

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

**2017 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**BANNER COUNTY**



Pete Ricketts, Governor

April 13, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Banner 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 Banner 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: Sharon Sandberg, Banner County Assessor

# Table of Contents

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## **2017 Reports and Opinions of the Property Tax Administrator:**

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

## **Appendices:**

- Commission Summary

### ***Statistical Reports and Displays:***

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)
  
- Market Area Map
- Valuation History Charts

### ***County Reports:***

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

## Introduction

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[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 state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if 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 Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

## **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 and coefficient of variation. 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 Price Related Differential (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 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 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 establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

**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 methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds’ records 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 areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection 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.

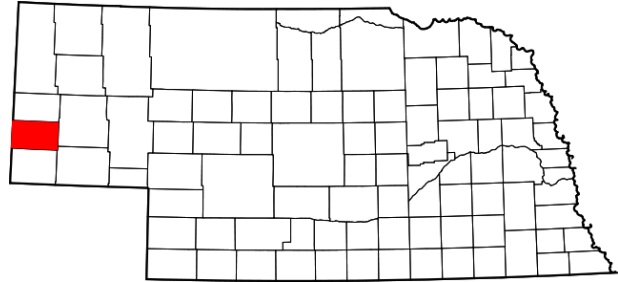
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

The comprehensive review of assessment practices is conducted throughout the year. Issues 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.

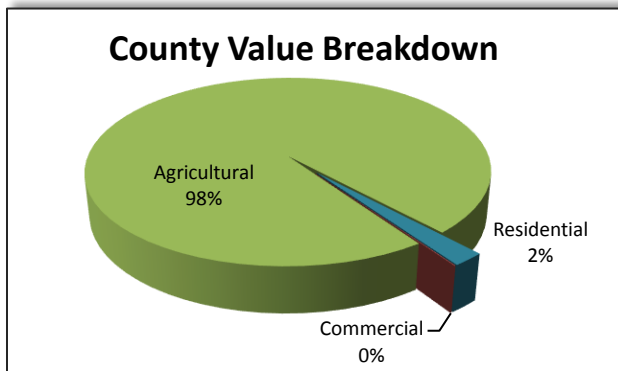
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 746 miles, Banner has 788 residents, per the Census Bureau Quick Facts for 2015, reflecting 3% growth on the preceding year and an overall population increase over the 2010 US Census of 12%. However, in a review of the past fifty-five years, Banner has seen a steady drop in population of 38% (Nebraska Department of Economic Development). Reports indicate that 67% of county residents are homeowners and 87% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Banner are evenly disbursed in rural locations around the county. Per the latest information available from the U.S. Census Bureau, there are ten employer establishments in Banner. Countywide employment is at 426 people, a 7% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2010	2015	Change
HARRISBURG	100	60	-40%

Simultaneously, the agricultural economy has remained another strong anchor for Banner that has fortified the local rural area economies. Banner is included in the North Platte Natural Resources District (NRD). Grassland makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Banner ranks sixth in both wheat for grain and winter wheat for grain, seventh in dry edible beans, and ninth in bison (USDA AgCensus).

## 2017 Residential Correlation for Banner County

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### *Assessment Actions*

Actions taken to address the residential property class by the Banner County Assessor included the partial review of all residential improvements in Range 53W (valuation grouping 80) of the county, as well as the routine maintenance of reviewing all pick-up work.

### *Description of Analysis*

The county assessor has established two valuation groupings based solely on assessor location, and these are described in the table below:

<b>Valuation Grouping</b>	<b>Description</b>
10	Residential parcels within the village of Harrisburg.
80	All Rural residential parcels—that is all parcels outside of the village proper of Harrisburg.

The residential market within Banner County is neither active nor viable, as evidenced by the low number of sales that occur during the two-year period coupled with the fact that the county's real property value consists of approximately 98% agricultural, about 2% residential and the remaining fractional part of less than 1% commercial. Only eight qualified residential sales took place during the study period. Two occurred during the first year of the study and the remaining six occurred during the second year. The sales are distributed evenly between the two valuation groupings.

Only the overall mean appears to be within acceptable range, but fluctuates between seven and nine points due to extreme outliers. Neither of the other two measures of central tendency are within range, nor are any measures supported by the qualitative statistics. Likewise, neither of the two valuation groupings have medians that are within acceptable range, and again valuation grouping 10 (Harrisburg) indicates three of the four sales well above the upper limit of range—108 – 152% (with only one sale having an A/S ratio of 70%). Valuation grouping 80 (Rural) consists of sales ranging from 44% to 91%. With such a wide range of ratios, and such a small sample, it is not believed that an adjustment to either valuation grouping would alleviate the overall problem.

The 2016 Reports and Opinion for Banner County noted that the statistical profile (consisting of ten sales) also indicated a disparity between the ratios for the three Harrisburg sales (that were again high) and the seven Rural sales (that appeared low). At that time it was mentioned that this raises a question about obtaining the market value for all residential since both Harrisburg and Rural improvements are valued using the same cost index and same depreciation schedules. The question also was raised about the criteria for determining quality, condition and effective age.



# 2017 Residential Correlation for Banner County

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## *Assessment Practice Review*

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

One aspect of this review addresses sales qualification and verification. Banner County's sales verification process consists of a questionnaire mailed to both the seller and buyer of all residential, commercial and agricultural property in which the recorded transactions contain documentary tax stamps. The response rate is approximately one-third of those mailed, and for those who do not respond a second questionnaire is sent. The county assessor utilizes information collected from the questionnaires, conversations with taxpayers, as well as her personal knowledge of the county to enhance the qualification process. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. Virtually all but one of the non-qualified sales were supported and documented. Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

The timeliness and accuracy of sales data submitted was also reviewed and it was determined that the sales are currently timely submitted and sales transactions are reported accurately.

Another important part of the review was the examination of the six-year inspection and review cycle. The county assessor conducts the physical inspections while her staff member remains in the office to help taxpayers. Usually, at least one Range (and at times two) are reviewed per assessment year. However, the staff member recently resigned and the county assessor had to replace and train a new staff member. Thus, only part of this year's review was completed. The county assessor expects to be back on schedule for the current six-year inspection and review cycle.

The Division also examined valuation groups to ensure that as defined they are equally subject to a set of economic forces that affect the value of properties within the designated group. With only two possible geographic locations—either the village of Harrisburg or Rural—this delineation is realistic.

## *Equalization and Quality of Assessment*

As previously noted, analysis of the statistical profile for the current assessment year and the last year's historical information shows that there is a recurring difference between the assessment/sales ratios for the village of Harrisburg when compared to the rural residential group. Both valuation groupings are outside of the range, but in opposite directions and do not appear to

## 2017 Residential Correlation for Banner County

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be a function of the 2014 cost index or the 2013 depreciation. Instead, rural land values compared to multiple city lots and the listing characteristics of style, quality, condition (and thus effective age) may be a large part of the equation. It's not that residential values have not changed for both valuation groupings, but once a cost index is developed, the values produced tend to remain (with the exception of pickup work or discovery) for three years.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
10	4	116.48	113.78	99.95	20.95	113.84
80	4	76.99	72.27	73.77	17.26	97.97
<u>ALL</u>						
10/01/2014 To 09/30/2016	8	85.56	93.02	81.87	30.35	113.62

### *Level of Value*

Based on analysis of all available information, the level of value of the residential class of real property in Banner County cannot be determined.

# 2017 Commercial Correlation for Banner County

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## *Assessment Actions*

For the current assessment year, there was no commercial property in Range 53W (valuation grouping 80) that could be reviewed by the county assessor.

## *Description of Analysis*

The county assessor uses two valuation groupings to value commercial property within the county and these are based solely on assessor location.

<b>Valuation Grouping</b>	<b>Description</b>
10	Commercial parcels within the village of Harrisburg.
80	Rural—all remaining commercial parcels not within the village of Harrisburg.

There are only eight commercial parcels within Banner County. Only two have occupancy codes (the bank and the re-opened café). The remaining six consist of a closed wrecking yard, Wyrulec sites and a communications tower. With commercial constituting less than a fraction of 1% of county value, the last time commercial value had a positive change (see Chart 6) was when the 2014-cost index was implemented in assessment year 2015.

The statistical profile indicates no qualified commercial sales occurring during the three-year period of the sales study.

## *Assessment Practice Review*

A review of the assessment practices is completed for each county annually. The purpose of the review is to examine assessment practices of the county to determine the compliance for all activities that could affect the uniform and proportionate valuation of all property classes. Any inconsistencies are noted and discussed with the assessor for further action.

One aspect of this review addresses sales qualification and verification. Banner County's sales verification process consists of a questionnaire mailed to both the seller and buyer of all residential, commercial and agricultural property in which the recorded transactions contain documentary tax stamps. The response rate is approximately one-third of those mailed, and for those a second questionnaire is sent. The county assessor utilizes information collected from the questionnaires, conversations with taxpayers, as well as her personal knowledge of the county to enhance the qualification process. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. There were no non-qualified

## **2017 Commercial Correlation for Banner County**

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commercial sales. Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

The timeliness and accuracy of sales data submitted was also reviewed and it was determined that the sales are currently timely submitted and sales transactions are reported accurately.

Another important part of the review was the examination of the six-year inspection and review cycle. The county utilizes the county assessor to conduct the physical inspections while her staff member remains in the office to help taxpayers. Usually, at least one Range (and at times two) are reviewed per assessment year. However, the staff member recently resigned and the county assessor had to replace and train a new staff member. Thus, only part of this year's review was completed. The county assessor expects to be back on schedule for the current six-year inspection and review cycle.

Valuation groupings were also examined to ensure that economic factors were being identified. With so few commercial parcels and almost non-existent commercial activity, the county's division of commercial property into two valuation groupings (based on location) is reasonable.

### ***Equalization and Quality of Assessment***

For measurement purposes, there are no commercial sales available. The assessment practices indicate nothing that would suggest commercial property is not in compliance with generally accepted mass appraisal standards.

### ***Level of Value***

Based on analysis of all available information, the level of value of the commercial class in Banner County is determined to be at the statutory level of 100% of market value.

# 2017 Agricultural Correlation for Banner County

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## *Assessment Actions*

Assessment actions taken by the Banner County assessor to address agricultural land for assessment year 2017 included a review of the qualified sales data that resulted in an overall decrease to the dry classification by 10% and an increase to grass land by 5%.

## *Description of Analysis*

Banner County has not identified distinct agricultural market areas within the county, and there is only one countywide area used to value agricultural land. The three counties adjoining Banner have more than one market area (Scotts Bluff to the north, Morrill to the east and Kimball to the south). Agricultural land within the county is comprised of about 66% grass (of which, about 12.5% of CRP is included), approximately 26% dry and only 5% irrigated.

Analysis of the sample reveals 45 qualified sales, with both the overall median and mean measures of central tendency within range, with the median supported by the COD. Further, the median is not significantly affected by the removal of both the lowest and highest outliers.

## *Assessment Practice Review*

Annually, the Division conducts a comprehensive review of assessment practices for each county. The purpose of the review is to examine the specific assessment practices of the county to ensure that these produce uniform and proportionate valuation of all property. Any inconsistencies are reviewed with the county assessor to facilitate further action.

One feature of this review addresses both sales qualification and verification. Banner County's sales verification process consists of a questionnaire mailed to both the seller and buyer of all residential, commercial and agricultural property in which the recorded transactions contain documentary tax stamps. The response rate is approximately one-third of those mailed, and for those a second questionnaire is sent. The county assessor utilizes information collected from the questionnaires, conversations with taxpayers, as well as her personal knowledge of the county to enhance the qualification process. Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. All but two of the non-qualified sales were supported and documented. Therefore, the Division does not believe that any apparent bias existed in the qualification determination.

The Division also examined the county's inspection and review cycle for agricultural land and improvements. The last complete land use was completed during 2015, and the last review of agricultural improvements occurred during assessment year 2013.

Another assessment practice review examines the current use or non-use of agricultural market areas to ensure that the area defined is subject to a set of economic forces that affect the value of land within the described area. After discussion with the county assessor and a review of market activity within the county, the use of only one countywide market area is deemed appropriate.

## 2017 Agricultural Correlation for Banner County

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The last part of the assessment practices review relates to the identification of rural residential and recreational land apart from agricultural land within the county. The county assessor considers a small parcel of land rural residential, unless it adjoins an active agricultural operation. Recreational land must have recreation as its primary use to be classified as such. Leasing of land during hunting season for a limited time is not seen as primary recreational use.

### *Equalization*

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites, determined by the quality of amenities on the site (such as well, septic, and electricity).

The 80% majority land use (MLU) by Market Area statistical heading indicates that dry and grass classifications have medians within acceptable range that are supported by their respective COD. It needs to be noted that the grass sample includes land enrolled in CRP that is similar to Banner's immediate neighbor to the south (Kimball).

It is believed that the quality of assessment of agricultural land within Banner County is compliant with generally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Dry    </u>						
County	24	71.20	67.82	63.30	16.94	107.14
1	24	71.20	67.82	63.30	16.94	107.14
<u>    Grass    </u>						
County	14	68.99	69.47	67.73	13.39	102.57
1	14	68.99	69.47	67.73	13.39	102.57
<u>    ALL    </u>						
10/01/2013 To 09/30/2016	45	70.75	69.89	63.76	18.83	109.61

### *Level of Value*

Based on analysis of all available information, the level of value of agricultural land in Banner County is 71%.

## 2017 Opinions of the Property Tax Administrator for Banner 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
<b>Residential Real Property</b>	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	100	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	71	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 13th day of April, 2017.



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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Banner County

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### Residential Real Property - Current

Number of Sales	8	Median	85.56
Total Sales Price	\$981,500	Mean	93.02
Total Adj. Sales Price	\$981,500	Wgt. Mean	81.87
Total Assessed Value	\$803,509	Average Assessed Value of the Base	\$34,039
Avg. Adj. Sales Price	\$122,688	Avg. Assessed Value	\$100,439

### Confidence Interval - Current

95% Median C.I	43.95 to 151.88
95% Wgt. Mean C.I	62.45 to 101.28
95% Mean C.I	64.48 to 121.56
% of Value of the Class of all Real Property Value in the County	2.16
% of Records Sold in the Study Period	4.88
% of Value Sold in the Study Period	14.39

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	10		63.77
2015	10	100	72.27
2014	8	100	62.22
2013	9		94.38

## 2017 Commission Summary for Banner County

### Commercial Real Property - Current

Number of Sales	0	Median	00.00
Total Sales Price	\$0	Mean	00.00
Total Adj. Sales Price	\$0	Wgt. Mean	00.00
Total Assessed Value	\$0	Average Assessed Value of the Base	\$22,049
Avg. Adj. Sales Price	\$0	Avg. Assessed Value	\$0

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	0.07
% of Records Sold in the Study Period	0.00
% of Value Sold in the Study Period	0.00

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	0	100	00.00
2015	0	100	00.00
2014	0	100	00.00
2013	0		00.00

**04 Banner**  
**RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 8  
Total Sales Price : 981,500  
Total Adj. Sales Price : 981,500  
Total Assessed Value : 803,509  
Avg. Adj. Sales Price : 122,688  
Avg. Assessed Value : 100,439

MEDIAN : 86  
WGT. MEAN : 82  
MEAN : 93  
COD : 30.35  
PRD : 113.62

COV : 36.69  
STD : 34.13  
Avg. Abs. Dev : 25.97  
MAX Sales Ratio : 151.88  
MIN Sales Ratio : 43.95

95% Median C.I. : 43.95 to 151.88  
95% Wgt. Mean C.I. : 62.45 to 101.28  
95% Mean C.I. : 64.48 to 121.56

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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-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	97.92	97.92	67.93	55.12	144.15	43.95	151.88	N/A	90,000	61,139
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	108.49	108.49	108.49	00.00	100.00	108.49	108.49	N/A	51,000	55,328
01-JAN-16 To 31-MAR-16	1	79.97	79.97	79.97	00.00	100.00	79.97	79.97	N/A	90,000	71,972
01-APR-16 To 30-JUN-16	2	80.71	80.71	82.58	12.94	97.74	70.27	91.14	N/A	173,750	143,484
01-JUL-16 To 30-SEP-16	2	99.24	99.24	85.29	25.42	116.36	74.01	124.46	N/A	156,500	133,482
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	2	97.92	97.92	67.93	55.12	144.15	43.95	151.88	N/A	90,000	61,139
01-OCT-15 To 30-SEP-16	6	85.56	91.39	84.99	19.45	107.53	70.27	124.46	70.27 to 124.46	133,583	113,539
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	3	108.49	101.44	76.89	33.16	131.93	43.95	151.88	N/A	77,000	59,202
<u>ALL</u>	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
10	4	116.48	113.78	99.95	20.95	113.84	70.27	151.88	N/A	75,875	75,835
80	4	76.99	72.27	73.77	17.26	97.97	43.95	91.14	N/A	169,500	125,043
<u>ALL</u>	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439
06											
07											
<u>ALL</u>	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439

**04 Banner**  
**RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 8  
 Total Sales Price : 981,500  
 Total Adj. Sales Price : 981,500  
 Total Assessed Value : 803,509  
 Avg. Adj. Sales Price : 122,688  
 Avg. Assessed Value : 100,439

MEDIAN : 86  
 WGT. MEAN : 82  
 MEAN : 93  
 COD : 30.35  
 PRD : 113.62

COV : 36.69  
 STD : 34.13  
 Avg. Abs. Dev : 25.97  
 MAX Sales Ratio : 151.88  
 MIN Sales Ratio : 43.95

95% Median C.I. : 43.95 to 151.88  
 95% Wgt. Mean C.I. : 62.45 to 101.28  
 95% Mean C.I. : 64.48 to 121.56

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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											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439
Greater Than 14,999	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439
Greater Than 29,999	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	130.19	130.19	127.56	16.67	102.06	108.49	151.88	N/A	45,500	58,041
60,000 TO 99,999	2	102.22	102.22	99.44	21.77	102.80	79.97	124.46	N/A	80,000	79,549
100,000 TO 149,999	2	57.11	57.11	57.22	23.04	99.81	43.95	70.27	N/A	141,250	80,829
150,000 TO 249,999	2	82.58	82.58	81.85	10.38	100.89	74.01	91.14	N/A	224,000	183,337
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	8	85.56	93.02	81.87	30.35	113.62	43.95	151.88	43.95 to 151.88	122,688	100,439

**04 Banner**  
**COMMERCIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 0	MEDIAN : 0	COV : 00.00	95% Median C.I. : N/A
Total Sales Price : 0	WGT. MEAN : 0	STD : 00.00	95% Wgt. Mean C.I. : N/A
Total Adj. Sales Price : 0	MEAN : 0	Avg. Abs. Dev : 00.00	95% Mean C.I. : N/A
Total Assessed Value : 0			
Avg. Adj. Sales Price : 0	COD : 00.00	MAX Sales Ratio : 00.00	
Avg. Assessed Value : 0	PRD : 00.00	MIN Sales Ratio : 00.00	

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15											
01-OCT-15 To 30-SEP-16											
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14											
01-JAN-15 To 31-DEC-15											
<u>ALL</u>											

**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											
04											
<u>ALL</u>											

**04 Banner**  
**COMMERCIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 0  
Total Sales Price : 0  
Total Adj. Sales Price : 0  
Total Assessed Value : 0  
Avg. Adj. Sales Price : 0  
Avg. Assessed Value : 0

MEDIAN : 0  
WGT. MEAN : 0  
MEAN : 0  
COD : 00.00  
PRD : 00.00

COV : 00.00  
STD : 00.00  
Avg. Abs. Dev : 00.00  
MAX Sales Ratio : 00.00  
MIN Sales Ratio : 00.00

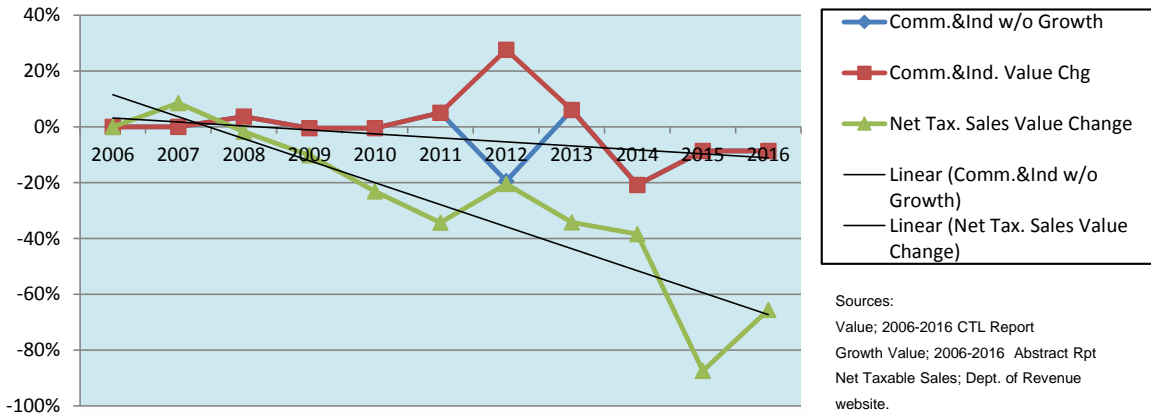
95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : N/A

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than	5,000										
Less Than	15,000										
Less Than	30,000										
<b>Ranges Excl. Low \$</b>											
Greater Than	4,999										
Greater Than	14,999										
Greater Than	29,999										
<b>Incremental Ranges</b>											
0 TO	4,999										
5,000 TO	14,999										
15,000 TO	29,999										
30,000 TO	59,999										
60,000 TO	99,999										
100,000 TO	149,999										
150,000 TO	249,999										
250,000 TO	499,999										
500,000 TO	999,999										
1,000,000 +											
<b>ALL</b>											

### 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
2006	\$ 193,042	\$ -	0.00%	\$ 193,042	-	\$ 403,204	-
2007	\$ 193,042	\$ -	0.00%	\$ 193,042	0.00%	\$ 437,503	8.51%
2008	\$ 200,074	\$ -	0.00%	\$ 200,074	3.64%	\$ 396,012	-9.48%
2009	\$ 192,215	\$ -	0.00%	\$ 192,215	-3.93%	\$ 362,315	-8.51%
2010	\$ 192,215	\$ -	0.00%	\$ 192,215	0.00%	\$ 310,125	-14.40%
2011	\$ 202,841	\$ -	0.00%	\$ 202,841	5.53%	\$ 264,995	-14.55%
2012	\$ 246,399	\$ 90,917	36.90%	\$ 155,482	-23.35%	\$ 320,865	21.08%
2013	\$ 204,690	\$ -	0.00%	\$ 204,690	-16.93%	\$ 265,283	-17.32%
2014	\$ 152,917	\$ -	0.00%	\$ 152,917	-25.29%	\$ 248,184	-6.45%
2015	\$ 176,394	\$ -	0.00%	\$ 176,394	15.35%	\$ 50,636	-79.60%
2016	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,882	174.28%
Ann %chg	-0.90%			Average	-4.50%	-20.59%	5.36%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.00%	0.00%	8.51%
2008	3.64%	3.64%	-1.78%
2009	-0.43%	-0.43%	-10.14%
2010	-0.43%	-0.43%	-23.08%
2011	5.08%	5.08%	-34.28%
2012	-19.46%	27.64%	-20.42%
2013	6.03%	6.03%	-34.21%
2014	-20.79%	-20.79%	-38.45%
2015	-8.62%	-8.62%	-87.44%
2016	-8.62%	-8.62%	-65.56%

County Number	4
County Name	Banner

**04 Banner**  
**AGRICULTURAL LAND**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 45  
 Total Sales Price : 14,361,825  
 Total Adj. Sales Price : 14,361,825  
 Total Assessed Value : 9,156,830  
 Avg. Adj. Sales Price : 319,152  
 Avg. Assessed Value : 203,485

MEDIAN : 71  
 WGT. MEAN : 64  
 MEAN : 70  
 COD : 18.83  
 PRD : 109.61

COV : 24.31  
 STD : 16.99  
 Avg. Abs. Dev : 13.32  
 MAX Sales Ratio : 109.61  
 MIN Sales Ratio : 28.83

95% Median C.I. : 64.25 to 78.39  
 95% Wgt. Mean C.I. : 58.71 to 68.81  
 95% Mean C.I. : 64.93 to 74.85

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	4	70.36	73.36	62.00	23.78	118.32	43.12	109.61	N/A	217,550	134,888
01-JAN-14 To 31-MAR-14	3	76.24	68.90	75.96	17.03	90.71	45.76	84.69	N/A	376,751	286,175
01-APR-14 To 30-JUN-14	7	70.75	62.96	49.25	21.00	127.84	28.83	79.86	28.83 to 79.86	288,439	142,061
01-JUL-14 To 30-SEP-14	1	56.69	56.69	56.69	00.00	100.00	56.69	56.69	N/A	916,778	519,747
01-OCT-14 To 31-DEC-14	2	64.90	64.90	64.50	02.70	100.62	63.15	66.65	N/A	602,500	388,619
01-JAN-15 To 31-MAR-15	3	76.51	70.02	71.12	15.10	98.45	49.45	84.09	N/A	227,333	161,670
01-APR-15 To 30-JUN-15	3	67.22	65.99	67.08	06.38	98.38	58.94	71.82	N/A	251,260	168,543
01-JUL-15 To 30-SEP-15	7	59.67	68.69	66.70	25.56	102.98	46.89	104.91	46.89 to 104.91	174,686	116,519
01-OCT-15 To 31-DEC-15	2	72.17	72.17	68.47	10.97	105.40	64.25	80.09	N/A	375,000	256,779
01-JAN-16 To 31-MAR-16	4	76.91	71.41	69.36	12.56	102.96	47.70	84.13	N/A	136,709	94,815
01-APR-16 To 30-JUN-16	4	64.15	66.00	61.03	11.21	108.14	55.52	80.19	N/A	929,525	567,304
01-JUL-16 To 30-SEP-16	5	84.31	86.93	91.23	06.99	95.29	78.80	99.37	N/A	109,400	99,808
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	15	70.57	66.50	59.00	21.69	112.71	28.83	109.61	45.76 to 79.84	329,087	194,150
01-OCT-14 To 30-SEP-15	15	66.65	67.91	66.87	17.52	101.56	46.89	104.91	56.42 to 78.39	257,572	172,234
01-OCT-15 To 30-SEP-16	15	78.80	75.24	65.82	12.75	114.31	47.70	99.37	64.25 to 84.13	370,796	244,071
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	13	66.95	64.15	59.76	19.58	107.35	28.83	84.69	45.76 to 79.84	405,470	242,303
01-JAN-15 To 31-DEC-15	15	67.22	68.88	68.06	18.54	101.20	46.89	104.91	56.42 to 80.09	227,239	154,655
<u>ALL</u>	45	70.75	69.89	63.76	18.83	109.61	28.83	109.61	64.25 to 78.39	319,152	203,485

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	45	70.75	69.89	63.76	18.83	109.61	28.83	109.61	64.25 to 78.39	319,152	203,485
<u>ALL</u>	45	70.75	69.89	63.76	18.83	109.61	28.83	109.61	64.25 to 78.39	319,152	203,485

**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
<u>Dry</u>											
County	18	68.76	67.45	63.80	17.38	105.72	43.12	90.54	56.69 to 78.80	264,086	168,500
1	18	68.76	67.45	63.80	17.38	105.72	43.12	90.54	56.69 to 78.80	264,086	168,500
<u>Grass</u>											
County	10	76.90	74.91	72.00	07.58	104.04	64.25	84.69	66.65 to 81.65	256,822	184,904
1	10	76.90	74.91	72.00	07.58	104.04	64.25	84.69	66.65 to 81.65	256,822	184,904
<u>ALL</u>	45	70.75	69.89	63.76	18.83	109.61	28.83	109.61	64.25 to 78.39	319,152	203,485



**04 Banner**  
**AGRICULTURAL LAND**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 45  
 Total Sales Price : 14,361,825  
 Total Adj. Sales Price : 14,361,825  
 Total Assessed Value : 9,156,830  
 Avg. Adj. Sales Price : 319,152  
 Avg. Assessed Value : 203,485

MEDIAN : 71  
 WGT. MEAN : 64  
 MEAN : 70  
 COD : 18.83  
 PRD : 109.61

COV : 24.31  
 STD : 16.99  
 Avg. Abs. Dev : 13.32  
 MAX Sales Ratio : 109.61  
 MIN Sales Ratio : 28.83

95% Median C.I. : 64.25 to 78.39  
 95% Wgt. Mean C.I. : 58.71 to 68.81  
 95% Mean C.I. : 64.93 to 74.85

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**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
____Dry____											
County	24	71.20	67.82	63.30	16.94	107.14	28.83	90.54	58.94 to 78.80	253,047	160,180
1	24	71.20	67.82	63.30	16.94	107.14	28.83	90.54	58.94 to 78.80	253,047	160,180
____Grass____											
County	14	68.99	69.47	67.73	13.39	102.57	45.76	84.69	62.11 to 80.19	341,605	231,369
1	14	68.99	69.47	67.73	13.39	102.57	45.76	84.69	62.11 to 80.19	341,605	231,369
____ALL____	45	70.75	69.89	63.76	18.83	109.61	28.83	109.61	64.25 to 78.39	319,152	203,485

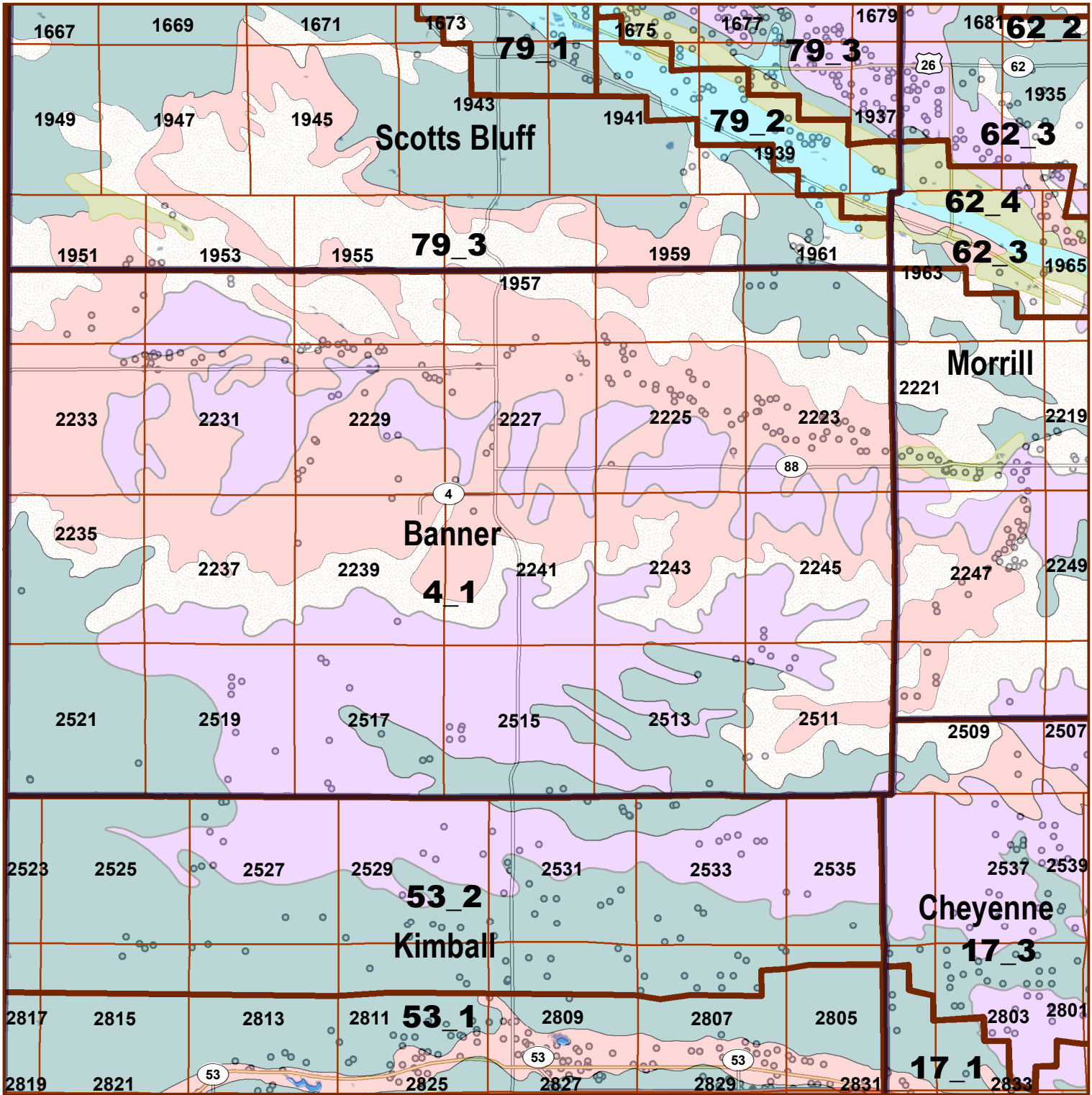
## Banner County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
<b>Banner</b>	1	n/a	2000	1900	1800	1800	1800	1600	1292	<b>1734</b>
<b>ScottsBluff</b>	3	n/a	n/a	2675	2675	2090	1630	1630	1630	<b>2297</b>
<b>Morrill</b>	3	n/a	2300	2300	2300	2195	2195	2195	2195	<b>2249</b>
<b>Kimball</b>	2	n/a	1975	1975	1625	1625	1625	1625	1500	<b>1712</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
<b>Banner</b>	1	n/a	550	530	530	490	440	420	410	<b>504</b>
<b>ScottsBluff</b>	3	n/a	n/a	465	465	410	385	385	350	<b>427</b>
<b>Morrill</b>	3	n/a	525	525	475	475	475	475	475	<b>487</b>
<b>Kimball</b>	2	n/a	565	525	505	415	390	350	345	<b>452</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
<b>Banner</b>	1	n/a	470	460	430	410	400	390	348	<b>380</b>
<b>ScottsBluff</b>	3	n/a	n/a	345	345	340	340	340	340	<b>341</b>
<b>Morrill</b>	3	n/a	460	450	410	375	375	375	375	<b>380</b>
<b>Kimball</b>	2	n/a	435	365	345	325	300	300	300	<b>310</b>

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.



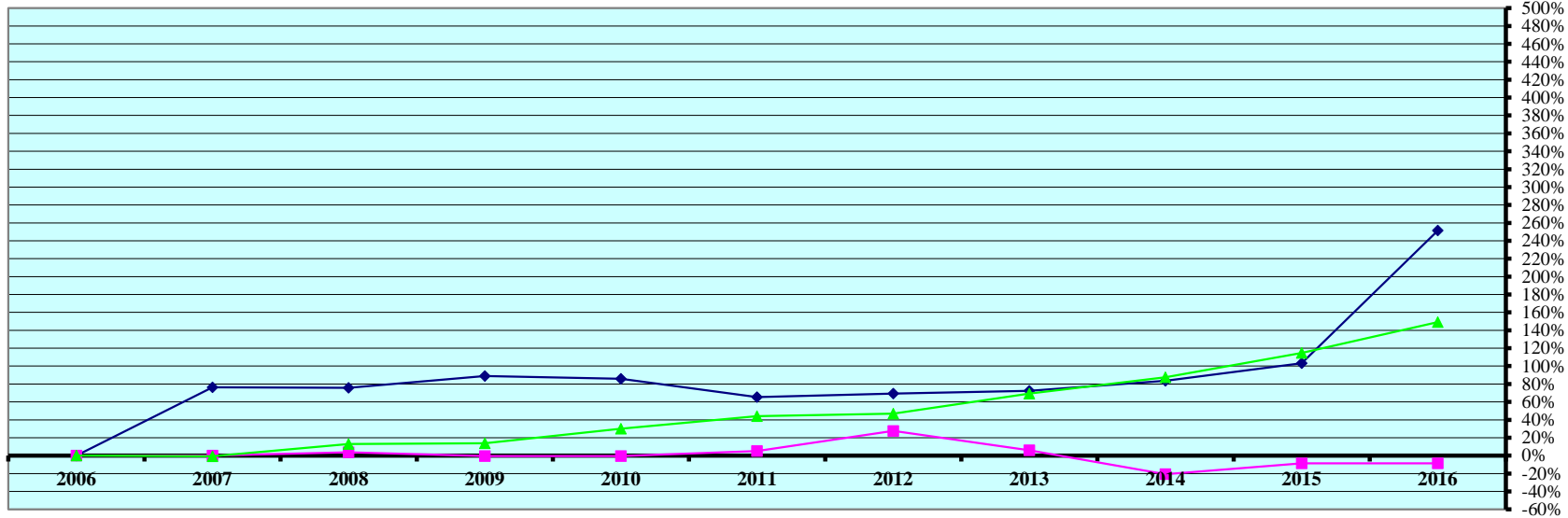
**Legend**

- 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 subsoils 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
- Irrigation Wells

## Banner County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	1,584,034	--	--	--	193,042	--	--	--	89,478,072	--	--	--
2007	2,790,976	1,206,942	76.19%	76.19%	193,042	0	0.00%	0.00%	88,860,329	-617,743	-0.69%	-0.69%
2008	2,782,430	-8,546	-0.31%	75.65%	200,074	7,032	3.64%	3.64%	100,963,386	12,103,057	13.62%	12.84%
2009	2,990,418	207,988	7.48%	88.78%	192,215	-7,859	-3.93%	-0.43%	101,903,886	940,500	0.93%	13.89%
2010	2,944,294	-46,124	-1.54%	85.87%	192,215	0	0.00%	-0.43%	116,264,850	14,360,964	14.09%	29.94%
2011	2,620,253	-324,041	-11.01%	65.42%	202,841	10,626	5.53%	5.08%	128,916,441	12,651,591	10.88%	44.08%
2012	2,680,581	60,328	2.30%	69.22%	246,399	43,558	21.47%	27.64%	131,326,929	2,410,488	1.87%	46.77%
2013	2,729,749	49,168	1.83%	72.33%	204,690	-41,709	-16.93%	6.03%	151,428,941	20,102,012	15.31%	69.24%
2014	2,910,139	180,390	6.61%	83.72%	152,917	-51,773	-25.29%	-20.79%	167,734,823	16,305,882	10.77%	87.46%
2015	3,219,784	309,645	10.64%	103.26%	176,394	23,477	15.35%	-8.62%	192,086,964	24,352,141	14.52%	114.67%
2016	5,565,849	2,346,065	72.86%	251.37%	176,394	0	0.00%	-8.62%	222,929,331	30,842,367	16.06%	149.14%

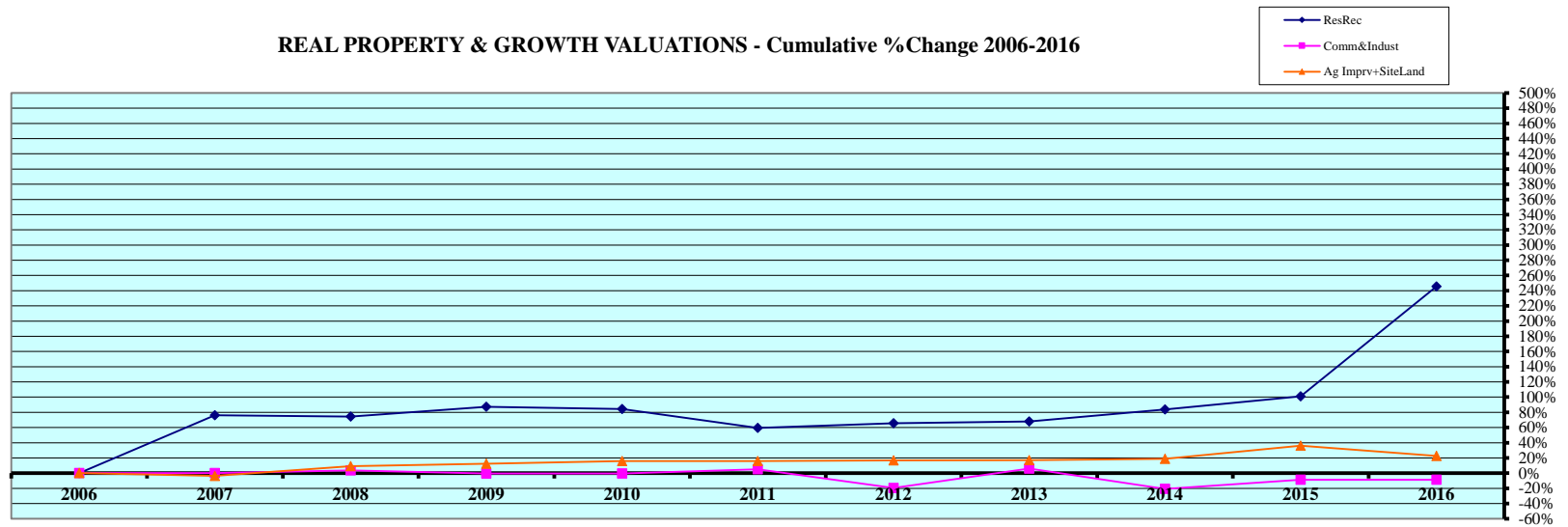
Rate Annual %chg: Residential & Recreational **13.39%** Commercial & Industrial **-0.90%** Agricultural Land **9.56%**

Cnty# **4**  
County **BANNER**

CHART 1 EXHIBIT 4B Page 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.

**REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016**



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	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	
2006	1,584,034	0	0.00%	1,584,034	--	--	193,042	0	0.00%	193,042	--	--	
2007	2,790,976	0	0.00%	2,790,976	76.19%	76.19%	193,042	0	0.00%	193,042	0.00%	0.00%	
2008	2,782,430	22,190	0.80%	2,760,240	-1.10%	74.25%	200,074	0	0.00%	200,074	3.64%	3.64%	
2009	2,990,418	22,190	0.74%	2,968,228	6.68%	87.38%	192,215	0	0.00%	192,215	-3.93%	-0.43%	
2010	2,944,294	22,190	0.75%	2,922,104	-2.28%	84.47%	192,215	0	0.00%	192,215	0.00%	-0.43%	
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	59.33%	202,841	0	0.00%	202,841	5.53%	5.08%	
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	65.59%	246,399	90,917	36.90%	155,482	-23.35%	-19.46%	
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	67.90%	204,690	0	0.00%	204,690	-16.93%	6.03%	
2014	2,910,139	0	0.00%	2,910,139	6.61%	83.72%	152,917	0	0.00%	152,917	-25.29%	-20.79%	
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	100.91%	176,394	0	0.00%	176,394	15.35%	-8.62%	
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	245.49%	176,394	0	0.00%	176,394	0.00%	-8.62%	
Rate Ann%chg	13.39%				15.05%		-0.90%				C & I w/o growth	-4.50%	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				% 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	Growth Value				
2006	16,058,347	4,177,082	20,235,429	119,693	0.59%	20,115,736	--	--
2007	15,488,937	4,161,380	19,650,317	144,657	0.74%	19,505,660	-3.61%	-3.61%
2008	17,273,778	5,022,450	22,296,228	233,436	1.05%	22,062,792	12.28%	9.03%
2009	17,596,915	5,351,883	22,948,798	233,435	1.02%	22,715,363	1.88%	12.26%
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359	2.26%	15.97%
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885	-1.06%	15.89%
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	0.13%	16.78%
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	-0.79%	16.98%
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	18.81%
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	14.11%	36.09%
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	22.49%
Rate Ann%chg	1.55%	4.70%	2.27%			Ag Imprv+Site w/o growth	1.39%	

(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.

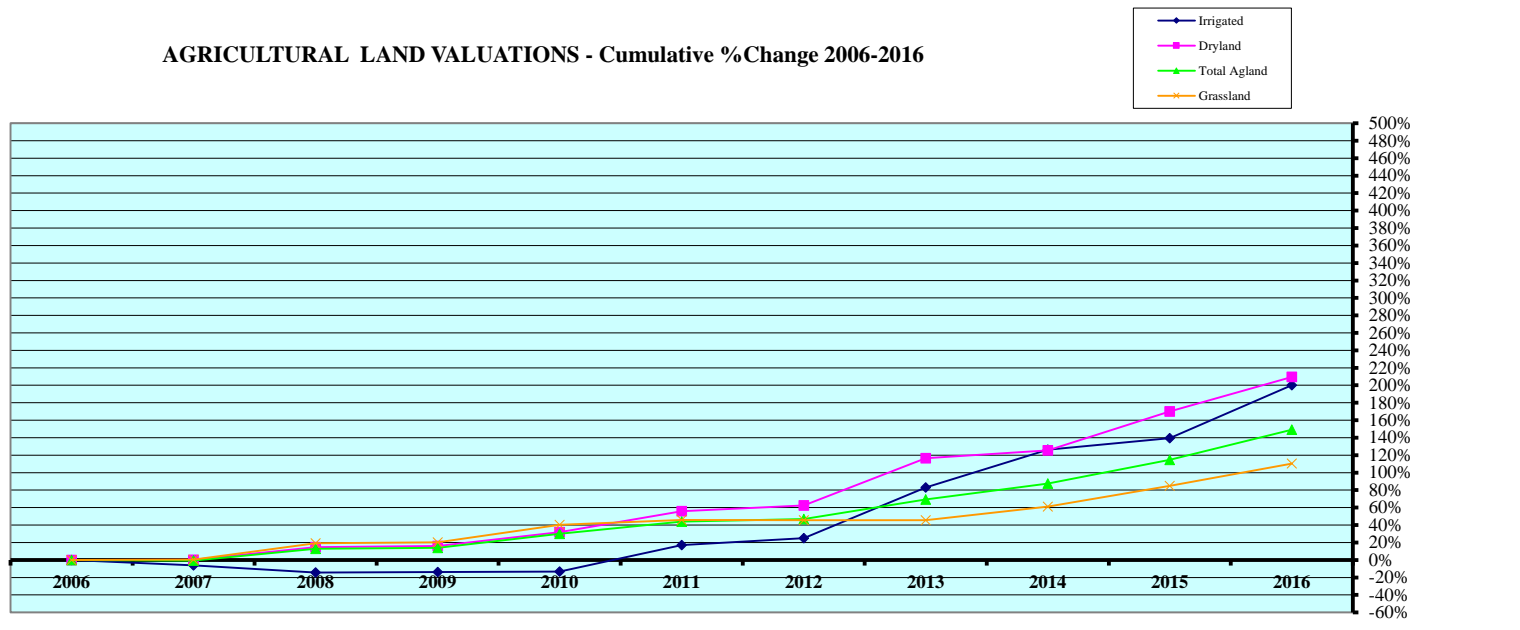
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division  
Prepared as of 03/01/2017

Cnty# 4  
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CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



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
2006	13,905,937	--	--	--	22,342,930	--	--	--	52,747,880	--	--	--
2007	13,041,444	-864,493	-6.22%	-6.22%	22,360,091	17,161	0.08%	0.08%	52,954,122	206,242	0.39%	0.39%
2008	11,908,268	-1,133,176	-8.69%	-14.37%	25,658,232	3,298,141	14.75%	14.84%	62,828,934	9,874,812	18.65%	19.11%
2009	11,979,310	71,042	0.60%	-13.85%	25,933,316	275,084	1.07%	16.07%	63,424,024	595,090	0.95%	20.24%
2010	12,064,769	85,459	0.71%	-13.24%	29,446,248	3,512,932	13.55%	31.79%	74,016,079	10,592,055	16.70%	40.32%
2011	16,298,278	4,233,509	35.09%	17.20%	34,849,007	5,402,759	18.35%	55.97%	76,931,854	2,915,775	3.94%	45.85%
2012	17,396,226	1,097,948	6.74%	25.10%	36,281,845	1,432,838	4.11%	62.39%	76,807,665	-124,189	-0.16%	45.61%
2013	25,446,508	8,050,282	46.28%	82.99%	48,358,230	12,076,385	33.28%	116.44%	76,802,449	-5,216	-0.01%	45.60%
2014	31,456,553	6,010,045	23.62%	126.21%	50,396,682	2,038,452	4.22%	125.56%	85,034,241	8,231,792	10.72%	61.21%
2015	33,314,960	1,858,407	5.91%	139.57%	60,327,110	9,930,428	19.70%	170.01%	97,510,024	12,475,783	14.67%	84.86%
2016	41,734,295	8,419,335	25.27%	200.12%	69,151,305	8,824,195	14.63%	209.50%	110,951,701	13,441,677	13.78%	110.34%

Rate Ann.%chg: Irrigated **11.62%** Dryland **11.96%** Grassland **7.72%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	126,256	--	--	--	355,069	--	--	--	89,478,072	--	--	--
2007	126,128	-128	-0.10%	-0.10%	378,544	23,475	6.61%	6.61%	88,860,329	-617,743	-0.69%	-0.69%
2008	157,544	31,416	24.91%	24.78%	410,408	31,864	8.42%	15.59%	100,963,386	12,103,057	13.62%	12.84%
2009	156,557	-987	-0.63%	24.00%	410,679	271	0.07%	15.66%	101,903,886	940,500	0.93%	13.89%
2010	188,006	31,449	20.09%	48.91%	549,748	139,069	33.86%	54.83%	116,264,850	14,360,964	14.09%	29.94%
2011	223,036	35,030	18.63%	76.65%	614,266	64,518	11.74%	73.00%	128,916,441	12,651,591	10.88%	44.08%
2012	225,869	2,833	1.27%	78.90%	615,324	1,058	0.17%	73.30%	131,326,929	2,410,488	1.87%	46.77%
2013	216,714	-9,155	-4.05%	71.65%	605,040	-10,284	-1.67%	70.40%	151,428,941	20,102,012	15.31%	69.24%
2014	232,520	15,806	7.29%	84.17%	614,827	9,787	1.62%	73.16%	167,734,823	16,305,882	10.77%	87.46%
2015	260,936	28,416	12.22%	106.67%	673,934	59,107	9.61%	89.80%	192,086,964	24,352,141	14.52%	114.67%
2016	326,379	65,443	25.08%	158.51%	765,651	91,717	13.61%	115.63%	222,929,331	30,842,367	16.06%	149.14%

Cnty# **4**  
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Rate Ann.%chg: Total Agric Land **9.56%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)<sup>(1)</sup>**

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
2006	13,905,936	26,819	519			22,343,493	119,054	188			52,658,886	314,718	167		
2007	13,091,256	25,291	518	-0.17%	-0.17%	22,367,913	119,153	188	0.03%	0.03%	52,827,651	315,866	167	-0.04%	-0.04%
2008	11,908,266	24,688	482	-6.82%	-6.97%	25,656,825	119,684	214	14.20%	14.23%	62,631,739	315,875	198	18.56%	18.50%
2009	12,893,728	25,855	499	3.39%	-3.82%	25,503,958	115,820	220	2.72%	17.33%	63,396,137	319,194	199	0.17%	18.70%
2010	12,062,063	24,187	499	0.00%	-3.82%	29,486,767	118,184	249	13.30%	32.94%	74,014,510	318,445	232	17.02%	38.91%
2011	16,170,241	23,801	679	36.24%	31.03%	34,982,918	121,547	288	15.36%	53.36%	76,804,324	313,665	245	5.35%	46.34%
2012	17,396,226	23,919	727	7.05%	40.27%	36,342,444	122,014	298	3.49%	58.71%	76,756,286	312,946	245	0.17%	46.59%
2013	25,360,508	23,714	1,069	47.04%	106.25%	48,803,699	122,752	398	33.48%	111.84%	76,474,427	312,202	245	-0.13%	46.40%
2014	31,241,720	23,984	1,303	21.80%	151.22%	50,533,297	124,414	406	2.16%	116.42%	84,985,890	309,047	275	12.26%	64.35%
2015	33,310,718	24,131	1,380	5.97%	166.23%	59,761,329	123,867	482	18.78%	157.07%	97,939,219	308,356	318	15.50%	89.83%
2016	41,734,295	24,068	1,734	25.62%	234.42%	69,151,307	123,502	560	16.05%	198.35%	110,952,307	306,788	362	13.87%	116.15%

Rate Annual %chg Average Value/Acre: 12.83%

11.55%

8.01%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	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
2006	125,544	6,277	20			332,138	2,199	151			89,365,997	469,068	191		
2007	125,791	6,290	20	0.00%	0.00%	378,588	2,712	140	-7.55%	-7.55%	88,791,199	469,311	189	-0.69%	-0.69%
2008	156,980	6,275	25	25.10%	25.09%	510,058	2,737	186	33.48%	23.40%	100,863,868	469,259	215	13.61%	12.82%
2009	156,510	6,256	25	0.00%	25.09%	410,679	2,609	157	-15.53%	4.23%	102,361,012	469,734	218	1.38%	14.38%
2010	188,190	6,272	30	19.93%	50.02%	428,174	2,563	167	6.12%	10.61%	116,179,704	469,651	247	13.52%	29.84%
2011	219,057	7,301	30	-0.01%	50.01%	586,216	2,899	202	21.04%	33.89%	128,762,756	469,213	274	10.93%	44.04%
2012	225,869	7,528	30	0.00%	50.01%	577,064	2,838	203	0.56%	34.64%	131,297,889	469,246	280	1.96%	46.87%
2013	216,710	7,223	30	0.00%	50.01%	576,641	2,826	204	0.36%	35.12%	151,431,985	468,718	323	15.46%	69.58%
2014	231,066	7,701	30	0.00%	50.02%	587,063	2,895	203	-0.64%	34.26%	167,579,036	468,041	358	10.82%	87.93%
2015	259,314	7,408	35	16.66%	75.02%	671,271	3,166	212	4.59%	40.42%	191,941,851	466,928	411	14.81%	115.77%
2016	326,262	8,157	40	14.27%	99.99%	765,404	3,684	208	-2.03%	37.58%	222,929,575	466,199	478	16.33%	150.99%

4  
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Rate Annual %chg Average Value/Acre: 9.64%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017





<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 1,927</b>	<b>Value : 258,765,116</b>	<b>Growth 506,618</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	27	27,514	0	0	44	217,629	71	245,143	
<b>02. Res Improve Land</b>	48	445,203	0	0	42	410,000	90	855,203	
<b>03. Res Improvements</b>	48	1,787,390	0	0	45	2,694,680	93	4,482,070	
<b>04. Res Total</b>	75	2,260,107	0	0	89	3,322,309	164	5,582,416	0
<b>% of Res Total</b>	45.73	40.49	0.00	0.00	54.27	59.51	8.51	2.16	0.00
<b>05. Com UnImp Land</b>	0	0	0	0	3	3,000	3	3,000	
<b>06. Com Improve Land</b>	1	11,050	0	0	3	24,835	4	35,885	
<b>07. Com Improvements</b>	1	98,249	0	0	4	39,260	5	137,509	
<b>08. Com Total</b>	1	109,299	0	0	7	67,095	8	176,394	0
<b>% of Com Total</b>	12.50	61.96	0.00	0.00	87.50	38.04	0.42	0.07	0.00
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	75	2,260,107	0	0	89	3,322,309	164	5,582,416	0
<b>% of Res &amp; Rec Total</b>	45.73	40.49	0.00	0.00	54.27	59.51	8.51	2.16	0.00
<b>Com &amp; Ind Total</b>	1	109,299	0	0	7	67,095	8	176,394	0
<b>% of Com &amp; Ind Total</b>	12.50	61.96	0.00	0.00	87.50	38.04	0.42	0.07	0.00
<b>17. Taxable Total</b>	76	2,369,406	0	0	96	3,389,404	172	5,758,810	0
<b>% of Taxable Total</b>	44.19	41.14	0.00	0.00	55.81	58.86	8.93	2.23	0.00

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	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	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

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	81	5,495,330	81	5,495,330	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	190	5,553,790	190	5,553,790	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	8	15	206	229

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,164	161,559,271	1,164	161,559,271
28. Ag-Improved Land	0	0	0	0	356	63,223,281	356	63,223,281
29. Ag Improvements	0	0	0	0	401	22,669,964	401	22,669,964
30. Ag Total							1,565	247,452,516

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	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	58	56.00	121,500	58	56.00	121,500	
32. HomeSite Improv Land	213	247.99	2,180,500	213	247.99	2,180,500	
33. HomeSite Improvements	223	0.00	16,923,304	223	0.00	16,923,304	502,193
34. HomeSite Total				<b>281</b>	<b>303.99</b>	<b>19,225,304</b>	
35. FarmSite UnImp Land	79	154.24	59,645	79	154.24	59,645	
36. FarmSite Improv Land	325	1,352.57	723,818	325	1,352.57	723,818	
37. FarmSite Improvements	370	0.00	5,746,660	370	0.00	5,746,660	4,425
38. FarmSite Total				<b>449</b>	<b>1,506.81</b>	<b>6,530,123</b>	
39. Road & Ditches	961	3,440.71	0	961	3,440.71	0	
40. Other- Non Ag Use	103	175.80	52,734	103	175.80	52,734	
41. Total Section VI				<b>730</b>	<b>5,427.31</b>	<b>25,808,161</b>	<b>506,618</b>

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	15	3,444.21	1,114,286	15	3,444.21	1,114,286

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	0.00	0.00%	0	0.00%	0.00
46. 1A	2,196.56	9.12%	4,393,120	10.52%	2,000.00
47. 2A1	1,316.02	5.46%	2,500,442	5.99%	1,900.00
48. 2A	6,922.74	28.74%	12,460,914	29.83%	1,800.00
49. 3A1	246.62	1.02%	443,916	1.06%	1,800.00
50. 3A	5,342.92	22.18%	9,617,177	23.02%	1,799.99
51. 4A1	6,297.23	26.14%	10,075,476	24.12%	1,599.99
52. 4A	1,768.57	7.34%	2,284,464	5.47%	1,291.70
53. Total	24,090.66	100.00%	41,775,509	100.00%	1,734.10
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	30,287.41	24.53%	16,658,155	26.79%	550.00
56. 2D1	9,248.04	7.49%	4,901,452	7.88%	530.00
57. 2D	42,537.74	34.45%	22,544,888	36.26%	530.00
58. 3D1	5,594.18	4.53%	2,741,149	4.41%	490.00
59. 3D	16,718.75	13.54%	7,356,218	11.83%	440.00
60. 4D1	14,632.65	11.85%	6,145,668	9.88%	420.00
61. 4D	4,452.37	3.61%	1,825,468	2.94%	410.00
62. Total	123,471.14	100.00%	62,172,998	100.00%	503.54
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	12,039.96	3.92%	5,613,148	4.81%	466.21
65. 2G1	4,944.80	1.61%	2,229,580	1.91%	450.89
66. 2G	48,005.17	15.64%	20,528,070	17.60%	427.62
67. 3G1	3,185.60	1.04%	1,288,126	1.10%	404.36
68. 3G	40,279.02	13.13%	15,662,645	13.43%	388.85
69. 4G1	67,735.34	22.07%	25,942,140	22.25%	382.99
70. 4G	130,696.66	42.59%	45,341,975	38.88%	346.93
71. Total	306,886.55	100.00%	116,605,684	100.00%	379.96
<b>Irrigated Total</b>					
	24,090.66	5.17%	41,775,509	18.85%	1,734.10
<b>Dry Total</b>					
	123,471.14	26.48%	62,172,998	28.05%	503.54
<b>Grass Total</b>					
	306,886.55	65.82%	116,605,684	52.61%	379.96
72. Waste	8,095.29	1.74%	323,806	0.15%	40.00
73. Other	3,689.60	0.79%	766,358	0.35%	207.71
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	466,233.24	100.00%	221,644,355	100.00%	475.39

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	24,090.66	41,775,509	24,090.66	41,775,509
<b>77. Dry Land</b>	0.00	0	0.00	0	123,471.14	62,172,998	123,471.14	62,172,998
<b>78. Grass</b>	0.00	0	0.00	0	306,886.55	116,605,684	306,886.55	116,605,684
<b>79. Waste</b>	0.00	0	0.00	0	8,095.29	323,806	8,095.29	323,806
<b>80. Other</b>	0.00	0	0.00	0	3,689.60	766,358	3,689.60	766,358
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>466,233.24</b>	<b>221,644,355</b>	<b>466,233.24</b>	<b>221,644,355</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	24,090.66	5.17%	41,775,509	18.85%	1,734.10
<b>Dry Land</b>	123,471.14	26.48%	62,172,998	28.05%	503.54
<b>Grass</b>	306,886.55	65.82%	116,605,684	52.61%	379.96
<b>Waste</b>	8,095.29	1.74%	323,806	0.15%	40.00
<b>Other</b>	3,689.60	0.79%	766,358	0.35%	207.71
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>466,233.24</b>	<b>100.00%</b>	<b>221,644,355</b>	<b>100.00%</b>	<b>475.39</b>

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 Harrisburg	24	25,739	42	379,990	42	1,571,978	66	1,977,707	0
83.2 Rural	11	34,888	7	73,075	9	437,350	20	545,313	0
83.3 Rural Residential	36	184,516	41	402,138	42	2,472,742	78	3,059,396	0
84 Residential Total	71	245,143	90	855,203	93	4,482,070	164	5,582,416	0

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>I 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	Commercial	2	2,000	3	30,145	4	132,908	6	165,053	0
85.2	Rural	1	1,000	1	5,740	1	4,601	2	11,341	0
86	Commercial Total	3	3,000	4	35,885	5	137,509	8	176,394	0



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	0.00	0.00%	0	0.00%	0.00
88. 1G	7,478.41	2.78%	3,514,844	3.44%	470.00
89. 2G1	3,443.51	1.28%	1,584,027	1.55%	460.00
90. 2G	36,590.97	13.62%	15,734,102	15.42%	430.00
91. 3G1	2,287.09	0.85%	937,706	0.92%	410.00
92. 3G	31,301.17	11.65%	12,520,365	12.27%	400.00
93. 4G1	59,826.58	22.28%	23,332,271	22.86%	390.00
94. 4G	127,651.78	47.53%	44,428,530	43.54%	348.04
95. Total	268,579.51	100.00%	102,051,845	100.00%	379.97
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	4,561.55	11.91%	2,098,304	14.42%	460.00
98. 2C1	1,501.29	3.92%	645,553	4.44%	430.00
99. 2C	11,414.20	29.80%	4,793,968	32.94%	420.00
100. 3C1	898.51	2.35%	350,420	2.41%	390.00
101. 3C	8,977.85	23.44%	3,142,280	21.59%	350.00
102. 4C1	7,908.76	20.65%	2,609,869	17.93%	330.00
103. 4C	3,044.88	7.95%	913,445	6.28%	299.99
104. Total	38,307.04	100.00%	14,553,839	100.00%	379.93
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	268,579.51	87.52%	102,051,845	87.52%	379.97
CRP Total	38,307.04	12.48%	14,553,839	12.48%	379.93
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	306,886.55	100.00%	116,605,684	100.00%	379.96

**2017 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

**04 Banner**

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	5,565,849	5,582,416	16,567	0.30%	0	0.30%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	18,721,413	19,225,304	503,891	2.69%	502,193	0.01%
<b>04. Total Residential (sum lines 1-3)</b>	<b>24,287,262</b>	<b>24,807,720</b>	<b>520,458</b>	<b>2.14%</b>	<b>502,193</b>	<b>0.08%</b>
05. Commercial	176,394	176,394	0	0.00%	0	0.00%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>176,394</b>	<b>176,394</b>	<b>0</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>
08. Ag-Farmsite Land, Outbuildings	6,559,545	6,530,123	-29,422	-0.45%	4,425	-0.52%
09. Minerals	5,163,684	5,553,790	390,106	7.55	0	7.55%
10. Non Ag Use Land	52,734	52,734	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>11,775,963</b>	<b>12,136,647</b>	<b>360,684</b>	<b>3.06%</b>	<b>4,425</b>	<b>3.03%</b>
12. Irrigated	41,734,295	41,775,509	41,214	0.10%		
13. Dryland	69,151,305	62,172,998	-6,978,307	-10.09%		
14. Grassland	110,951,701	116,605,684	5,653,983	5.10%		
15. Wasteland	326,379	323,806	-2,573	-0.79%		
16. Other Agland	765,651	766,358	707	0.09%		
<b>17. Total Agricultural Land</b>	<b>222,929,331</b>	<b>221,644,355</b>	<b>-1,284,976</b>	<b>-0.58%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>259,168,950</b>	<b>258,765,116</b>	<b>-403,834</b>	<b>-0.16%</b>	<b>506,618</b>	<b>-0.35%</b>

## 2017 Assessment Survey for Banner County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	None
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	None
<b>4.</b>	<b>Other part-time employees:</b>
	One at 32 hrs per week.
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$62,650
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	Same.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	None out of the Assessor's total budget.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$6,000 from Miscellaneous General fund for Pritchard & Abbott to appraise oil, gas and mineral interests.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	None of the Assessor's budget is dedicated to the computer system. All offices are included in the Miscellaneous General Fund.
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$850
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$18,000 for data processing from the Misc. General fund; likewise \$7,500 for GIS from the Misc. General fund.
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$5,327.21; due to former employee resigning and not being replaced for two months.

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	No.
4.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
5.	<b>Does the county have GIS software?</b>
	Yes.
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. The web address is <a href="http://banner.gisworkshop.com">http://banner.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop and staff.
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	No
2.	<b>If so, is the zoning countywide?</b>
	N/A
3.	<b>What municipalities in the county are zoned?</b>
	N/A
4.	<b>When was zoning implemented?</b>
	N/A

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott for oil, gas and mineral interests.
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	MIPS/PC Admin for CAMA, administrative and personal property software.

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Pritchard & Abbott
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes--contract for 2017.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Pritchard & Abbott is a certified appraisal firm for oil, gas and mineral interests.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Only for oil, gas and mineral interests.

## 2017 Residential Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>																							
	The Assessor and her staff member.																							
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Harrisburg--all residential parcels within the Village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining residential parcels within Banner County.</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>	10	Harrisburg--all residential parcels within the Village of Harrisburg.	80	Rural--all remaining residential parcels within Banner County.	AG	Agricultural homes and outbuildings.												
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80	Rural--all remaining residential parcels within Banner County.																							
AG	Agricultural homes and outbuildings.																							
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																							
	The cost approach.																							
<b>4.</b>	<b>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?</b>																							
	The County uses the tables provided by the CAMA vendor.																							
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																							
	No.																							
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																							
	Qualified sales are used to develop market value and then the square foot method is applied to each of the three lot sizes found in the village of Harrisburg.																							
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																							
	At present, there are no vacant lots being held for sale or resale within Banner County.																							
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<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>	10	2013	2014	2010	2013	80	2013	2014	2010	2013	AG	2013	2014	2010	2013
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10	2013	2014	2010	2013																				
80	2013	2014	2010	2013																				
AG	2013	2014	2010	2013																				
	The assessor physically inspects all properties within a particular range each year.																							

## 2017 Commercial Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The Assessor and her staff member.																		
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																		
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>																		
	The cost approach.																		
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																		
	There are no unique commercial properties in Banner County.																		
<b>4.</b>	<b>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?</b>																		
	The Assessor relies upon the tables provided by the CAMA vendor (for the bank).																		
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																		
	No, since there is no viable commercial market in Banner County. As listed above, none of the existing commercial properties would fit in a unique valuation grouping.																		
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																		
	Since there are only eight commercial parcels in the County, commercial lots carry a "site" value.																		
<b>7.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2010</td> <td style="text-align: center;">2013</td> </tr> </tbody> </table>				<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>	10	2013	2014	2010	2013	80	2013	2014	2010	2013
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10	2013	2014	2010	2013															
80	2013	2014	2010	2013															
	The eight commercial parcels consist of one closed business (a wrecking yard), two open businesses--the café re-opened and the bank; one cellular phone tower, and four rural electric sites. The Assessor believes that they would be better analyzed by occupancy code rather than classified as a valuation grouping.																		

## 2017 Agricultural Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>							
	The Assessor and her staff member.							
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center; width: 65%;"><u>Description of unique characteristics</u></th> <th style="text-align: center; width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Banner County has not identified unique agricultural market areas.</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>		Banner County has not identified unique agricultural market areas.	2015	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
	Banner County has not identified unique agricultural market areas.	2015						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>							
	If the Assessor notices a significant difference in the market activity in a particular area, compared to the remainder of the County, she monitors this to determine if the difference was not only significant, but on-going in order to establish a separate market area.							
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>							
	A small parcel of land is considered rural residential, unless it adjoins an active agricultural operation, and this is usually determined by the taxpayer's response to a mailed questionnaire. Recreational land must have recreation as its primary use to be classified as such. Land leased during hunting season for a limited period of time is not seen as a primary recreational use. Hunting preserves are classified as recreational land if hunting is the primary use.							
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>							
	Yes.							
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>							
	There are currently no parcels enrolled in the Wetland Reserve Program.							
	<b><u>If your county has special value applications, please answer the following</u></b>							
<b>7a.</b>	<b>How many special valuation applications are on file?</b>							
	N/A							
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>							
	N/A							
	<b><u>If your county recognizes a special value, please answer the following</u></b>							
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>							
	N/A							
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>							
	N/A							
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>							



	N/A
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2017 Plan of Assessment for Banner County, Nebraska  
Assessment Years 2017, 2018, and 2019  
Date: May 16, 2016

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “plan”) which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003)

Assessment levels required for real property for 2016 are as follows:

- (1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- (2) 75% of actual value for agricultural land and horticultural land (as amended by LB 968); and
- (3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

## General Description of Real Property in Banner County

Per the 2016 County Abstract, Banner County consists of the following real property types:

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	92	4.97%	5,56,5849	2.15%
Commercial	5	0.27%	176,394	0.07%
Recreational				
Agricultural	1548	83.59%	248,273,947	95.79%
Mineral Interest- Producing	83	4.48%	5,105,224	1.97%
Mineral Interest- Non-Producing	109	5.89%	58,460	0.02%
Game & Parks	15	0.81%	928,863	0.36 %
	1852		259,179,874	

Agricultural land - taxable acres

The county is predominately agricultural consisting of the following sub classes:

	Acres	Value
Irrigation	24,068.04	41,734,295
Dry crop	123,502.30	69,151,307
Grass & CRP	306,788.32	110,952,307
Waste	8,156.76	326,262
Other (feedlot & shelterbelt)	3,684.05	765,404

Total of 466,199.47 acres with a value of \$222,929,575

New property : For assessment year 2016, an estimated 3 information statement was filed for new property construction within the county.

For more information see 2016 Reports & Opinions, Abstract and Assessor Survey

## Current Resources

### A. Staff/Budget/Training

Presently have 1 employee who works part time in the summer months and full time during the winter

The 2015-16 budget for the assessor's office was \$62,950 plus \$6000 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) The assessor's office was split from the ex-officio office as of January 2011

Training –

### B Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book and have been discontinued. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old. The ownership on aerial photos is updated as deeds are filed

### C Property Record Cards – new cards were prepared for the 2006 year.

For strictly ag land parcels, the land valuation sheets are printed on the MIPS program and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number. This number is also noted on the MIPS improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches have been updated in the MIPS CAMA

New cards are being prepared for the 2017 year

### D We received a grant for an ESRI software and instructions in August of 2005. The GIS program now contains the ownership, soil conversion, and land use. We have networked the GIS program with the MIPS real estate administrative program. Our office will be working with the road department to prepare a layer showing roads locations, legal proceedings establishing roads, and the location of bridges, culverts, and all traffic signage.

- E Web based – property record information access – The MIPS records have been online since June 2013. The GIS records were placed on line in 2013

### Current Assessment Procedures for Real Property

#### A. Discover, List & Inventory all property.

Copies of the deeds and Form 521's filed with the Register of Deeds are processed as they are received. A copy of the 521 is filed in a notebook with a copy of the deed and agland inventory sheets if applicable. At the time the 521's are processed a form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

#### B Data Collection

One sixth of the improvements were physically reviewed for 2016. Photos were taken for all improvements

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

#### C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

#### D Approaches to Value

- 1 Market approach; sales comparison – Used for agland sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the agland sales where purchaser is actually occupying home are also included in the residential sales for computations.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2014 available in conjunction with the MIPS CAMA program were used for 2016.

Depreciation was figured on the qualified sales and the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
- 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each year’s sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
- F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
- G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County regardless if the value changed or not. With the 2016 COV notices we included a printout of the land valuation groups and acres, value, etc. A letter is sent with the COV notices that reminds landowners to report change of use, etc.

**Level of Value, Quality and Uniformity for assessment year 2016:**

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	Insufficient sales		
Agricultural Land	73%	22.67	97.15

\*COD means coefficient of dispersion and PRD means price related differential  
 For more information regarding statistical measures see 2016 Reports & Opinions

### **Assessment Actions Planned for Assessment Year 2017**

Residential – The improvements located in Range 53 will be reviewed. Review will be conducted by the assessor and employee with possible part time help. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial - Commercial properties that are located in Range 53 will be reviewed at the same time as the residential and farm buildings.

Agricultural Land – We are using the GIS program to check land use and acreages.

Special Value – Agland - no special value anticipated

### **Assessment Actions Planned for Assessment Year 2017**

Residential – The improvements in Range 58 will be reviewed. The same data collectors as the previous year. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 58 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

### **Assessment Actions Planned for Assessment Year 2018**

Residential – The improvements in Range 57 will be reviewed. The individual building photos in the property record cards are several years old so new pictures of all buildings will be taken and filed in the records.

Commercial – Commercial property in Range 57 will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- We are using the GIS program to check land use and acreages

Special Value – Agland – no special value anticipated

Other Functions performed by the assessor's office, but not limited to:

1. Record Maintenance, mapping updates, and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts
  - b. Assessor Survey
  - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Educational Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 160 schedules with a value of \$11,974,414; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
4. Permissive Exemptions: administer 5 annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 21 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.



- 10 Tax List Corrections – prepare tax list correction documents for county board approval
- 11 County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
- 12 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation
- 13 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC
- 14 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

The 2016-2017 budget request will be approximately the same as the previous year.

Respectfully submitted:

Assessor's signature \_\_\_\_\_ Date: \_\_\_\_\_