000	12	114.48	135.78	105.51	52.04	128.69	39.32	378.83	71.41 to 176.25	8,254	8,709	
Less Than 30,000	28	99.24	116.46	101.54	42.03	114.69	39.32	378.83	76.97 to 115.25	14,859	15,087	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	110	95.09	94.12	90.36	17.85	104.16	39.32	270.23	91.88 to 98.22	84,511	76,363	
Greater Than 14,999	101	95.26	93.60	90.32	16.28	103.63	46.45	270.23	91.90 to 98.22	91,128	82,311	
Greater Than 29,999	85	94.67	92.02	89.97	14.13	102.28	46.45	133.09	90.27 to 98.55	104,552	94,064	
<u>Incremental Ranges</u>												
0 TO 4,999	3	176.25	243.08	265.07	38.71	91.70	174.17	378.83	N/A	2,267	6,008	
5,000 TO 14,999	9	91.33	100.02	93.75	36.02	106.69	39.32	177.10	70.60 to 146.38	10,250	9,609	
15,000 TO 29,999	16	96.02	101.98	100.30	27.75	101.67	46.91	270.23	75.73 to 111.53	19,812	19,871	
30,000 TO 59,999	26	93.17	91.84	91.57	15.27	100.29	59.59	133.09	81.15 to 99.92	43,242	39,595	
60,000 TO 99,999	25	94.67	91.13	91.06	14.05	100.08	56.17	120.13	83.75 to 102.44	73,850	67,250	
100,000 TO 149,999	17	96.48	98.25	98.49	13.13	99.76	49.99	124.10	89.68 to 117.99	120,971	119,143	
150,000 TO 249,999	13	95.26	88.56	88.32	13.02	100.27	46.45	109.24	77.91 to 100.68	175,454	154,955	
250,000 TO 499,999	3	93.07	93.67	94.28	03.28	99.35	89.40	98.55	N/A	328,333	309,553	
500,000 TO 999,999	1	53.24	53.24	53.24	00.00	100.00	53.24	53.24	N/A	594,000	316,240	
1,000,000 +												
<u>ALL</u>	113	95.29	98.08	90.49	21.45	108.39	39.32	378.83	91.90 to 98.92	82,327	74,495	

**02 Antelope
COMMERCIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 14
 Total Sales Price : 1,237,100
 Total Adj. Sales Price : 1,237,100
 Total Assessed Value : 1,431,430
 Avg. Adj. Sales Price : 88,364
 Avg. Assessed Value : 102,245

MEDIAN : 96
 WGT. MEAN : 116
 MEAN : 96
 COD : 24.59
 PRD : 83.17

COV : 42.29
 STD : 40.70
 Avg. Abs. Dev : 23.60
 MAX Sales Ratio : 207.96
 MIN Sales Ratio : 32.98

95% Median C.I. : 58.24 to 109.71
 95% Wgt. Mean C.I. : 84.40 to 147.01
 95% Mean C.I. : 72.74 to 119.74

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	1	110.07	110.07	110.07	00.00	100.00	110.07	110.07	N/A	27,000	29,720
01-JAN-15 To 31-MAR-15	1	32.98	32.98	32.98	00.00	100.00	32.98	32.98	N/A	25,000	8,245
01-APR-15 To 30-JUN-15	2	97.89	97.89	97.08	01.21	100.83	96.71	99.06	N/A	56,000	54,368
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	2	157.15	157.15	199.94	32.34	78.60	106.33	207.96	N/A	95,000	189,943
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	109.37	109.37	109.58	00.32	99.81	109.02	109.71	N/A	305,000	334,228
01-JAN-17 To 31-MAR-17	2	94.92	94.92	94.82	00.34	100.11	94.60	95.24	N/A	92,500	87,713
01-APR-17 To 30-JUN-17	4	74.39	71.42	69.20	28.49	103.21	42.21	94.67	N/A	22,025	15,241
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	4	97.89	84.71	89.45	20.29	94.70	32.98	110.07	N/A	41,000	36,675
01-OCT-15 To 30-SEP-16	2	157.15	157.15	199.94	32.34	78.60	106.33	207.96	N/A	95,000	189,943
01-OCT-16 To 30-SEP-17	8	94.64	86.78	102.46	16.25	84.70	42.21	109.71	42.21 to 109.71	110,388	113,106
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	5	99.06	108.61	151.95	37.27	71.48	32.98	207.96	N/A	65,400	99,373
01-JAN-16 To 31-DEC-16	2	109.37	109.37	109.58	00.32	99.81	109.02	109.71	N/A	305,000	334,228
<u>ALL</u>	14	95.98	96.24	115.71	24.59	83.17	32.98	207.96	58.24 to 109.71	88,364	102,245

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	5	96.71	100.24	105.97	06.81	94.59	90.54	109.71	N/A	162,000	171,677
05	1	207.96	207.96	207.96	00.00	100.00	207.96	207.96	N/A	175,000	363,935
15	4	96.87	98.67	96.21	04.16	102.56	94.60	106.33	N/A	39,750	38,245
25	1	32.98	32.98	32.98	00.00	100.00	32.98	32.98	N/A	25,000	8,245
30	1	110.07	110.07	110.07	00.00	100.00	110.07	110.07	N/A	27,000	29,720
40	2	50.23	50.23	44.20	15.97	113.64	42.21	58.24	N/A	20,550	9,083
<u>ALL</u>	14	95.98	96.24	115.71	24.59	83.17	32.98	207.96	58.24 to 109.71	88,364	102,245

**02 Antelope
COMMERCIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 14
 Total Sales Price : 1,237,100
 Total Adj. Sales Price : 1,237,100
 Total Assessed Value : 1,431,430
 Avg. Adj. Sales Price : 88,364
 Avg. Assessed Value : 102,245

MEDIAN : 96
 WGT. MEAN : 116
 MEAN : 96
 COD : 24.59
 PRD : 83.17

COV : 42.29
 STD : 40.70
 Avg. Abs. Dev : 23.60
 MAX Sales Ratio : 207.96
 MIN Sales Ratio : 32.98

95% Median C.I. : 58.24 to 109.71
 95% Wgt. Mean C.I. : 84.40 to 147.01
 95% Mean C.I. : 72.74 to 119.74

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	14	95.98	96.24	115.71	24.59	83.17	32.98	207.96	58.24 to 109.71	88,364	102,245
04											
<u>ALL</u>	14	95.98	96.24	115.71	24.59	83.17	32.98	207.96	58.24 to 109.71	88,364	102,245

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	2	76.46	76.46	77.93	23.83	98.11	58.24	94.67	N/A	5,550	4,325
Less Than 30,000	6	96.87	83.56	83.66	22.30	99.88	32.98	110.07	32.98 to 110.07	16,017	13,399
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	14	95.98	96.24	115.71	24.59	83.17	32.98	207.96	58.24 to 109.71	88,364	102,245
Greater Than 14,999	12	97.89	99.54	116.05	24.68	85.77	32.98	207.96	90.54 to 109.71	102,167	118,565
Greater Than 29,999	8	95.98	105.75	118.41	26.15	89.31	42.21	207.96	42.21 to 207.96	142,625	168,879
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	2	76.46	76.46	77.93	23.83	98.11	58.24	94.67	N/A	5,550	4,325
15,000 TO 29,999	4	102.70	87.11	84.41	20.54	103.20	32.98	110.07	N/A	21,250	17,936
30,000 TO 59,999	2	66.38	66.38	67.94	36.41	97.70	42.21	90.54	N/A	38,500	26,158
60,000 TO 99,999	2	95.98	95.98	96.11	00.77	99.86	95.24	96.71	N/A	79,500	76,405
100,000 TO 149,999	2	101.81	101.81	101.50	07.08	100.31	94.60	109.02	N/A	115,000	116,720
150,000 TO 249,999	1	207.96	207.96	207.96	00.00	100.00	207.96	207.96	N/A	175,000	363,935
250,000 TO 499,999											
500,000 TO 999,999	1	109.71	109.71	109.71	00.00	100.00	109.71	109.71	N/A	500,000	548,535
1,000,000 +											
<u>ALL</u>	14	95.98	96.24	115.71	24.59	83.17	32.98	207.96	58.24 to 109.71	88,364	102,245

**02 Antelope
COMMERCIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 14
 Total Sales Price : 1,237,100
 Total Adj. Sales Price : 1,237,100
 Total Assessed Value : 1,431,430
 Avg. Adj. Sales Price : 88,364
 Avg. Assessed Value : 102,245

MEDIAN : 96
 WGT. MEAN : 116
 MEAN : 96
 COD : 24.59
 PRD : 83.17

COV : 42.29
 STD : 40.70
 Avg. Abs. Dev : 23.60
 MAX Sales Ratio : 207.96
 MIN Sales Ratio : 32.98

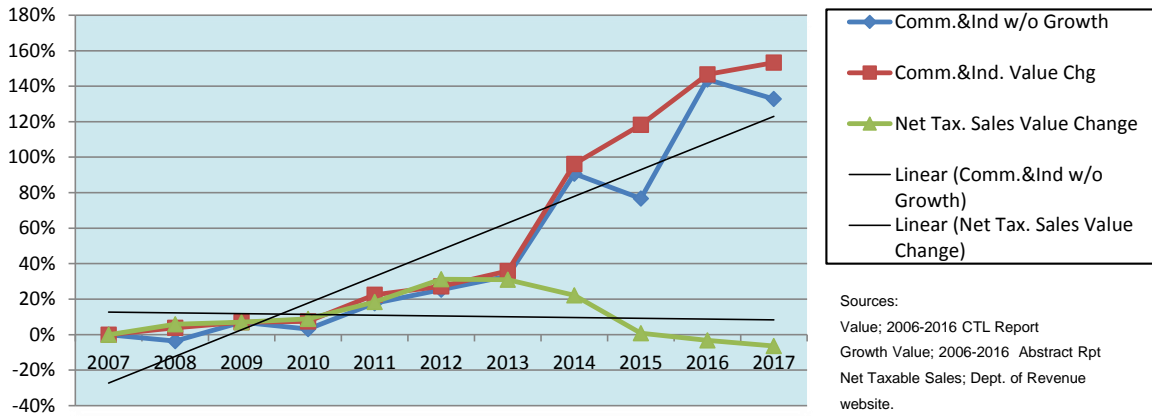
95% Median C.I. : 58.24 to 109.71
 95% Wgt. Mean C.I. : 84.40 to 147.01
 95% Mean C.I. : 72.74 to 119.74

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
337	1	58.24	58.24	58.24	00.00	100.00	58.24	58.24	N/A	5,100	2,970
343	1	109.02	109.02	109.02	00.00	100.00	109.02	109.02	N/A	110,000	119,920
353	2	98.44	98.44	94.77	08.03	103.87	90.54	106.33	N/A	28,000	26,535
381	1	32.98	32.98	32.98	00.00	100.00	32.98	32.98	N/A	25,000	8,245
386	2	95.66	95.66	95.53	01.11	100.14	94.60	96.71	N/A	107,000	102,213
391	2	102.48	102.48	108.04	07.06	94.85	95.24	109.71	N/A	282,500	305,220
406	1	99.06	99.06	99.06	00.00	100.00	99.06	99.06	N/A	18,000	17,830
442	2	76.14	76.14	71.29	44.56	106.80	42.21	110.07	N/A	31,500	22,458
472	1	207.96	207.96	207.96	00.00	100.00	207.96	207.96	N/A	175,000	363,935
528	1	94.67	94.67	94.67	00.00	100.00	94.67	94.67	N/A	6,000	5,680
<u> </u> ALL <u> </u>	14	95.98	96.24	115.71	24.59	83.17	32.98	207.96	58.24 to 109.71	88,364	102,245

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 55,861,595	\$ 1,132,735	2.03%	\$ 54,728,860	-	\$ 36,940,868	-
2008	\$ 58,012,285	\$ 4,165,085	7.18%	\$ 53,847,200	-3.61%	\$ 39,112,158	5.88%
2009	\$ 59,804,665	\$ -	0.00%	\$ 59,804,665	3.09%	\$ 39,547,619	1.11%
2010	\$ 60,024,750	\$ 2,424,270	4.04%	\$ 57,600,480	-3.69%	\$ 40,229,485	1.72%
2011	\$ 68,371,620	\$ 2,651,725	3.88%	\$ 65,719,895	9.49%	\$ 43,730,478	8.70%
2012	\$ 71,051,375	\$ 1,015,055	1.43%	\$ 70,036,320	2.43%	\$ 48,481,182	10.86%
2013	\$ 75,867,140	\$ 1,599,110	2.11%	\$ 74,268,030	4.53%	\$ 48,376,376	-0.22%
2014	\$ 109,601,445	\$ 3,068,925	2.80%	\$ 106,532,520	40.42%	\$ 45,131,579	-6.71%
2015	\$ 121,949,000	\$ 23,258,230	19.07%	\$ 98,690,770	-9.95%	\$ 37,242,477	-17.48%
2016	\$ 137,752,530	\$ 1,580,475	1.15%	\$ 136,172,055	11.66%	\$ 35,739,054	-4.04%
2017	\$ 141,481,455	\$ 11,402,820	8.06%	\$ 130,078,635	-5.57%	\$ 34,578,675	-3.25%
Ann %chg	9.74%			Average	4.88%	-0.37%	-0.34%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	-3.61%	3.85%	5.88%
2009	7.06%	7.06%	7.06%
2010	3.11%	7.45%	8.90%
2011	17.65%	22.39%	18.38%
2012	25.37%	27.19%	31.24%
2013	32.95%	35.81%	30.96%
2014	90.71%	96.20%	22.17%
2015	76.67%	118.31%	0.82%
2016	143.77%	146.60%	-3.25%
2017	132.86%	153.27%	-6.39%

County Number: 2
 County Name: Antelope

02 Antelope
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 44
Total Sales Price : 35,665,586
Total Adj. Sales Price : 35,665,586
Total Assessed Value : 26,690,235
Avg. Adj. Sales Price : 810,582
Avg. Assessed Value : 606,596

MEDIAN : 74
WGT. MEAN : 75
MEAN : 77
COD : 16.76
PRD : 102.97

COV : 21.71
STD : 16.73
Avg. Abs. Dev : 12.34
MAX Sales Ratio : 120.89
MIN Sales Ratio : 47.41

95% Median C.I. : 68.78 to 81.31
95% Wgt. Mean C.I. : 71.02 to 78.65
95% Mean C.I. : 72.11 to 81.99

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-OCT-14 To 31-DEC-14	4	90.91	90.14	72.31	32.81	124.66	57.87	120.89	N/A	657,181	475,201
01-JAN-15 To 31-MAR-15	3	80.06	78.43	79.60	06.83	98.53	69.41	85.83	N/A	1,011,000	804,797
01-APR-15 To 30-JUN-15	1	98.31	98.31	98.31	00.00	100.00	98.31	98.31	N/A	560,000	550,550
01-JUL-15 To 30-SEP-15	5	71.98	71.80	73.77	09.45	97.33	62.81	88.07	N/A	830,138	612,426
01-OCT-15 To 31-DEC-15	4	68.11	67.46	68.43	17.69	98.58	51.69	81.94	N/A	456,662	312,513
01-JAN-16 To 31-MAR-16	3	81.83	82.53	75.99	16.18	108.61	63.02	102.75	N/A	692,780	526,427
01-APR-16 To 30-JUN-16	3	71.56	66.76	69.69	15.79	95.80	47.41	81.31	N/A	732,179	510,272
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	5	87.49	85.91	83.42	09.91	102.98	74.45	101.25	N/A	923,912	770,704
01-JAN-17 To 31-MAR-17	8	75.67	80.63	77.51	15.73	104.03	63.73	113.52	63.73 to 113.52	811,707	629,144
01-APR-17 To 30-JUN-17	7	68.78	69.94	70.72	03.24	98.90	66.67	75.45	66.67 to 75.45	974,632	689,254
01-JUL-17 To 30-SEP-17	1	55.00	55.00	55.00	00.00	100.00	55.00	55.00	N/A	1,256,000	690,760
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	13	72.44	81.01	76.43	21.63	105.99	57.87	120.89	62.81 to 98.31	797,878	609,837
01-OCT-15 To 30-SEP-16	10	74.32	71.77	71.46	17.77	100.43	47.41	102.75	51.69 to 81.94	610,153	436,015
01-OCT-16 To 30-SEP-17	21	74.21	77.10	75.04	13.18	102.75	55.00	113.52	68.02 to 87.49	913,888	685,820
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	13	72.44	74.03	76.04	14.08	97.36	51.69	98.31	62.81 to 85.83	736,180	559,778
01-JAN-16 To 31-DEC-16	11	81.31	79.76	78.29	14.92	101.88	47.41	102.75	63.02 to 101.25	808,585	633,056
<u>ALL</u>	44	73.63	77.05	74.83	16.76	102.97	47.41	120.89	68.78 to 81.31	810,582	606,596

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	35	72.65	74.07	72.15	14.82	102.66	47.41	120.89	67.90 to 77.08	804,152	580,201
3	9	88.07	88.61	84.88	15.33	104.39	63.93	119.05	70.09 to 113.52	835,586	709,246
<u>ALL</u>	44	73.63	77.05	74.83	16.76	102.97	47.41	120.89	68.78 to 81.31	810,582	606,596

02 Antelope
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 44
 Total Sales Price : 35,665,586
 Total Adj. Sales Price : 35,665,586
 Total Assessed Value : 26,690,235
 Avg. Adj. Sales Price : 810,582
 Avg. Assessed Value : 606,596

MEDIAN : 74
 WGT. MEAN : 75
 MEAN : 77
 COD : 16.76
 PRD : 102.97

COV : 21.71
 STD : 16.73
 Avg. Abs. Dev : 12.34
 MAX Sales Ratio : 120.89
 MIN Sales Ratio : 47.41

95% Median C.I. : 68.78 to 81.31
 95% Wgt. Mean C.I. : 71.02 to 78.65
 95% Mean C.I. : 72.11 to 81.99

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	1	81.83	81.83	81.83	00.00	100.00	81.83	81.83	N/A	852,040	697,215
1	1	81.83	81.83	81.83	00.00	100.00	81.83	81.83	N/A	852,040	697,215
Dry											
County	4	71.04	74.36	72.59	10.35	102.44	63.93	91.43	N/A	552,873	401,339
1	1	71.98	71.98	71.98	00.00	100.00	71.98	71.98	N/A	526,286	378,810
3	3	70.09	75.15	72.78	13.08	103.26	63.93	91.43	N/A	561,735	408,848
Grass											
County	3	74.45	80.92	70.55	32.89	114.70	47.41	120.89	N/A	581,539	410,268
1	3	74.45	80.92	70.55	32.89	114.70	47.41	120.89	N/A	581,539	410,268
ALL	44	73.63	77.05	74.83	16.76	102.97	47.41	120.89	68.78 to 81.31	810,582	606,596

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	26	73.43	73.63	72.65	11.52	101.35	55.00	101.25	67.90 to 80.06	864,787	628,244
1	25	72.65	73.05	71.95	11.26	101.53	55.00	101.25	67.90 to 77.12	860,379	619,029
3	1	88.07	88.07	88.07	00.00	100.00	88.07	88.07	N/A	975,000	858,640
Dry											
County	6	72.21	80.57	77.75	16.48	103.63	63.93	113.52	63.93 to 113.52	731,915	569,098
1	1	71.98	71.98	71.98	00.00	100.00	71.98	71.98	N/A	526,286	378,810
3	5	72.44	82.28	78.54	19.59	104.76	63.93	113.52	N/A	773,041	607,156
Grass											
County	3	74.45	80.92	70.55	32.89	114.70	47.41	120.89	N/A	581,539	410,268
1	3	74.45	80.92	70.55	32.89	114.70	47.41	120.89	N/A	581,539	410,268
ALL	44	73.63	77.05	74.83	16.76	102.97	47.41	120.89	68.78 to 81.31	810,582	606,596

Antelope County 2018 Average Acre Value Comparison

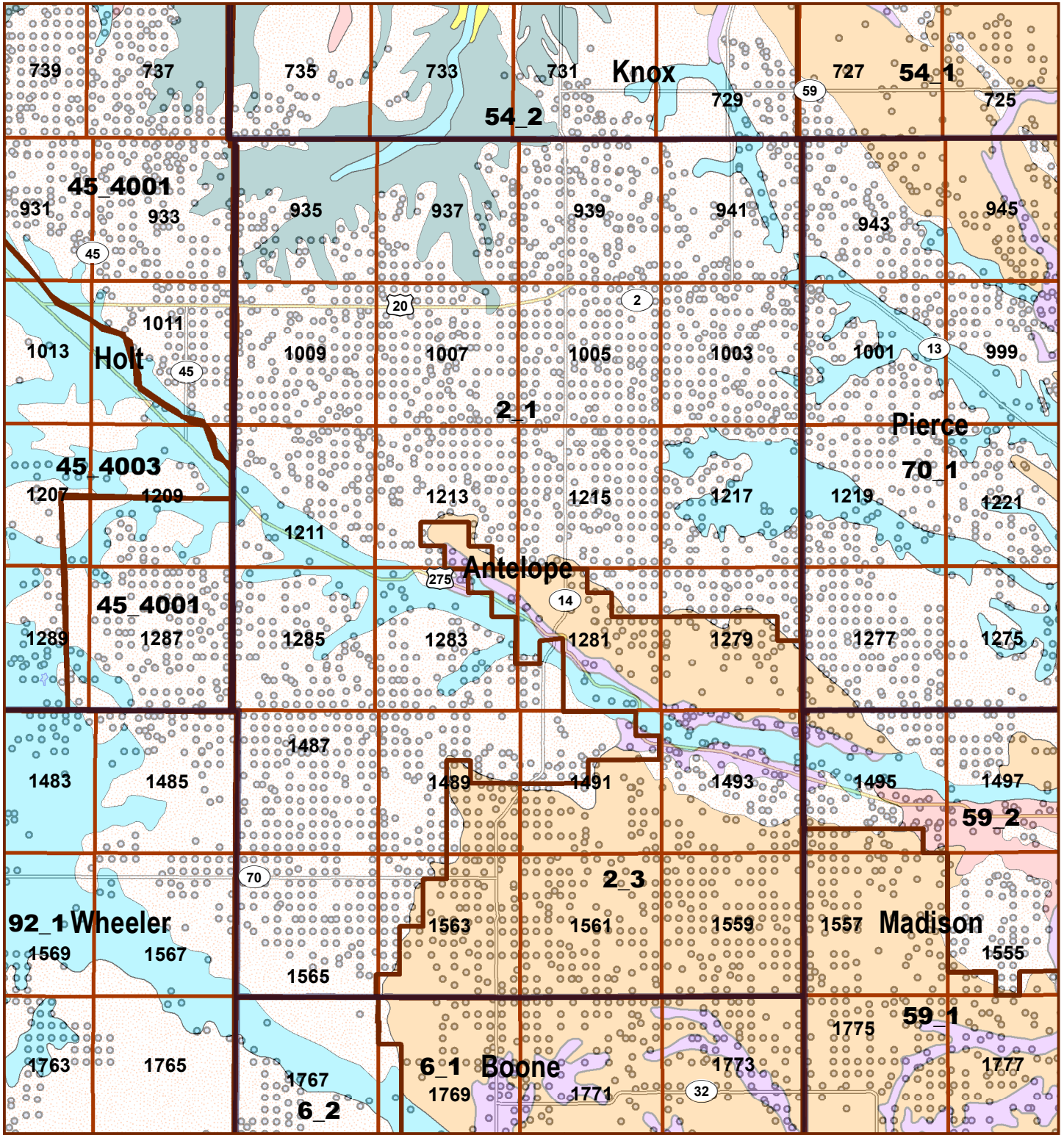
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Antelope	1	4725	4725	4700	4600	4550	4550	3700	3430	4428
Holt	1	4900	4900	4900	4900	4700	4699	4599	4087	4721
Boone	2	5805	5523	4545	4838	4557	4507	4551	4421	4593
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264
Knox	2	3925	3795	3720	3625	3551	3465	3209	3060	3581
Pierce	1	6106	5894	5520	5424	5329	4747	4113	3890	5216
Madison	2	6746	6460	6018	5798	5550	5336	4421	3725	5625
Antelope	3	6000	5774	5450	5300	5392	5350	5025	5025	5454
Boone	1	6045	6045	5999	6006	5934	5947	5848	5848	5955
Madison	1	7329	7013	6573	6267	5961	5737	4721	4000	6337

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Antelope	1	3150	3050	2765	2765	2450	2450	1860	1530	2527
Holt	1	1800	1803	1800	1801	1800	1801	1802	1800	1801
Boone	2	1410	3319	1367	1492	1338	1171	1151	1101	1377
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1358
Knox	2	2565	2495	2105	1910	1865	1830	1810	1800	2065
Pierce	1	5395	5230	4925	4700	4080	3800	2750	2405	4341
Madison	2	5271	5083	4789	4541	3929	3626	2711	2200	4146
Antelope	3	4749	4745	4750	4712	4669	4675	3974	3359	4360
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	4479
Madison	1	6233	6065	5693	5412	5139	4916	3891	3075	5405

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Antelope	1	1400	1375	1375	1375	1375	1375	1250	1190	1282
Holt	1	1544	1542	1435	1434	1431	1433	1321	1167	1316
Boone	2	1322	1206	1142	985	957	865	868	861	872
Wheeler	1	1375	1295	1220	1150	1070	1000	970	878	930
Knox	2	1423	1420	1423	1423	1406	1406	1406	1406	1408
Pierce	1	2275	2105	2050	1920	1855	1487	1465	1295	1585
Madison	2	2059	2025	1944	1992	1912	1804	1474	1078	1684
Antelope	3	1900	1775	1775	1775	1750	1560	1560	1525	1588
Boone	1	1855	1855	1846	1841	1842	1841	1546	1518	1676
Madison	1	2442	2232	203	2115	1917	1897	1670	1245	1848

County	Mkt Area	CRP	TIMBER	WASTE
Antelope	1	1650	500	178
Holt	1	1349	500	100
Boone	2	1170	370	95
Wheeler	1	1470	n/a	442
Knox	2	1411	504	150
Pierce	1	3693	813	50
Madison	2	2863	728	150

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



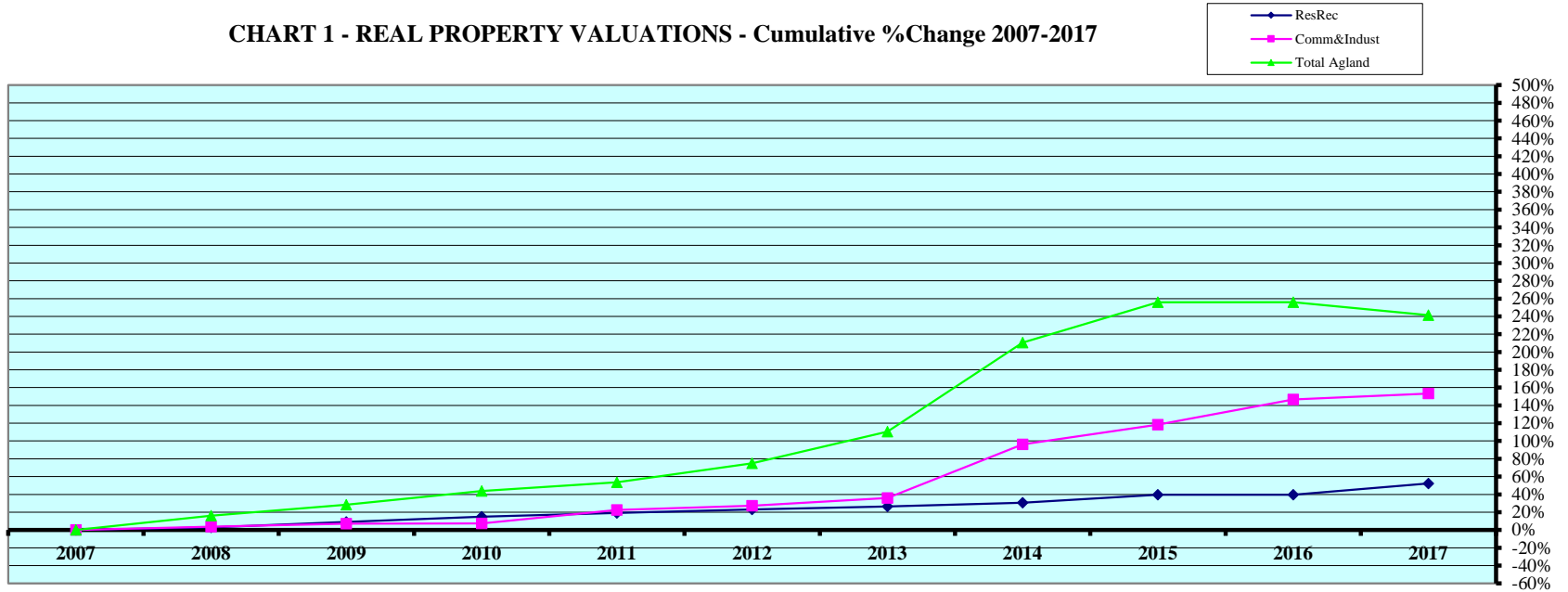
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsols on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Major Roads
- Irrigation Wells

Antelope County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	105,662,190	--	--	--	55,861,595	--	--	--	569,760,645	--	--	--
2008	108,842,105	3,179,915	3.01%	3.01%	58,012,285	2,150,690	3.85%	3.85%	660,580,090	90,819,445	15.94%	15.94%
2009	115,170,020	6,327,915	5.81%	9.00%	59,804,665	1,792,380	3.09%	7.06%	732,132,060	71,551,970	10.83%	28.50%
2010	121,367,625	6,197,605	5.38%	14.86%	60,024,750	220,085	0.37%	7.45%	819,066,330	86,934,270	11.87%	43.76%
2011	125,749,430	4,381,805	3.61%	19.01%	68,371,620	8,346,870	13.91%	22.39%	875,490,350	56,424,020	6.89%	53.66%
2012	129,999,500	4,250,070	3.38%	23.03%	71,051,375	2,679,755	3.92%	27.19%	995,884,045	120,393,695	13.75%	74.79%
2013	133,498,055	3,498,555	2.69%	26.34%	75,867,140	4,815,765	6.78%	35.81%	1,199,941,620	204,057,575	20.49%	110.60%
2014	138,144,140	4,646,085	3.48%	30.74%	109,601,445	33,734,305	44.46%	96.20%	1,769,226,465	569,284,845	47.44%	210.52%
2015	147,564,505	9,420,365	6.82%	39.66%	121,949,000	12,347,555	11.27%	118.31%	2,027,679,200	258,452,735	14.61%	255.88%
2016	147,544,545	-19,960	-0.01%	39.64%	137,752,530	15,803,530	12.96%	146.60%	2,027,461,270	-217,930	-0.01%	255.84%
2017	160,913,870	13,369,325	9.06%	52.29%	141,481,455	3,728,925	2.71%	153.27%	1,945,170,905	-82,290,365	-4.06%	241.40%

Rate Annual %chg: Residential & Recreational **4.30%**

Commercial & Industrial **9.74%**

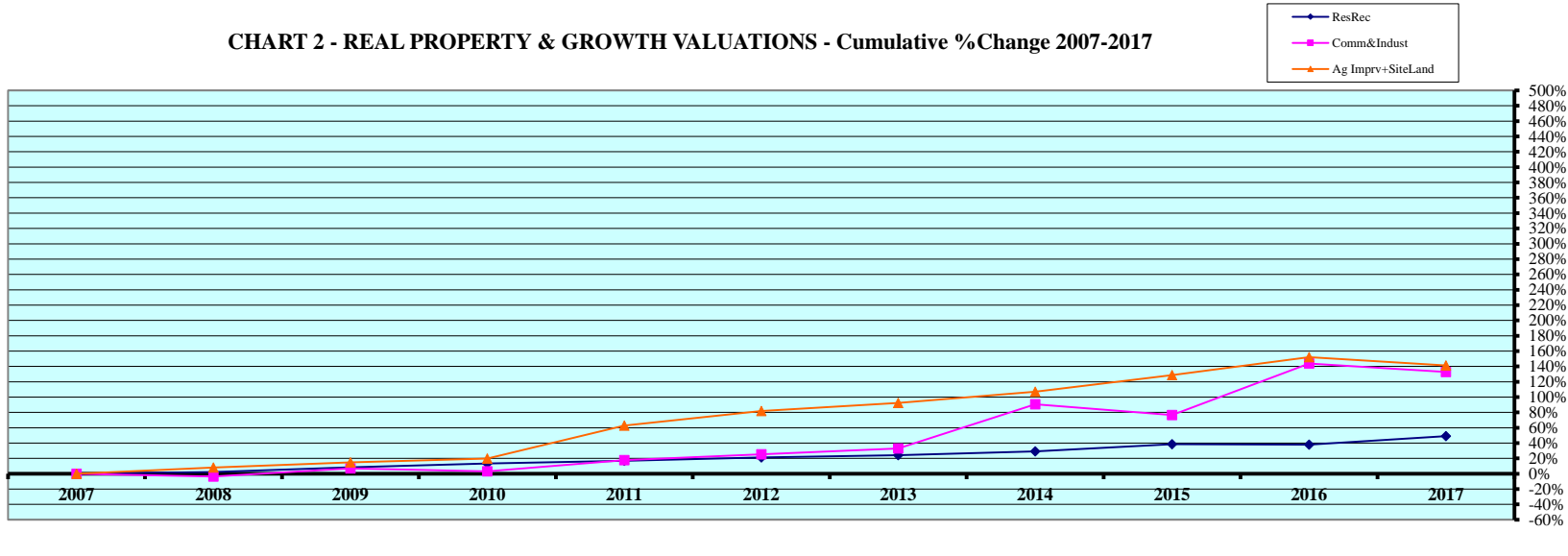
Agricultural Land **13.06%**

Cnty# **2**
County **ANTELOPE**

CHART 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	105,662,190	3,041,735	2.88%	102,620,455	--	--	55,861,595	1,132,735	2.03%	54,728,860	--	--
2008	108,842,105	743,975	0.68%	108,098,130	2.31%	2.31%	58,012,285	4,165,085	7.18%	53,847,200	-3.61%	-3.61%
2009	115,170,020	530,005	0.46%	114,640,015	5.33%	8.50%	59,804,665	0	0.00%	59,804,665	3.09%	7.06%
2010	121,367,625	1,719,024	1.42%	119,648,601	3.89%	13.24%	60,024,750	2,424,270	4.04%	57,600,480	-3.69%	3.11%
2011	125,749,430	2,282,155	1.81%	123,467,275	1.73%	16.85%	68,371,620	2,651,725	3.88%	65,719,895	9.49%	17.65%
2012	129,999,500	1,947,083	1.50%	128,052,417	1.83%	21.19%	71,051,375	1,015,055	1.43%	70,036,320	2.43%	25.37%
2013	133,498,055	2,331,354	1.75%	131,166,701	0.90%	24.14%	75,867,140	1,599,110	2.11%	74,268,030	4.53%	32.95%
2014	138,144,140	1,699,590	1.23%	136,444,550	2.21%	29.13%	109,601,445	3,068,925	2.80%	106,532,520	40.42%	90.71%
2015	147,564,505	1,063,721	0.72%	146,500,784	6.05%	38.65%	121,949,000	23,258,230	19.07%	98,690,770	-9.95%	76.67%
2016	147,544,545	1,917,970	1.30%	145,626,575	-1.31%	37.82%	137,752,530	1,580,475	1.15%	136,172,055	11.66%	143.77%
2017	160,913,870	3,416,605	2.12%	157,497,265	6.75%	49.06%	141,481,455	11,402,820	8.06%	130,078,635	-5.57%	132.86%
Rate Ann%chg	4.30%				2.97%		9.74%				C & I w/o growth	4.88%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	41,913,820	18,289,240	60,203,060	0	0.00%	60,203,060	--	--
2008	43,869,290	21,229,470	65,098,760	16,200	0.02%	65,082,560	8.11%	8.11%
2009	46,153,620	23,024,825	69,178,445	6,780	0.01%	69,171,665	6.26%	14.90%
2010	50,243,955	27,430,770	77,674,725	5,509,977	7.09%	72,164,748	4.32%	19.87%
2011	55,138,930	46,962,900	102,101,830	4,114,918	4.03%	97,986,912	26.15%	62.76%
2012	57,354,465	56,712,230	114,066,695	4,639,095	4.07%	109,427,600	7.17%	81.76%
2013	59,615,505	61,819,360	121,434,865	5,693,009	4.69%	115,741,856	1.47%	92.25%
2014	62,475,260	66,171,100	128,646,360	4,077,721	3.17%	124,568,639	2.58%	106.91%
2015	71,993,595	68,732,730	140,726,325	3,051,383	2.17%	137,674,942	7.02%	128.68%
2016	80,505,420	74,177,280	154,682,700	2,909,895	1.88%	151,772,805	7.85%	152.10%
2017	76,032,100	73,372,655	149,404,755	4,110,235	2.75%	145,294,520	-6.07%	141.34%
Rate Ann%chg	6.14%	14.90%	9.52%			Ag Imprv+Site w/o growth	6.49%	

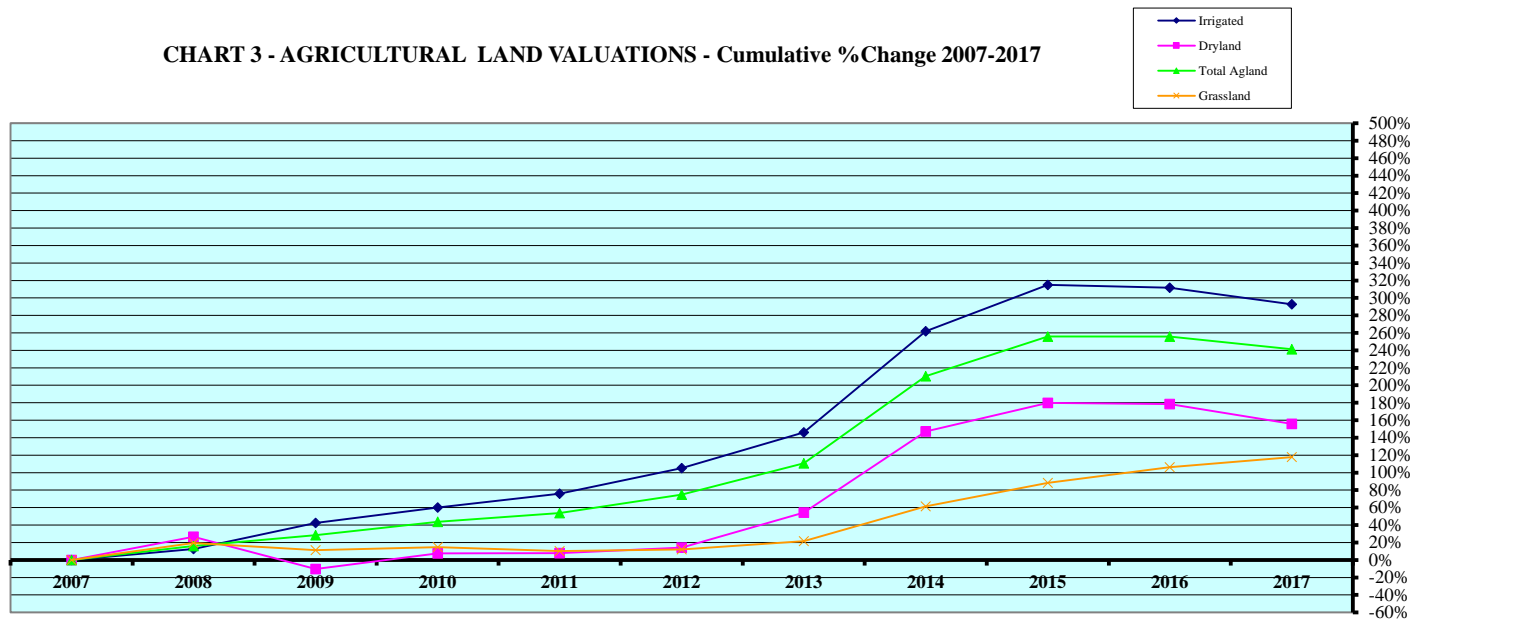
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# **2**
County **ANTELOPE**

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	384,450,005	--	--	--	99,532,795	--	--	--	79,856,855	--	--	--
2008	432,472,282	48,022,277	12.49%	12.49%	125,966,781	26,433,986	26.56%	26.56%	95,457,046	15,600,191	19.54%	19.54%
2009	547,406,865	114,934,583	26.58%	42.39%	89,265,425	-36,701,356	-29.14%	-10.32%	88,937,830	-6,519,216	-6.83%	11.37%
2010	615,508,660	68,101,795	12.44%	60.10%	106,986,010	17,720,585	19.85%	7.49%	91,502,495	2,564,665	2.88%	14.58%
2011	676,092,515	60,583,855	9.84%	75.86%	107,274,920	288,910	0.27%	7.78%	87,923,365	-3,579,130	-3.91%	10.10%
2012	788,691,415	112,598,900	16.65%	105.15%	113,768,950	6,494,030	6.05%	14.30%	89,582,305	1,658,940	1.89%	12.18%
2013	945,867,465	157,176,050	19.93%	146.03%	153,612,830	39,843,880	35.02%	54.33%	97,008,095	7,425,790	8.29%	21.48%
2014	1,391,084,160	445,216,695	47.07%	261.84%	245,832,205	92,219,375	60.03%	146.99%	128,859,020	31,850,925	32.83%	61.36%
2015	1,595,425,025	204,340,865	14.69%	314.99%	278,542,480	32,710,275	13.31%	179.85%	150,267,020	21,408,000	16.61%	88.17%
2016	1,582,353,705	-13,071,320	-0.82%	311.59%	277,139,740	-1,402,740	-0.50%	178.44%	164,750,990	14,483,970	9.64%	106.31%
2017	1,509,789,185	-72,564,520	-4.59%	292.71%	254,740,420	-22,399,320	-8.08%	155.94%	173,913,820	9,162,830	5.56%	117.78%

Rate Ann.%chg: Irrigated **14.66%** Dryland **9.85%** Grassland **8.09%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	1,608,415	--	--	--	4,312,575	--	--	--	569,760,645	--	--	--
2008	1,021,885	-586,530	-36.47%	-36.47%	5,662,096	1,349,521	31.29%	31.29%	660,580,090	90,819,445	15.94%	15.94%
2009	524,645	-497,240	-48.66%	-67.38%	5,997,295	335,199	5.92%	39.07%	732,132,060	71,551,970	10.83%	28.50%
2010	794,420	269,775	51.42%	-50.61%	4,274,745	-1,722,550	-28.72%	-0.88%	819,066,330	86,934,270	11.87%	43.76%
2011	513,770	-280,650	-35.33%	-68.06%	3,685,780	-588,965	-13.78%	-14.53%	875,490,350	56,424,020	6.89%	53.66%
2012	488,595	-25,175	-4.90%	-69.62%	3,352,780	-333,000	-9.03%	-22.26%	995,884,045	120,393,695	13.75%	74.79%
2013	346,315	-142,280	-29.12%	-78.47%	3,106,915	-245,865	-7.33%	-27.96%	1,199,941,620	204,057,575	20.49%	110.60%
2014	347,530	1,215	0.35%	-78.39%	3,103,550	-3,365	-0.11%	-28.03%	1,769,226,465	569,284,845	47.44%	210.52%
2015	360,295	12,765	3.67%	-77.60%	3,084,380	-19,170	-0.62%	-28.48%	2,027,679,200	258,452,735	14.61%	255.88%
2016	372,930	12,635	3.51%	-76.81%	2,843,905	-240,475	-7.80%	-34.06%	2,027,461,270	-217,930	-0.01%	255.84%
2017	687,190	314,260	84.27%	-57.28%	6,040,290	3,196,385	112.39%	40.06%	1,945,170,905	-82,290,365	-4.06%	241.40%

Cnty# **2**
County **ANTELOPE**

Rate Ann.%chg: Total Agric Land **13.06%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	384,751,485	250,284	1,537			99,365,290	102,733	967			79,894,200	153,217	521		
2008	448,391,075	251,864	1,780	15.81%	15.81%	128,083,145	101,581	1,261	30.36%	30.36%	96,283,840	152,836	630	20.81%	20.81%
2009	529,717,875	256,950	2,062	15.80%	34.11%	94,795,080	97,894	968	-23.20%	0.12%	91,500,570	151,097	606	-3.87%	16.13%
2010	616,446,820	277,507	2,221	7.75%	44.50%	107,041,940	85,345	1,254	29.52%	29.67%	81,700,995	133,333	613	1.19%	17.51%
2011	670,015,155	283,316	2,365	6.46%	53.84%	109,063,190	85,150	1,281	2.12%	32.42%	89,688,965	135,300	663	8.18%	27.13%
2012	787,393,245	291,041	2,705	14.40%	75.99%	114,451,495	81,754	1,400	9.30%	44.74%	89,574,800	130,628	686	3.44%	31.50%
2013	942,840,235	296,196	3,183	17.66%	107.07%	154,496,665	80,302	1,924	37.43%	98.92%	97,239,960	127,646	762	11.09%	46.09%
2014	1,392,070,100	297,900	4,673	46.80%	203.98%	246,076,135	79,076	3,112	61.75%	221.74%	128,539,130	127,483	1,008	32.36%	93.36%
2015	1,594,074,195	298,823	5,335	14.16%	247.01%	281,377,805	78,388	3,590	15.35%	271.12%	149,636,865	127,257	1,176	16.62%	125.50%
2016	1,581,060,255	300,331	5,264	-1.31%	242.45%	278,220,760	76,884	3,619	0.81%	274.14%	164,929,515	127,713	1,291	9.83%	147.66%
2017	1,515,762,980	301,893	5,021	-4.63%	226.61%	254,997,775	75,398	3,382	-6.54%	249.66%	174,353,050	127,360	1,369	6.01%	162.53%

Rate Annual %chg Average Value/Acre: **12.56%**

13.34%

10.13%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	1,608,815	2,483	648			3,734,630	9,923	376			569,354,420	518,640	1,098		
2008	1,031,430	2,299	449	-30.75%	-30.75%	4,234,845	10,025	422	12.25%	12.25%	678,024,335	518,605	1,307	19.09%	19.09%
2009	514,595	2,254	228	-49.13%	-64.77%	5,043,870	10,088	500	18.36%	32.86%	721,571,990	518,283	1,392	6.49%	26.82%
2010	817,015	2,626	311	36.31%	-51.98%	12,935,265	16,808	770	53.92%	104.49%	818,942,035	515,619	1,588	14.08%	44.68%
2011	498,765	4,985	100	-67.85%	-84.56%	3,206,740	6,413	500	-35.03%	32.86%	872,472,815	515,165	1,694	6.63%	54.27%
2012	484,415	4,842	100	0.00%	-84.56%	3,088,810	6,178	500	0.00%	32.86%	994,992,765	514,442	1,934	14.20%	76.18%
2013	393,685	3,914	101	0.53%	-84.48%	2,878,965	5,758	500	0.00%	32.86%	1,197,849,510	513,815	2,331	20.53%	112.36%
2014	340,030	3,378	101	0.09%	-84.47%	2,847,970	5,696	500	0.00%	32.86%	1,769,873,365	513,533	3,446	47.84%	213.95%
2015	346,665	3,444	101	-0.01%	-84.47%	2,810,260	5,621	500	0.00%	32.86%	2,028,245,790	513,533	3,950	14.60%	259.78%
2016	360,730	3,584	101	0.00%	-84.47%	2,837,925	5,676	500	0.00%	32.86%	2,027,409,185	514,188	3,943	-0.17%	259.17%
2017	700,345	4,060	172	71.35%	-73.38%	6,095,245	6,763	901	80.26%	139.49%	1,951,909,395	515,474	3,787	-3.96%	244.93%

2
ANTELOPE

Rate Annual %chg Average Value/Acre: **13.18%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
6,685	ANTELOPE	133,271,589	7,063,783	8,666,892	154,373,550	140,840,375	641,080	6,540,320	1,945,170,905	76,032,100	73,372,655	0	2,545,973,249
cnty sectorvalue % of total value:		5.23%	0.28%	0.34%	6.06%	5.53%	0.03%	0.26%	76.40%	2.99%	2.88%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
138	BRUNSWICK	821,747	119,781	298,641	3,697,685	5,586,450	0	0	522,285	152,145	4,425	0	11,203,159
2.06%	%sector of county sector	0.62%	1.70%	3.45%	2.40%	3.97%			0.03%	0.20%	0.01%		0.44%
	%sector of municipality	7.33%	1.07%	2.67%	33.01%	49.86%			4.66%	1.36%	0.04%		100.00%
419	CLEARWATER	908,006	100,823	12,607	5,710,815	2,436,810	0	0	0	0	0	0	9,169,061
6.27%	%sector of county sector	0.68%	1.43%	0.15%	3.70%	1.73%							0.36%
	%sector of municipality	9.90%	1.10%	0.14%	62.28%	26.58%							100.00%
661	ELGIN	1,421,753	620,680	66,935	25,421,840	7,968,110	0	0	30,435	0	0	0	35,529,753
9.89%	%sector of county sector	1.07%	8.79%	0.77%	16.47%	5.66%			0.00%	5.66%			1.40%
	%sector of municipality	4.00%	1.75%	0.19%	71.55%	22.43%			0.09%				100.00%
1,621	NELIGH	3,492,983	285,477	83,157	44,847,830	20,045,330	496,235	0	48,410	0	0	0	69,299,422
24.25%	%sector of county sector	2.62%	4.04%	0.96%	29.05%	14.23%	77.41%		0.00%				2.72%
	%sector of municipality	5.04%	0.41%	0.12%	64.72%	28.93%	0.72%		0.07%				100.00%
322	OAKDALE	942,958	247,055	22,172	3,160,555	211,030	0	0	108,510	0	0	0	4,692,280
4.82%	%sector of county sector	0.71%	3.50%	0.26%	2.05%	0.15%			0.01%				0.18%
	%sector of municipality	20.10%	5.27%	0.47%	67.36%	4.50%			2.31%				100.00%
379	ORCHARD	2,151,413	305,098	423,916	8,086,000	4,033,800	0	0	0	0	0	0	15,000,227
5.67%	%sector of county sector	1.61%	4.32%	4.89%	5.24%	2.86%							0.59%
	%sector of municipality	14.34%	2.03%	2.83%	53.91%	26.89%							100.00%
63	ROYAL	125,904	29,785	115,275	692,905	161,270	0	0	18,130	45,550	9,940	0	1,198,759
0.94%	%sector of county sector	0.09%	0.42%	1.33%	0.45%	0.11%			0.00%	0.06%	0.01%		0.05%
	%sector of municipality	10.50%	2.48%	9.62%	57.80%	13.45%			1.51%	3.80%	0.83%		100.00%
953	TILDEN	1,588,324	63,003	6,495	8,772,455	1,605,445	0	0	0	0	0	0	12,035,722
14.26%	%sector of county sector	1.19%	0.89%	0.07%	5.68%	1.14%							0.47%
	%sector of municipality	13.20%	0.52%	0.05%	72.89%	13.34%							100.00%
4,556	Total Municipalities	11,453,088	1,771,702	1,029,198	100,390,085	42,048,245	496,235	0	727,770	197,695	14,365	0	158,128,383
68.15%	%all municip.sectors of cnty	8.59%	25.08%	11.88%	65.03%	29.86%	77.41%		0.04%	0.26%	0.02%		6.21%

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 7,189	Value : 2,309,897,429	Growth 24,214,765	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	323	769,580	2	19,525	51	503,125	376	1,292,230	
02. Res Improve Land	1,827	4,028,515	4	70,775	368	9,303,575	2,199	13,402,865	
03. Res Improvements	1,835	99,415,605	4	619,545	374	47,829,055	2,213	147,864,205	
04. Res Total	2,158	104,213,700	6	709,845	425	57,635,755	2,589	162,559,300	4,820,875
% of Res Total	83.35	64.11	0.23	0.44	16.42	35.46	36.01	7.04	19.91
05. Com UnImp Land	85	421,770	7	152,495	16	157,300	108	731,565	
06. Com Improve Land	359	2,445,070	12	198,450	49	3,536,410	420	6,179,930	
07. Com Improvements	366	45,136,390	13	1,594,075	72	96,150,904	451	142,881,369	
08. Com Total	451	48,003,230	20	1,945,020	88	99,844,614	559	149,792,864	5,468,900
% of Com Total	80.68	32.05	3.58	1.30	15.74	66.66	7.78	6.48	22.58
09. Ind UnImp Land	0	0	0	0	1	9,560	1	9,560	
10. Ind Improve Land	0	0	0	0	2	25,120	2	25,120	
11. Ind Improvements	3	839,120	0	0	2	110,165	5	949,285	
12. Ind Total	3	839,120	0	0	3	144,845	6	983,965	23,175
% of Ind Total	50.00	85.28	0.00	0.00	50.00	14.72	0.08	0.04	0.10
13. Rec UnImp Land	0	0	2	126,060	24	2,311,305	26	2,437,365	
14. Rec Improve Land	0	0	0	0	17	2,523,660	17	2,523,660	
15. Rec Improvements	0	0	1	9,880	21	1,628,120	22	1,638,000	
16. Rec Total	0	0	3	135,940	45	6,463,085	48	6,599,025	60,985
% of Rec Total	0.00	0.00	6.25	2.06	93.75	97.94	0.67	0.29	0.25
Res & Rec Total	2,158	104,213,700	9	845,785	470	64,098,840	2,637	169,158,325	4,881,860
% of Res & Rec Total	81.84	61.61	0.34	0.50	17.82	37.89	36.68	7.32	20.16
Com & Ind Total	454	48,842,350	20	1,945,020	91	99,989,459	565	150,776,829	5,492,075
% of Com & Ind Total	80.35	32.39	3.54	1.29	16.11	66.32	7.86	6.53	22.68
17. Taxable Total	2,612	153,056,050	29	2,790,805	561	164,088,299	3,202	319,935,154	10,373,935
% of Taxable Total	81.57	47.84	0.91	0.87	17.52	51.29	44.54	13.85	42.84

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	1	9,600	270,570	0	0	0
19. Commercial	3	282,170	2,994,155	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	1	9,600	270,570
19. Commercial	0	0	0	3	282,170	2,994,155
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				4	291,770	3,264,725

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	268	5	225	498

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	15	649,705	31	11,485,495	2,491	1,093,503,745	2,537	1,105,638,945
28. Ag-Improved Land	3	57,805	87	35,311,015	1,292	709,052,700	1,382	744,421,520
29. Ag Improvements	4	235,395	87	8,334,430	1,359	131,331,985	1,450	139,901,810
30. Ag Total							3,987	1,989,962,275

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	2	2.00	30,000	72	73.00	1,095,000	
33. HomeSite Improvements	2	2.00	189,900	73	73.00	5,677,200	
34. HomeSite Total							
35. FarmSite UnImp Land	1	1.00	2,000	8	77.82	94,525	
36. FarmSite Improv Land	3	4.83	10,905	78	275.62	542,135	
37. FarmSite Improvements	2	0.00	45,495	60	0.00	2,657,230	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	200.16	0	
40. Other- Non Ag Use	0	0.00	0	0	92.35	13,465	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	5	5.00	75,000	5	5.00	75,000	
32. HomeSite Improv Land	766	795.78	11,985,150	840	870.78	13,110,150	
33. HomeSite Improvements	794	788.78	68,701,265	869	863.78	74,568,365	13,840,830
34. HomeSite Total				874	875.78	87,753,515	
35. FarmSite UnImp Land	227	643.48	1,263,085	236	722.30	1,359,610	
36. FarmSite Improv Land	1,216	4,444.67	8,987,025	1,297	4,725.12	9,540,065	
37. FarmSite Improvements	1,157	0.00	62,630,720	1,219	0.00	65,333,445	0
38. FarmSite Total				1,455	5,447.42	76,233,120	
39. Road & Ditches	0	10,305.35	0	0	10,505.51	0	
40. Other- Non Ag Use	0	1,999.11	928,455	0	2,091.46	941,920	
41. Total Section VI				2,329	18,920.17	164,928,555	13,840,830

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	8	976.82	775,795	8	976.82	775,795

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,770.21	2.52%	27,264,330	2.69%	4,725.02
46. 1A	16,235.89	7.10%	76,714,720	7.57%	4,725.01
47. 2A1	11,801.94	5.16%	55,469,160	5.48%	4,700.00
48. 2A	9,990.51	4.37%	45,956,410	4.54%	4,600.01
49. 3A1	100,438.50	43.90%	456,996,315	45.11%	4,550.01
50. 3A	50,073.13	21.89%	227,833,395	22.49%	4,550.01
51. 4A1	17,224.40	7.53%	63,730,200	6.29%	3,700.00
52. 4A	17,234.03	7.53%	59,112,815	5.83%	3,430.01
53. Total	228,768.61	100.00%	1,013,077,345	100.00%	4,428.39
Dry					
54. 1D1	1,732.60	4.07%	5,457,785	5.07%	3,150.05
55. 1D	4,176.08	9.80%	12,737,300	11.83%	3,050.06
56. 2D1	2,828.32	6.64%	7,820,395	7.27%	2,765.03
57. 2D	3,339.01	7.84%	9,232,440	8.58%	2,765.02
58. 3D1	18,689.78	43.88%	45,790,940	42.54%	2,450.05
59. 3D	8,480.42	19.91%	20,777,560	19.30%	2,450.06
60. 4D1	2,122.68	4.98%	3,948,170	3.67%	1,859.99
61. 4D	1,224.28	2.87%	1,873,140	1.74%	1,529.99
62. Total	42,593.17	100.00%	107,637,730	100.00%	2,527.11
Grass					
63. 1G1	507.02	0.49%	666,025	0.52%	1,313.61
64. 1G	1,666.25	1.62%	2,166,865	1.70%	1,300.44
65. 2G1	1,517.93	1.48%	1,976,360	1.55%	1,302.01
66. 2G	5,556.30	5.42%	7,461,070	5.86%	1,342.81
67. 3G1	16,088.12	15.69%	21,164,030	16.61%	1,315.51
68. 3G	22,043.36	21.49%	29,687,455	23.30%	1,346.78
69. 4G1	17,626.48	17.19%	21,664,835	17.00%	1,229.11
70. 4G	37,552.53	36.62%	42,623,070	33.45%	1,135.03
71. Total	102,557.99	100.00%	127,409,710	100.00%	1,242.32
Irrigated Total	228,768.61	59.84%	1,013,077,345	80.82%	4,428.39
Dry Total	42,593.17	11.14%	107,637,730	8.59%	2,527.11
Grass Total	102,557.99	26.83%	127,409,710	10.16%	1,242.32
72. Waste	2,607.83	0.68%	465,150	0.04%	178.37
73. Other	5,760.26	1.51%	4,977,555	0.40%	864.12
74. Exempt	3,268.75	0.86%	0	0.00%	0.00
75. Market Area Total	382,287.86	100.00%	1,253,567,490	100.00%	3,279.12

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,430.88	4.69%	20,584,725	5.16%	5,999.84
46. 1A	29,303.78	40.04%	169,213,625	42.40%	5,774.46
47. 2A1	4,768.76	6.52%	25,989,845	6.51%	5,450.02
48. 2A	842.18	1.15%	4,463,955	1.12%	5,300.48
49. 3A1	9,179.29	12.54%	49,492,760	12.40%	5,391.79
50. 3A	1,397.04	1.91%	7,473,690	1.87%	5,349.66
51. 4A1	21,282.14	29.08%	106,942,855	26.80%	5,025.00
52. 4A	2,973.39	4.06%	14,941,360	3.74%	5,025.03
53. Total	73,177.46	100.00%	399,102,815	100.00%	5,453.90
Dry					
54. 1D1	961.12	3.21%	4,564,390	3.49%	4,749.03
55. 1D	9,915.20	33.09%	47,048,750	36.01%	4,745.11
56. 2D1	1,630.72	5.44%	7,746,345	5.93%	4,750.26
57. 2D	682.43	2.28%	3,215,945	2.46%	4,712.49
58. 3D1	3,237.14	10.80%	15,114,520	11.57%	4,669.10
59. 3D	412.01	1.37%	1,926,130	1.47%	4,674.96
60. 4D1	11,268.16	37.60%	44,784,700	34.28%	3,974.45
61. 4D	1,858.82	6.20%	6,244,130	4.78%	3,359.19
62. Total	29,965.60	100.00%	130,644,910	100.00%	4,359.83
Grass					
63. 1G1	104.23	0.38%	153,415	0.38%	1,471.89
64. 1G	2,424.72	8.79%	4,071,560	10.04%	1,679.19
65. 2G1	563.47	2.04%	906,395	2.24%	1,608.59
66. 2G	522.10	1.89%	887,415	2.19%	1,699.70
67. 3G1	1,809.71	6.56%	3,046,300	7.51%	1,683.31
68. 3G	687.63	2.49%	1,075,065	2.65%	1,563.44
69. 4G1	9,127.14	33.09%	14,401,160	35.51%	1,577.84
70. 4G	12,340.64	44.75%	16,009,960	39.48%	1,297.34
71. Total	27,579.64	100.00%	40,551,270	100.00%	1,470.33
Irrigated Total					
	73,177.46	55.00%	399,102,815	69.84%	5,453.90
Dry Total					
	29,965.60	22.52%	130,644,910	22.86%	4,359.83
Grass Total					
	27,579.64	20.73%	40,551,270	7.10%	1,470.33
72. Waste	1,459.76	1.10%	209,085	0.04%	143.23
73. Other	868.15	0.65%	958,150	0.17%	1,103.67
74. Exempt	487.26	0.37%	0	0.00%	0.00
75. Market Area Total	133,050.61	100.00%	571,466,230	100.00%	4,295.10

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	106.06	482,940	6,447.18	32,531,690	295,392.83	1,379,165,530	301,946.07	1,412,180,160
77. Dry Land	47.32	131,190	2,531.88	8,940,060	69,979.57	229,211,390	72,558.77	238,282,640
78. Grass	44.62	50,475	2,569.92	3,472,295	127,523.09	164,438,210	130,137.63	167,960,980
79. Waste	0.00	0	240.24	31,685	3,827.35	642,550	4,067.59	674,235
80. Other	0.00	0	151.31	75,655	6,477.10	5,860,050	6,628.41	5,935,705
81. Exempt	87.66	0	13.22	0	3,655.13	0	3,756.01	0
82. Total	198.00	664,605	11,940.53	45,051,385	503,199.94	1,779,317,730	515,338.47	1,825,033,720

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	301,946.07	58.59%	1,412,180,160	77.38%	4,676.93
Dry Land	72,558.77	14.08%	238,282,640	13.06%	3,284.00
Grass	130,137.63	25.25%	167,960,980	9.20%	1,290.64
Waste	4,067.59	0.79%	674,235	0.04%	165.76
Other	6,628.41	1.29%	5,935,705	0.33%	895.49
Exempt	3,756.01	0.73%	0	0.00%	0.00
Total	515,338.47	100.00%	1,825,033,720	100.00%	3,541.43

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Brunswick	16	11,235	75	118,890	75	3,617,715	91	3,747,840	23,470
83.2 Clearwater	29	54,830	173	347,840	174	6,644,765	203	7,047,435	135,030
83.3 Elgin	46	158,605	355	1,168,770	356	25,039,790	402	26,367,165	400,605
83.4 Neligh	96	355,675	668	1,456,435	671	43,768,635	767	45,580,745	609,320
83.5 Oakdale	68	101,390	166	243,810	168	2,866,905	236	3,212,105	31,390
83.6 Orchard	30	37,345	209	352,900	209	7,938,500	239	8,328,745	203,685
83.7 Royal	18	10,900	47	44,350	47	638,875	65	694,125	10
83.8 Rural	83	2,963,930	394	11,923,365	406	50,342,775	489	65,230,070	3,416,080
83.9 Tilden	16	35,685	129	270,165	129	8,644,245	145	8,950,095	62,270
84 Residential Total	402	3,729,595	2,216	15,926,525	2,235	149,502,205	2,637	169,158,325	4,881,860

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Brunswick	15	56,365	29	122,275	30	6,933,435	45	7,112,075	1,014,865
85.2	Clearwater	6	7,010	38	86,620	39	2,343,180	45	2,436,810	0
85.3	Elgin	14	68,160	72	538,280	72	9,854,525	86	10,460,965	341,720
85.4	Neligh	16	189,195	136	1,482,970	141	21,995,270	157	23,667,435	2,290,015
85.5	Oakdale	12	31,955	9	15,495	9	164,770	21	212,220	0
85.6	Orchard	9	20,070	41	130,740	41	3,904,205	50	4,055,015	10,660
85.7	Royal	6	3,205	11	17,575	11	140,490	17	161,270	0
85.8	Rural	24	329,760	59	3,732,165	86	97,003,669	110	101,065,594	1,834,815
85.9	Tilden	7	35,405	27	78,930	27	1,491,110	34	1,605,445	0
86	Commercial Total	109	741,125	422	6,205,050	456	143,830,654	565	150,776,829	5,492,075

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	319.83	0.38%	447,760	0.41%	1,399.99
88. 1G	1,192.41	1.41%	1,639,840	1.51%	1,375.23
89. 2G1	1,066.48	1.26%	1,466,645	1.35%	1,375.22
90. 2G	4,796.95	5.67%	6,596,315	6.08%	1,375.11
91. 3G1	10,858.16	12.83%	14,931,300	13.77%	1,375.12
92. 3G	18,527.28	21.90%	25,476,130	23.50%	1,375.06
93. 4G1	15,585.44	18.42%	19,483,540	17.97%	1,250.11
94. 4G	32,256.12	38.13%	38,384,905	35.40%	1,190.00
95. Total	84,602.67	100.00%	108,426,435	100.00%	1,281.60
CRP					
96. 1C1	108.39	1.25%	178,865	1.25%	1,650.20
97. 1C	252.23	2.90%	416,220	2.90%	1,650.16
98. 2C1	246.90	2.84%	407,440	2.84%	1,650.22
99. 2C	421.81	4.85%	695,985	4.85%	1,650.00
100. 3C1	3,145.74	36.16%	5,190,620	36.16%	1,650.05
101. 3C	2,133.20	24.52%	3,519,885	24.52%	1,650.05
102. 4C1	1,009.33	11.60%	1,665,440	11.60%	1,650.05
103. 4C	1,382.54	15.89%	2,281,230	15.89%	1,650.03
104. Total	8,700.14	100.00%	14,355,685	100.00%	1,650.05
Timber					
105. 1T1	78.80	0.85%	39,400	0.85%	500.00
106. 1T	221.61	2.39%	110,805	2.39%	500.00
107. 2T1	204.55	2.21%	102,275	2.21%	500.00
108. 2T	337.54	3.65%	168,770	3.65%	500.00
109. 3T1	2,084.22	22.52%	1,042,110	22.52%	500.00
110. 3T	1,382.88	14.94%	691,440	14.94%	500.00
111. 4T1	1,031.71	11.15%	515,855	11.15%	500.00
112. 4T	3,913.87	42.29%	1,956,935	42.29%	500.00
113. Total	9,255.18	100.00%	4,627,590	100.00%	500.00
<hr/>					
Grass Total	84,602.67	82.49%	108,426,435	85.10%	1,281.60
CRP Total	8,700.14	8.48%	14,355,685	11.27%	1,650.05
Timber Total	9,255.18	9.02%	4,627,590	3.63%	500.00
<hr/>					
114. Market Area Total	102,557.99	100.00%	127,409,710	100.00%	1,242.32

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	71.35	0.32%	135,570	0.39%	1,900.07
88. 1G	1,891.89	8.58%	3,358,185	9.59%	1,775.04
89. 2G1	469.35	2.13%	833,115	2.38%	1,775.04
90. 2G	479.51	2.18%	851,145	2.43%	1,775.03
91. 3G1	1,527.41	6.93%	2,673,405	7.64%	1,750.29
92. 3G	586.85	2.66%	915,465	2.62%	1,559.96
93. 4G1	8,062.91	36.58%	12,578,075	35.94%	1,559.99
94. 4G	8,954.42	40.62%	13,655,610	39.02%	1,525.01
95. Total	22,043.69	100.00%	35,000,570	100.00%	1,587.78
CRP					
96. 1C1	0.61	0.05%	1,710	0.05%	2,803.28
97. 1C	194.33	16.06%	544,125	16.06%	2,800.01
98. 2C1	11.40	0.94%	31,920	0.94%	2,800.00
99. 2C	6.51	0.54%	18,230	0.54%	2,800.31
100. 3C1	100.76	8.33%	282,125	8.33%	2,799.97
101. 3C	47.48	3.92%	132,950	3.92%	2,800.13
102. 4C1	561.29	46.39%	1,571,615	46.39%	2,800.01
103. 4C	287.50	23.76%	804,990	23.76%	2,799.97
104. Total	1,209.88	100.00%	3,387,665	100.00%	2,800.00
Timber					
105. 1T1	32.27	0.75%	16,135	0.75%	500.00
106. 1T	338.50	7.82%	169,250	7.82%	500.00
107. 2T1	82.72	1.91%	41,360	1.91%	500.00
108. 2T	36.08	0.83%	18,040	0.83%	500.00
109. 3T1	181.54	4.20%	90,770	4.20%	500.00
110. 3T	53.30	1.23%	26,650	1.23%	500.00
111. 4T1	502.94	11.63%	251,470	11.63%	500.00
112. 4T	3,098.72	71.63%	1,549,360	71.63%	500.00
113. Total	4,326.07	100.00%	2,163,035	100.00%	500.00
<hr/>					
Grass Total	22,043.69	79.93%	35,000,570	86.31%	1,587.78
CRP Total	1,209.88	4.39%	3,387,665	8.35%	2,800.00
Timber Total	4,326.07	15.69%	2,163,035	5.33%	500.00
<hr/>					
114. Market Area Total	27,579.64	100.00%	40,551,270	100.00%	1,470.33

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

02 Antelope

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	154,373,550	162,559,300	8,185,750	5.30%	4,820,875	2.18%
02. Recreational	6,540,320	6,599,025	58,705	0.90%	60,985	-0.03%
03. Ag-Homesite Land, Ag-Res Dwelling	76,032,100	87,753,515	11,721,415	15.42%	13,840,830	-2.79%
04. Total Residential (sum lines 1-3)	236,945,970	256,911,840	19,965,870	8.43%	18,722,690	0.52%
05. Commercial	140,840,375	149,792,864	8,952,489	6.36%	5,468,900	2.47%
06. Industrial	641,080	983,965	342,885	53.49%	23,175	49.87%
07. Total Commercial (sum lines 5-6)	141,481,455	150,776,829	9,295,374	6.57%	5,492,075	2.69%
08. Ag-Farmsite Land, Outbuildings	72,426,470	76,233,120	3,806,650	5.26%	0	5.26%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	946,185	941,920	-4,265	-0.45%		
11. Total Non-Agland (sum lines 8-10)	73,372,655	77,175,040	3,802,385	5.18%	0	5.18%
12. Irrigated	1,509,789,185	1,412,180,160	-97,609,025	-6.47%		
13. Dryland	254,740,420	238,282,640	-16,457,780	-6.46%		
14. Grassland	173,913,820	167,960,980	-5,952,840	-3.42%		
15. Wasteland	687,190	674,235	-12,955	-1.89%		
16. Other Agland	6,040,290	5,935,705	-104,585	-1.73%		
17. Total Agricultural Land	1,945,170,905	1,825,033,720	-120,137,185	-6.18%		
18. Total Value of all Real Property (Locally Assessed)	2,396,970,985	2,309,897,429	-87,073,556	-3.63%	24,214,765	-4.64%

2018 Assessment Survey for Antelope County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	none
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$125,578.62
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$21,424.50
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$14,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,691
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	N/A

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters
2.	CAMA software:
	Thomson Reuters
3.	Are cadastral maps currently being used?
	Yes on the GIS.
4.	If so, who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	www.antelope.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor
8.	Personal Property software:
	Thomson Reuters

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Only in rural areas
3.	What municipalities in the county are zoned?
	Neligh and Tilden
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Yes, Tax Valuation Inc. for commercial only.
2.	GIS Services:
	website -GIS Workshop Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, commercial project only, not on an annual basis.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	licensed appraisers
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2018 Residential Assessment Survey for Antelope County

1.	Valuation data collection done by:																				
	Staff																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Neligh - County seat, hospital, school, active businesses, largest populated town in the county. Main Hwy. through Neligh is Hwy. 275. Also includes Elgin - medium sized community, public and private school, active businesses, located on HWY 14. These two assessor locations are being combined together as the residential market is very comparable.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Tilden - half of town is in Antelope and half is in Madison County, medical clinic, active businesses. Main Hwy. through Tilden is Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Oakdale - Located in eastern portion of the county, few business operating. Main Hwy. through Oakdale is also Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Brunswick - Small village, minimal businesses, major source of employment is a grain facility. Located south of Hwy. 20.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.</td> </tr> <tr> <td style="text-align: center;">35</td> <td>Rural - All rural residential property outside the village limits</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Royal - Located in Northwestern portion of the county, small village with bar and body shop, located on Hwy 20.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Neligh - County seat, hospital, school, active businesses, largest populated town in the county. Main Hwy. through Neligh is Hwy. 275. Also includes Elgin - medium sized community, public and private school, active businesses, located on HWY 14. These two assessor locations are being combined together as the residential market is very comparable.	5	Tilden - half of town is in Antelope and half is in Madison County, medical clinic, active businesses. Main Hwy. through Tilden is Hwy. 275.	10	Oakdale - Located in eastern portion of the county, few business operating. Main Hwy. through Oakdale is also Hwy. 275.	20	Brunswick - Small village, minimal businesses, major source of employment is a grain facility. Located south of Hwy. 20.	25	Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.	30	Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.	35	Rural - All rural residential property outside the village limits	40	Royal - Located in Northwestern portion of the county, small village with bar and body shop, located on Hwy 20.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																				
1	Neligh - County seat, hospital, school, active businesses, largest populated town in the county. Main Hwy. through Neligh is Hwy. 275. Also includes Elgin - medium sized community, public and private school, active businesses, located on HWY 14. These two assessor locations are being combined together as the residential market is very comparable.																				
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40	Royal - Located in Northwestern portion of the county, small village with bar and body shop, located on Hwy 20.																				
Ag	Agricultural homes and outbuildings																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Cost and Market																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	The county uses the depreciation tables provided by their CAMA vendor for all valuation groupings with exception to the rural residential which has it's own schedule.																				
5.	Are individual depreciation tables developed for each valuation grouping?																				
	Towns and villages use the same depreciation table, rural residential uses a separate depreciation table.																				
6.	Describe the methodology used to determine the residential lot values?																				
	Sale price, square foot and feet per units.																				

7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																						
	All lots are treated the same, currently there is no difference.																																																						
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	Reviewed all houses in Elgin and Neligh that had a quality of 25 or lower, and made sure the different classes of quality were consistent throughout. Also reviewed all basements of houses built between 1970- 2000 in Elgin, Tilden, Clearwater, and Neligh. to verify finish after seeing a trend of incorrect basement finish on sales.																																																						

2018 Commercial Assessment Survey for Antelope County

1.	Valuation data collection done by:	
	Staff	
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	Neligh - County seat, hospital, school, active businesses, largest populated town in the county.
	5	Tilden - Borders Madison County, medical clinic, active businesses. Main HWY through Tilden is HWY 275.
	10	Oakdale - Located in eastern portion of the county, only business is a gas station. Main HWY through Oakdale is also HWY 275.
	15	Elgin - Southern part of the county, public and private school, active businesses. Located on HWY 14.
	20	Brunswick - Small village, very few businesses, major source of employment is a grain facility. Located south of HWY 20.
	25	Orchard - Located in the northwestern side of the county, post office, school, and grocery store. Located northwesterly of Neligh on Hwy. 20.
	30	Clearwater - Located in the western side of the county, post office, school and grocery store. Located on Hwy. 275.
	35	Rural - All rural commercial property outside of the village limits.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Sales approach and cost approach as needed to verify value.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Inspection of property, look for comparable sales inside county and in other near counties, the cost approach can be used if non comparable sales are found.	
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	CAMA vendor tables are used.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
6.	Describe the methodology used to determine the commercial lot values.	
	Sales comparison	

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2018	06/17	2018	2018
	5	2010	06/09	2013	2012
	10	2010	06/09	2013	2018
	15	2018	06/17	2018	2018
	20	2010	06/09	2013	2012
	25	2010	06/09	2013	2012
	30	2010	06/09	2013	2012
	35	2010	06/09	2013	2012

2018 Agricultural Assessment Survey for Antelope County

1.	Valuation data collection done by:										
	Staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>This market area generally includes lands in the county located north of the Elkhorn River and the southwesterly portion of the county. The northern portion is characterized by moderately to steeply sloping soils. The middle and southern portion has deep, dearly level to strongly sloping, sandy and silty soils on the uplands. This area includes center pivot irrigation development where soils, topography and water table allow irrigated farming.</td> <td style="text-align: center;">2016-2017</td> </tr> <tr> <td style="text-align: center;">3</td> <td>This market area includes the southeasterly portion of the county. Deep, gently sloping to steep, silty soils on loess uplands. These are well drained soils with high suitability for irrigation, as water availability is present throughout the area. This area has heavier soils, hilly-rolling hills, and good crop production area.</td> <td style="text-align: center;">2016-2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	This market area generally includes lands in the county located north of the Elkhorn River and the southwesterly portion of the county. The northern portion is characterized by moderately to steeply sloping soils. The middle and southern portion has deep, dearly level to strongly sloping, sandy and silty soils on the uplands. This area includes center pivot irrigation development where soils, topography and water table allow irrigated farming.	2016-2017	3	This market area includes the southeasterly portion of the county. Deep, gently sloping to steep, silty soils on loess uplands. These are well drained soils with high suitability for irrigation, as water availability is present throughout the area. This area has heavier soils, hilly-rolling hills, and good crop production area.	2016-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
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3.	Describe the process used to determine and monitor market areas.										
	Geological characteristics, soil capabilities and market area sales.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Improved ag parcels with less than 30 acres are flagged as possible rural residential. To determine this, we look at actual land use. If the land is being used for actual agricultural purposes, it is coded as such. If a rural residential home is not surrounded by agricultural purposes and is used solely for residential purpose, it is classified as rural residential. To determine recreational land we research by contacting the owner and by visual inspection to determine if any agricultural use is detected.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Three parcels are enrolled in WRP with a value of \$1050 per acre based on sales.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	N/A										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	N/A										

	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

Antelope County

3 Year Plan of Assessment

2018-2020

July 10, 2017

Introduction

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, and as amended by 2005 Neb. Laws LB 263, Section 9. This plan will be submitted to the Antelope County Board of Equalization on or before July 31st, and the Department of Property Assessment & Taxation on or before October 31st. It will detail the assessment procedures necessary to achieve the levels of value and quality of assessment practices required by law and the resources necessary to complete those actions.

General Description of the Value Base of Antelope County As Reported in the 2017 County Abstract of Assessment of Real Property & the 2017 Personal Property Abstract

Antelope County is an agricultural based rural county, comprised of 7,198 real property parcels. Agriculture accounts for 57% of the base, residential 35%, and a commercial/industrial 8%. Antelope County's total value of real property is \$2,391,514,835. In 2017, there were 1,591 personal property returns, with total value of \$132,305,583, filed. Agriculture personal property accounted for 1156 of the returns, valued at \$110,439,728, and commercial accounted for 435 returns valued at \$21,865,855.

Staff/Training

The Assessor employs one full time deputy assessor, and one full time data entry/general clerk. The Assessor oversees all duties of office, and is active in all tasks not limited to: completion/submission of all reports, assessment all real property, improvements, and personal property, inspection of property, sales file maintenance, Form 521/death certificate/court judgement processing of real property transactions, sales file, maintains cadastral, land use, parcel, and soil layers on the GIS, Homestead Exemptions, Personal Property, Permissive Exemptions, staffing including the hiring/firing/management of staff, policy and procedures creation and office financial budgeting. The office clerk's main responsibilities include general office duties, customer service, mass mailings, and personal property file entry, filing of records and assisting the public with homestead applications. The deputy assists the Assessor with inspections of real property, collects and compiles information from building permits, 521/sale computer entry, sales follow up and verifications and assists the clerk with overflow homestead and personal property management. The deputy, in the future, will be learning the operation & maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers, and the calculation of agricultural land use acres. This will only be possible if GIS education is available for the deputy to attend. The deputy assists the Assessor with many different tasks throughout office as needed, as does the office clerk. The Assessor has

acknowledged that there is a great need for an additional clerk. Prior to current assessor's term, the office had always operated with two clerks, assessor deputy, and the assessor. With changes in the county, such as the increasing number of wind towers in the county, the work load of office has greatly increased. The additional clerk's main focus would be field work. This would entail physical reviews of property, taking photos, building permits, pick up work and assistance in office during busy times such as personal property filing and protest time. This will allow for more in depth property reviews, which increases record accuracy, resulting in equalization. Hiring an additional clerk will greatly rely on a budget increase for funding. The Assessor and the Deputy are required to hold a Nebraska County Assessor Certificate and are required to complete 60 hours of continuing education every 4 year term to maintain certification.(Reg.70) Relying on an additional clerk being hired, the Assessor and Deputy will attending the annual Assessor Workshop held in August.

Public Relations

Every year in October, County Government Day is held. The assessor's office is an active educator in this process. Communication with the local newspapers and the use of advertisements also help in the education of the general public. Notices to rural land owners have been sent out to have them come in to review their land use with the Assessor for accuracy. There has been good response from the property owners to the sales verification forms that are sent out to sellers and buyers on real estate transfers. A yearly manual of all public relation endeavors is kept in the office. Every year this manual is reviewed and analyzed with the expectation of improving our techniques in the future, and improving communication with the public. The assessor encourages property owners and all citizens to come to office with questions and concerns. The assessor continues to look for new ways to educate the public on property assessment.

ESRI Arc-GIS

In 2004 Antelope County started mapping on GIS. This is kept current with land transfers processed, surveys, soil conversions, and daily visual inspection. In 2007 the services of GIS workshop were secured in an effort to improve our system. All parcels are cut according to surveys is survey is available and updated on a continuous basis. In 2010, all GIS measured acres were rolled into TerraScan providing accurate measurements for both. For 2011, GIS was utilized by cross-referencing with TerraScan to discover omitted farm property such as sheds, grain bins, etc. In 2012, Antelope County contracted with GIS Workshop to maintain a website with our mapping and property records available to the public. GIS Workshop Inc. was contracted to fly the county in the spring of 2016, to obtain new oblique photos of all rural improvements. The new oblique photos were delivered to the county in May 2016. These oblique photos were reviewed and cross checked with property record cards to update new construction, land use, and changes to property as part of six year review. In 2017, a soil conversion was completed after updates by the State of Nebraska were made. Land use on the GIS is reviewed and updated every two years, or whenever new imagery is available. The northern half of the county was completed in 2017, and the southern half will be completed in 2018.

In 2017, the Assessor created a new layer on the GIS that marks the location of the wind turbines that are to be built, as a result of a zoning/building permit that was passed in 2017. As the towers are built, another layer will be created that show the location of the location of the built tower of each permit. This will ensure the towers are built in the proper location.

Policy & Procedure Manual

In 2015, the assessor created the Antelope County Assessor's Office Policy and Procedure Manual. This manual adheres to statute, regulation, and directive. The objective is to assist staff in understanding office procedures and assessor expectations. This manual will be revised continuously to stay current. A historical section was created in 2017, which contains past assessment year's values, market area maps, and levies. A new "processes section" will continue to be made during 2018. This section covers steps and expectations for staff when doing a physical property review.

Property Record Cards

The property record cards contain all information required by regulation 10-004, which include the legal description, property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, sketch, photo, lot size, and soil inventory. Additional documents such as appraisals, FSA maps, and NRD documentation are also included if available. When entering sales, the 521 and deed are scanned into the property record card for quick and easy review of ownership if needed. The property record cards are recorded, maintained daily, and preserved on a computer server housed in office.

Homestead Exemptions

Homestead exemptions are accepted and processed according to State Statute 77-3510 through 77-3528. Pre-addressed applications from state are mailed when received. The office processed 341 applications during 2017. Homestead reminders are published in all county newspapers during application period. All applicants are assisted in completion of application if needed. The Assessor works in conjunction with the Antelope County Veteran's Service Officer to ensure that all qualifying veterans receive the exemption status that is most applicable to their situation. Every year reminder letters and phone calls are made to unfiled applicants prior to the filing deadline. All processes are planned to continue in future.

Personal Property

All personal property is handled according to Regulation 20. All returns are due on or before May 1st. Those filing late receive a penalty of ten percent. The penalty is increased to 25 percent on July 1. As a public service, notices are placed in the county newspapers to remind personal property owners to file. The taxpayer's federal income tax depreciation schedule is required to verify the correctness of the return. No returns are accepted without a depreciation schedule. Local accountants, upon request, are provided with a list of taxpayers whom have not filed near May 1st, to ensure their clients file in time without penalty. Annually new property owners and newly formed corporations are entered into the cama personal property files, to keep current. The newspapers are reviewed weekly to ensure we are adding new businesses in county, and new corporations that are created in county are entered into our files. The treasurer's office delivers sales tax forms to the Assessor's Office in order for newly acquired ATV's, etc. to be added to the personal property roll in the following year. The personal property abstract is filed annually with PAD on or before July 20. The Assessor anticipates this process to continue throughout the upcoming years.

Centrally Assessed/Railroad Property

Centrally assessed values are obtained from the State Department of Property Assessment & Taxation prior to August 10th. The values provided are entered into the computer and balanced by Assessor. All corrections and changes are forwarded to the Property Tax Division. The Antelope County Assessor's Office anticipates no changes in this process over the next three years.

Permissive Exemptions

Permissive exemption forms are prepared by staff, and mailed to all entities that were permissively tax exempt the previous year by November 1st. These forms are received back into the office by the end of the calendar year. The Assessor reviews all of the applications, brings the applications before the County Board of Equalization, and makes recommendations as to their qualifications. As property transfers in & out of exemption, the assessor contacts the parties involved to ensure that the proper classification is given to the property, and that all requirements are fulfilled. The Assessor's office mails forms to organizations, no later than November 1, to allow more time for the entities to complete and return to office.

Levies

The assessor enters all certified levy rates from the county clerk into the cama system, TerraScan, that is necessary for billing and distribution of funds.

County Board of Equalization/TERC Appeals

The review of ownership and use of all cemetery real property is presented to the CBOE on or before August 1st. The 3 year plan of assessment is also presented prior to July 31. Tax roll corrections are periodically submitted to the CBOE for approval. Documentation explaining the

correction is kept on file in Assessors Office and Clerks Office. The County Assessor (or her/his representative) attends all County Board of Equalization meetings. The Assessor prepares supporting documentation to be present during County Board of Equalization hearings and protests. Any appeals filed with TERC, the county is represented by the Assessor at TERC hearings. In 2017, the county had one TERC appeal filed by a property owner.

Real Property Assessment Requirements

All real property in the State of Nebraska is subject to property taxation unless expressly exempted by Nebraska Constitution, or is permitted by the constitution and legislation adopted by the legislature. All real property is to be valued according to market value. Residential, Commercial, Industrial, and Recreational properties are to be valued at 100% of market Value. Agricultural land is to be valued at 75%.

2018 – Residential

The six year review was completed in 2016. Neligh, Elgin, Clearwater, Royal, Brunswick, Oakdale and Tilden were all reviewed. We will continue to monitor sales across the county and update properties as needed. The Assessor's office will continue to review building permits and pickup work. Oblique photos from May 2016 were used to review all rural residential. A new residential questionnaire was created, and mailed to all rural residence owners to verify housing characteristics. This gave the Assessor information on any changes that have taken place. In 2017 new photos and inspections were done on all, with data entry to be completed in 2018, for the 2018 values. If time permits, Clearwater will be reviewed.

2019–2020 Residential: Elgin and Neligh lot values and properties will be reviewed in 2019. All property will be reviewed as necessary and continue to document changes due to market area sales, building permits, and miscellaneous.

Pick-Up Work

The assessor and staff will gather all necessary data, which will be entered into TerraScan. This includes inspection of recent sold properties, to verify sales in the sales file. The Assessor meets weekly with the Zoning Administrator to review new zoning permits and building permits.

2018-2020 Commercial

The Assessor acknowledges that there is a major need for all commercial properties to be reassessed, physically inspected, and photos updated. It will be the main focus for the next year. With limited sales in the county, the assessor feels they do not have the ma power, time, or funds to complete. The Assessor, with approval from the County Board of Commissioners and Property Tax Administrator, has contracted for services with Tax Valuation LLC of Lincoln

Nebraska. Tax Valuation will be conducting an appraisal of all commercial properties in county. This will include a land and improvement appraisal. The cost tables and depreciation tables will be updated for all valuation grouping in Terrascan. All data entry will be done by Assessor and staff. Neligh and Elgin will be completed by March of 2018, and all other villages plus rural commercial parcels will be completed by 2019. All current building permits will be included with the commercial appraisal. Not included in the appraisal are the wind towers in the county. The assessor will be assessing and placing the taxable attributes of the towers

2018-2020 Agricultural

Statistics will be reviewed and property may be reappraised or updated as deemed necessary. Review will conclude on all Ag-improved parcels in the county. Oblique photos will be cross checked with our property record files, making updates and changes as needed. This should cover the physical inspection of farm sites. Land use will also be verified by comparison of the new 2016 aerial photos on the GIS in comparison to the property record card information. Rural residential forms were mailed to property owners to verify home features as well as outbuildings on a parcel. A market area review will be completed to ensure accuracy and to determine if any changes need to be made. The assessor hopes to meet with all rural land owners to verify accuracy of their land use. A letter will be mailed out in the fall of 2017, encouraging agricultural land owners to come into Assessor's Office and review their land use with Assessor prior to February 1st. There will be specific questions pertaining to CRP, to ensure we are accounting for all CRP in the county, since FSA cannot release the information to assessor without written consent from landowner. GIS imagery, property record cards, FSA maps, and NRD information will be reviewed to ensure the accuracy of the property information, and create a positive working relationship with property owners. The Assessor will continue to work with the NRD to maintain accuracy of irrigation in the county.

Conclusion

The main goal is to achieve equalization and uniformity of all property within Antelope County. Please be aware that this is a plan, and not a detailed timeline. Due to budget constraints, time, staffing, other outside forces, and the constant changing world, I reserve the right to make changes and adjustments to this plan as needed.

Respectfully submitted to Antelope County Commissioners July 31, 2017

Kelly Mueller
Antelope County Assessor