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**DEPARTMENT OF REVENUE**

**2021 REPORTS AND OPINIONS  
OF THE PROPERTY TAX ADMINISTRATOR**

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**BANNER COUNTY**



Pete Ricketts, Governor

April 7, 2021

Commissioner Hotz :

The Property Tax Administrator has compiled the 2021 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: Bernice Huffman, Banner County Assessor

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## **Introduction**

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Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains 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 in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

The statistical and narrative reports in the R&O 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 information gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

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

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

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

### **Statistical Analysis:**

Before relying upon any calculated statistical measures to evaluate a county assessor's assessment performance, the Division must evaluate whether the statistical sample is both representative of the population and statistically reliable.

A statistically sufficient reliable sample of sales is one in which the features of the sample contain information necessary to compute an estimate of the population. To determine whether the sample of sales is sufficient in size to evaluate the class of real property, measures of reliability are considered, such as the coefficient of dispersion (COD) or the width of the confidence interval. Generally, the broader the qualitative measures, the more sales will be needed to have reliability in the ratio study.

A representative sample is a group of sales from a larger population of parcels, such that statistical indicators calculated from the sample can be expected to reflect the characteristics of the sold and unsold population being studied. The accuracy of statistics as estimators of the population depends on the degree to which the sample represents the population.

Since multiple factors affect whether a sample is statistically sufficient, reliable, and representative, single test thresholds cannot be used to make determinations regarding sample reliability or representativeness.

For the 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 required level of value. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based upon the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

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

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

calculation regardless of the assessed value or the selling price.

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

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [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 law does not provide for a range of acceptability for the COD or PRD; however, the IAAO Standard on Ratio Studies establishes the following range of acceptability for the COD:

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

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The IAAO utilizes varying upper bounds for the COD range to recognize that sample size, property type, variation of property ages and market conditions directly impact the COD. The Division considers this chart and the analyses of factors impacting the COD to determine whether the calculated COD is within an acceptable range. The reliability of the COD can also be directly affected by extreme ratios.

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

### **Analysis of Assessment Practices:**

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used to establish uniform and proportionate valuations. The review of assessment practices is based on information provided by the county assessors in Assessment Surveys and Assessed Value Updates (AVU), along with observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to [Neb. Rev. Stat. §77-1327](#), a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The sales verification and qualification procedures used by the county assessors 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 groups and market areas are also examined to identify whether the groups and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county assessor's six-year inspection and review cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

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

Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for property owners, county officials, the Division, the Commission, and others. The late, incomplete, or excessive errors in statutory reporting highlights potential issues in other areas of the assessment

process. Public trust in the assessment process demands transparency, and assessment practices are reviewed to ensure taxpayers are served with such transparency.

Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, if potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. 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.

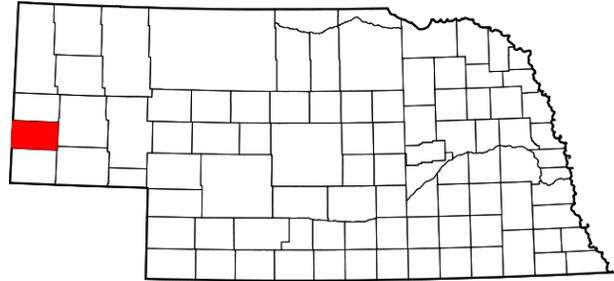
Reviews of the timeliness of submission of sales information, equalization of sold/unsold properties in the county, the accuracy of the AVU data, and the compliance with statutory reports, are completed annually for each county. If there are inconsistencies found or concerns about any of these reviews, those inconsistencies or concerns are addressed in the Correlation Section of the R&O for the subject real property, for the applicable county. Any applicable corrective measures taken by the county assessor to address the inconsistencies or concerns are reported along with the results of those corrective measures.

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

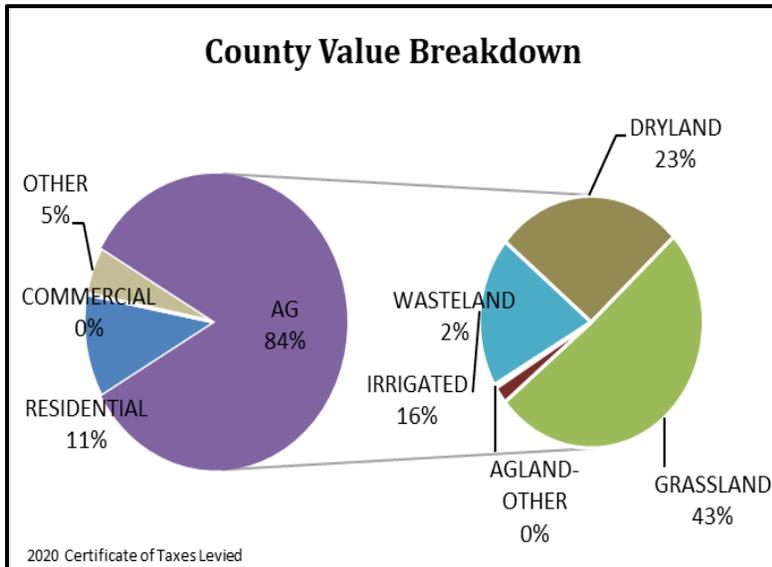


## County Overview

With a total area of 746 square miles, Banner County has 745 residents, per the Census Bureau Quick Facts for 2019, reflecting an 8% population increase over the 2010 US Census. Reports indicate that 73% of county residents are homeowners and 93% of residents occupy the same residence as in the prior year (Census Quick Facts). The average home value is \$90,012 (2020 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Banner County are evenly disbursed in rural locations around the county. According to the latest information available from the U.S. Census Bureau, there are seven employer establishments with total employment of 38 people.



Agricultural land contributes the majority of value to the county, with grassland making up the majority of the land in the county. Banner County is included in the North Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Banner County ranks sixth in both wheat for grain and winter wheat for grain, seventh in dry edible beans, and ninth in bison (USDA AgCensus).

# 2021 Residential Correlation for Banner County

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## *Assessment Actions*

For the current assessment year, the county assessor reviewed all rural improvements within Range 55W and those within Townships 19 and 20, Range 56.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales qualification and verification is a subject addressed in the annual review. Sale usability for the residential property class is significantly above the statewide average. A combination of questionnaires sent to both seller and buyer of the property is utilized by the Banner County assessor to aid in sales qualification and verification. Like most small counties, the Banner County Assessor tends to utilize almost all sales.

The last lot study for the residential property class was undertaken in assessment year 2020, in conjunction with the rural site value study that resulted in the revaluation of both. The dates of the cost index and depreciation tables used for the residential property class are both 2017.

The valuation groups established for the county are based solely on Assessor Location, the property is divided into that which exists in the Village of Harrisburg, and the remaining as Rural.

At present, the county assessor has not submitted a written valuation methodology to describe the process of arriving at the assessed values for the three property classes, but does have the documentation for each parcel.

The Banner County assessor is current in its six-year review cycle of the residential property class.

## *Description of Analysis*

The Banner County assessor has classified residential property into two valuation groups based solely on Assessor Location.

<b>Valuation Group</b>	<b>Description</b>
10	Harrisburg residential
80	All rural residential property

The residential statistical profile indicates that six qualified sales occurred during the timeframe of the two-year study period, and produce statistics above the acceptable range. Four occurred during the first year and the remaining two during the last. Four of the sales consist of Valuation

## **2021 Residential Correlation for Banner County**

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Group 80 and the range of assessment to sale price ratios are: 45% to 114%. There is no active or viable residential market in Banner County. Sales within the village of Harrisburg are found to usually be by sellers who wish to dispose of the property.

History Chart 5 (located in the Appendix section of this document), entitled “2020 County and Municipal Valuations by Property Type” reveals that residential property constitutes 3% of the total value in the county.

The overall statistical measures of central tendency as well as those of quality of assessment are relatively meaningless due to the small sample size. No sale has an assessment to sale price ratio in range. Thus, a review of the assessment practices and assessment actions is necessary to ensure assessment equity and uniformity.

Further, comparison of the value change in the 2021 County Abstract of Assessment for Real Property, Form 45, Compared with the 2020 Certificate of Taxes Levied Report (CTL) indicates overall residential values that reflect the assessment actions performed by the county assessor.

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

As noted in the Assessment Practice Review above, the county assessor is conscientious in using all arm’s-length sales, is current with the required six-year review cycle and has relatively up-to-date cost and depreciation tables. Due to both village and rural residential properties requiring their own well and septic system, lot values and rural home sites are valued the same based on size.

It is believed that Banner County complies with generally accepted mass appraisal techniques.

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

Based on analysis of all available information, Banner County has achieved the statutory level of value of 100% for the residential property class.

# 2021 Commercial Correlation for Banner County

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## *Assessment Actions*

The Banner County assessor reviewed the café/gift shop that is located within Range 55W. It is one of the only two operating commercial businesses in the county. All commercial parcels are reviewed by Range on a rotating basis.

## *Assessment Practice Review*

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

Sales qualification and verification as noted in the annual review consists of a combination of questionnaires sent to both seller and buyer of the sold commercial property in conjunction with the county assessor's personal knowledge of the county. Banner County has acceptable sales qualification and verification practices.

The last commercial lot study was undertaken in assessment year 2020 in conjunction with the physical review of the two currently open commercial businesses—the bank and the café. Both the cost index and depreciation tables used to value commercial property is dated 2017.

The county assessor has utilized two valuation groups to describe the commercial property class that recognizes that parcels are either within the Village of Harrisburg or rural.

Currently, the county assessor has not submitted a written valuation methodology to describe her process of arriving at the assessed values for the three property classes, but does have the documentation for each parcel.

Banner County is current with the required six-year review and inspection cycle.

## *Description of Analysis*

In Banner County, there are only five improved commercial parcels.

<b>Valuation Group</b>	<b>Description</b>
10	Harrisburg
80	Rural

No commercial sales activity occurred during the three-year timeframe of the sales study; therefore, a statistical profile is not available for this property class. A review of the 2021 County Abstract of Assessment for Real Property, Form 45 Compared with the 2020 Certificate of Taxes

## **2021 Commercial Correlation for Banner County**

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Levied Report (CTL) indicate a minimal value change attributable to growth for the café/gift shop. Due to a non-existent commercial market in Banner County and only four improved parcels, the overall change in commercial value over the last ten years is largely negative in nature (as evidenced by Chart 2 in the history charts found in the Appendix of this report).

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

For purposes of measurement, there are no commercial sales available. A review of the assessment practices, in conjunction with the current review of one of the two active commercial parcels would indicate that commercial property is in compliance with generally accepted mass appraisal techniques.

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

Based on analysis of all available information, Banner County has achieved the statutory level of value of 100% for the commercial property class.

## **2021 Agricultural Correlation for Banner County**

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### ***Assessment Actions***

Assessment actions taken by the county assessor to address agricultural land for the current assessment year included the identification of a Conservation Reserve Program (CRP) trees subclass via taxpayer information that had previously been classified as shelterbelt. Due to sales, a value based on 75% of the market was developed. Further, the market in Banner County for dryland and grassland classifications indicated a need to reduce both by roughly 4%. All rural improvements in Range 55W, as well as those within Townships 19 and 20 of Range 56W were reviewed.

### ***Assessment Practice Review***

As explained in the Introduction of this Report and Opinion, the assessment practices were reviewed to determine compliance with all assessment requirements and to ensure that all data submitted to the State sales file was timely and accurate.

The sales verification and qualification review indicated that agricultural sales use is in line with the statewide average. Banner County's agricultural sales are significantly greater in number than those for the other two property classes. Questionnaires sent to both buyer and seller of agricultural land have a small rate of return. The county assessor must then rely upon her personal knowledge of the county to supplement the qualification process.

Land use is updated by the comparison of aerial imagery to the parcel's property record. Improvements on agricultural land are reviewed at the same time as all improved parcels in a designated range per the Public Land Survey System (PLSS).

The county assessor has not identified specific and compelling market activity that would necessitate the development of unique agricultural market areas. Agricultural intensive use has been identified within the county.

The county assessor's inspection and review cycle for agricultural real property was reviewed and complete with the inspection of R55W and the remainder of the two townships in R56W. The cost index and depreciation tables used to value improvements on agricultural land are dated 2017. The last farm home site farm site study was completed in assessment year 2020.

### ***Description of Analysis***

Review of the statistical profile for agricultural land indicates 37 sales deemed qualified. All three measures of central tendency are within acceptable range, and the median and mean differ by only one point. The coefficient of dispersion for the agricultural land class supports the overall median.

By 80% Majority Land Use (MLU), there were 15 dryland sales and 10 grassland sales. Both medians are within acceptable range. A review of the 2021 County Abstract of Assessment for

## 2021 Agricultural Correlation for Banner County

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Real Property, Form 45 Compared with the 2020 Certificate of Taxes Levied Report (CTL) confirms the overall reductions to both dryland and grassland. Line 16, entitled “Other Agland” with an increase of 27% reflects the identification and valuation of CRP trees within the county.

### *Equalization and Quality of Assessment*

A review of the statistics and assessment practices indicate that the assessments are equitable and uniform for the agricultural property class. As noted in the survey, both the farm and rural home sites carry the same value. All properties are physically inspected by PLSS Range at the same time.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Dry    </u>						
County	15	73.72	73.40	74.05	09.16	99.12
1	15	73.72	73.40	74.05	09.16	99.12
<u>    Grass    </u>						
County	10	73.52	75.18	75.60	08.20	99.44
1	10	73.52	75.18	75.60	08.20	99.44
<u>    ALL    </u>						
	37	72.63	71.83	68.74	11.43	104.50

### *Level of Value*

Based on analysis of all available information, the level of value for agricultural land in Banner County is 73%.

## 2021 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 (R.R.S. 2011). 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>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal techniques.	No recommendation.
<b>Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal techniques.	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 7th day of April, 2021.



*Ruth A. Sorensen*

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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2021 Commission Summary for Banner County

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### Residential Real Property - Current

Number of Sales	6	Median	110.80
Total Sales Price	\$763,000	Mean	115.35
Total Adj. Sales Price	\$763,000	Wgt. Mean	83.25
Total Assessed Value	\$635,165	Average Assessed Value of the Base	\$47,000
Avg. Adj. Sales Price	\$127,167	Avg. Assessed Value	\$105,861

### Confidence Interval - Current

95% Median C.I	45.08 to 224.09
95% Wgt. Mean C.I	36.45 to 130.04
95% Mean C.I	47.97 to 182.73
% of Value of the Class of all Real Property Value in the County	3.20
% of Records Sold in the Study Period	3.49
% of Value Sold in the Study Period	7.86

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2020	8	100	103.70
2019	6	100	102.24
2018	8	100	101.84
2017	8		85.56

## 2021 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	\$24,375
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	0.08
% 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
2020	0	100	00.00
2019	0	100	00.00
2018	0	100	00.00
2017	0	100	00.00

**04 Banner**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 6  
Total Sales Price : 763,000  
Total Adj. Sales Price : 763,000  
Total Assessed Value : 635,165  
Avg. Adj. Sales Price : 127,167  
Avg. Assessed Value : 105,861

MEDIAN : 111  
WGT. MEAN : 83  
MEAN : 115  
COD : 40.32  
PRD : 138.56

COV : 55.66  
STD : 64.20  
Avg. Abs. Dev : 44.68  
MAX Sales Ratio : 224.09  
MIN Sales Ratio : 45.08

95% Median C.I. : 45.08 to 224.09  
95% Wgt. Mean C.I. : 36.45 to 130.04  
95% Mean C.I. : 47.97 to 182.73

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19	2	127.99	127.99	123.63	10.59	103.53	114.44	141.54	N/A	84,000	103,853
01-JUL-19 To 30-SEP-19	2	76.12	76.12	65.78	40.78	115.72	45.08	107.16	N/A	187,500	123,331
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20	2	141.93	141.93	82.18	57.89	172.71	59.77	224.09	N/A	110,000	90,399
<u>Study Yrs</u>											
01-OCT-18 To 30-SEP-19	4	110.80	102.06	83.68	23.41	121.96	45.08	141.54	N/A	135,750	113,592
01-OCT-19 To 30-SEP-20	2	141.93	141.93	82.18	57.89	172.71	59.77	224.09	N/A	110,000	90,399
<u>Calendar Yrs</u>											
01-JAN-19 To 31-DEC-19	4	110.80	102.06	83.68	23.41	121.96	45.08	141.54	N/A	135,750	113,592
<u>ALL</u>	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861

<b>VALUATION GROUP</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	2	182.82	182.82	170.00	22.58	107.54	141.54	224.09	N/A	43,500	73,952
80	4	83.47	81.61	72.08	34.97	113.22	45.08	114.44	N/A	169,000	121,816
<u>ALL</u>	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861

<b>PROPERTY TYPE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861
06											
07											
<u>ALL</u>	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861

**04 Banner**  
**RESIDENTIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2018 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 6  
 Total Sales Price : 763,000  
 Total Adj. Sales Price : 763,000  
 Total Assessed Value : 635,165  
 Avg. Adj. Sales Price : 127,167  
 Avg. Assessed Value : 105,861

MEDIAN : 111  
 WGT. MEAN : 83  
 MEAN : 115  
 COD : 40.32  
 PRD : 138.56

COV : 55.66  
 STD : 64.20  
 Avg. Abs. Dev : 44.68  
 MAX Sales Ratio : 224.09  
 MIN Sales Ratio : 45.08

95% Median C.I. : 45.08 to 224.09  
 95% Wgt. Mean C.I. : 36.45 to 130.04  
 95% Mean C.I. : 47.97 to 182.73

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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	
___Low \$ Ranges___												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000												
___Ranges Excl. Low \$___												
Greater Than 4,999	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861	
Greater Than 14,999	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861	
Greater Than 29,999	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861	
___Incremental Ranges___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	2	182.82	182.82	170.00	22.58	107.54	141.54	224.09	N/A	43,500	73,952	
60,000 TO 99,999												
100,000 TO 149,999	2	110.80	110.80	110.59	03.29	100.19	107.16	114.44	N/A	118,000	130,493	
150,000 TO 249,999	1	59.77	59.77	59.77	00.00	100.00	59.77	59.77	N/A	190,000	113,570	
250,000 TO 499,999	1	45.08	45.08	45.08	00.00	100.00	45.08	45.08	N/A	250,000	112,707	
500,000 TO 999,999												
1,000,000 +												
___ALL___	6	110.80	115.35	83.25	40.32	138.56	45.08	224.09	45.08 to 224.09	127,167	105,861	

**04 Banner**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

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 *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18											
01-APR-18 To 30-JUN-18											
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18											
01-JAN-19 To 31-MAR-19											
01-APR-19 To 30-JUN-19											
01-JUL-19 To 30-SEP-19											
01-OCT-19 To 31-DEC-19											
01-JAN-20 To 31-MAR-20											
01-APR-20 To 30-JUN-20											
01-JUL-20 To 30-SEP-20											
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18											
01-OCT-18 To 30-SEP-19											
01-OCT-19 To 30-SEP-20											
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18											
01-JAN-19 To 31-DEC-19											

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>ALL</u>											
02											
03											
04											
<u>ALL</u>											

**04 Banner**  
**COMMERCIAL**

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

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

COV : 00.00  
 STD : 00.00  
 Avg. Abs. Dev : 00.00

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

COD : 00.00  
 PRD : 00.00

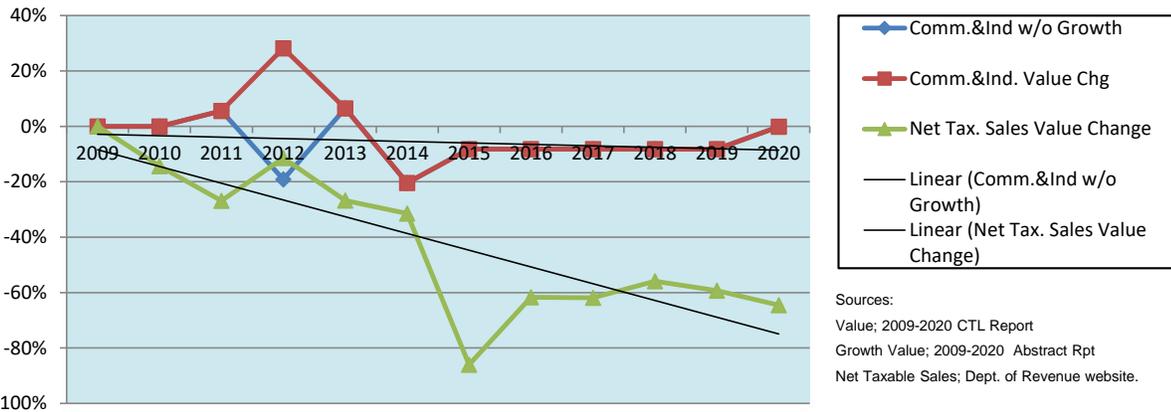
MAX Sales Ratio : 00.00  
 MIN Sales Ratio : 00.00

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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
2008	\$ 200,074	\$ -		\$ 200,074	--	\$ 396,012	--
2009	\$ 192,215	\$ -	0.00%	\$ 192,215	--	\$ 362,315	--
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%
2017	\$ 176,394	\$ -	0.00%	\$ 176,394	0.00%	\$ 138,007	-0.63%
2018	\$ 176,364	\$ -	0.00%	\$ 176,364	-0.02%	\$ 159,776	15.77%
2019	\$ 176,364	\$ -	0.00%	\$ 176,364	0.00%	\$ 147,454	-7.71%
2020	\$ 192,022	\$ -	0.00%	\$ 192,022	8.88%	\$ 128,420	-12.91%
<b>Ann %chg</b>	-0.86%			<b>Average</b>	<b>-4.47%</b>	-8.60%	<b>7.05%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2009	-	-	-
2010	0.00%	0.00%	-14.40%
2011	5.53%	5.53%	-26.86%
2012	-19.11%	28.19%	-11.44%
2013	6.49%	6.49%	-26.78%
2014	-20.44%	-20.44%	-31.50%
2015	-8.23%	-8.23%	-86.02%
2016	-8.23%	-8.23%	-61.67%
2017	-8.23%	-8.23%	-61.91%
2018	-8.25%	-8.25%	-55.90%
2019	-8.25%	-8.25%	-59.30%
2020	-0.10%	-0.10%	-64.56%

County Number	4
County Name	Banner



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

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 37  
 Total Sales Price : 9,161,684  
 Total Adj. Sales Price : 9,161,684  
 Total Assessed Value : 6,297,883  
 Avg. Adj. Sales Price : 247,613  
 Avg. Assessed Value : 170,213

MEDIAN : 73  
 WGT. MEAN : 69  
 MEAN : 72  
 COD : 11.43  
 PRD : 104.50

COV : 16.27  
 STD : 11.69  
 Avg. Abs. Dev : 08.30  
 MAX Sales Ratio : 95.88  
 MIN Sales Ratio : 36.50

95% Median C.I. : 68.29 to 75.43  
 95% Wgt. Mean C.I. : 60.96 to 76.53  
 95% Mean C.I. : 68.06 to 75.60

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<b>DATE OF SALE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-17 To 31-DEC-17	5	74.41	75.32	77.03	02.88	97.78	72.31	80.15	N/A	173,462	133,621
01-JAN-18 To 31-MAR-18	1	70.61	70.61	70.61	00.00	100.00	70.61	70.61	N/A	270,480	190,981
01-APR-18 To 30-JUN-18	4	66.74	64.50	68.65	09.51	93.95	50.10	74.44	N/A	95,591	65,621
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	550,000	523,876
01-JAN-19 To 31-MAR-19	3	77.64	75.27	75.89	04.88	99.18	68.40	79.78	N/A	231,667	175,809
01-APR-19 To 30-JUN-19	4	73.74	77.68	77.94	13.83	99.67	67.37	95.88	N/A	190,756	148,667
01-JUL-19 To 30-SEP-19	7	63.55	65.21	61.80	08.51	105.52	56.41	78.64	56.41 to 78.64	440,664	272,343
01-OCT-19 To 31-DEC-19	2	64.09	64.09	57.34	15.15	111.77	54.38	73.79	N/A	295,000	169,166
01-JAN-20 To 31-MAR-20	2	79.48	79.48	80.06	01.41	99.28	78.36	80.59	N/A	313,632	251,103
01-APR-20 To 30-JUN-20	6	73.18	69.26	57.31	13.83	120.85	36.50	88.99	36.50 to 88.99	207,642	119,008
01-JUL-20 To 30-SEP-20	2	80.72	80.72	80.89	10.70	99.79	72.08	89.35	N/A	42,873	34,680
<u>Study Yrs</u>											
01-OCT-17 To 30-SEP-18	10	72.88	70.52	73.78	07.16	95.58	50.10	80.15	66.20 to 76.28	152,015	112,157
01-OCT-18 To 30-SEP-19	15	68.40	72.55	69.75	13.26	104.01	56.41	95.88	63.55 to 79.78	339,512	236,825
01-OCT-19 To 30-SEP-20	12	73.76	72.01	63.71	12.31	113.03	36.50	89.35	68.29 to 80.59	212,405	135,329
<u>Calendar Yrs</u>											
01-JAN-18 To 31-DEC-18	6	68.94	70.65	81.25	13.72	86.95	50.10	95.25	50.10 to 95.25	200,474	162,890
01-JAN-19 To 31-DEC-19	16	68.00	70.08	65.60	11.82	106.83	54.38	95.88	61.79 to 78.64	320,792	210,427
<u>ALL</u>	37	72.63	71.83	68.74	11.43	104.50	36.50	95.88	68.29 to 75.43	247,613	170,213

<b>AREA (MARKET)</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	37	72.63	71.83	68.74	11.43	104.50	36.50	95.88	68.29 to 75.43	247,613	170,213
<u>ALL</u>	37	72.63	71.83	68.74	11.43	104.50	36.50	95.88	68.29 to 75.43	247,613	170,213

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

**PAD 2021 R&O Statistics (Using 2021 Values)**

Qualified

Date Range: 10/1/2017 To 9/30/2020 Posted on: 1/31/2021

Number of Sales : 37  
 Total Sales Price : 9,161,684  
 Total Adj. Sales Price : 9,161,684  
 Total Assessed Value : 6,297,883  
 Avg. Adj. Sales Price : 247,613  
 Avg. Assessed Value : 170,213

MEDIAN : 73  
 WGT. MEAN : 69  
 MEAN : 72  
 COD : 11.43  
 PRD : 104.50

COV : 16.27  
 STD : 11.69  
 Avg. Abs. Dev : 08.30  
 MAX Sales Ratio : 95.88  
 MIN Sales Ratio : 36.50

95% Median C.I. : 68.29 to 75.43  
 95% Wgt. Mean C.I. : 60.96 to 76.53  
 95% Mean C.I. : 68.06 to 75.60

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	12	73.58	73.33	74.20	10.04	98.83	59.34	89.35	65.83 to 80.59	141,893	105,280
1	12	73.58	73.33	74.20	10.04	98.83	59.34	89.35	65.83 to 80.59	141,893	105,280
<b>_____Grass_____</b>											
County	8	73.52	74.27	74.88	04.46	99.19	68.29	79.78	68.29 to 79.78	170,432	127,613
1	8	73.52	74.27	74.88	04.46	99.19	68.29	79.78	68.29 to 79.78	170,432	127,613
<b>_____ALL_____</b>	<b>37</b>	<b>72.63</b>	<b>71.83</b>	<b>68.74</b>	<b>11.43</b>	<b>104.50</b>	<b>36.50</b>	<b>95.88</b>	<b>68.29 to 75.43</b>	<b>247,613</b>	<b>170,213</b>

**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
<b>_____Dry_____</b>											
County	15	73.72	73.40	74.05	09.16	99.12	59.34	89.35	66.20 to 79.87	131,716	97,538
1	15	73.72	73.40	74.05	09.16	99.12	59.34	89.35	66.20 to 79.87	131,716	97,538
<b>_____Grass_____</b>											
County	10	73.52	75.18	75.60	08.20	99.44	61.79	95.88	68.29 to 79.78	189,645	143,375
1	10	73.52	75.18	75.60	08.20	99.44	61.79	95.88	68.29 to 79.78	189,645	143,375
<b>_____ALL_____</b>	<b>37</b>	<b>72.63</b>	<b>71.83</b>	<b>68.74</b>	<b>11.43</b>	<b>104.50</b>	<b>36.50</b>	<b>95.88</b>	<b>68.29 to 75.43</b>	<b>247,613</b>	<b>170,213</b>

## Banner County 2021 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Banner	1	2000	2000	1900	1800	1800	1800	1600	1234	<b>1780</b>
ScottsBluff	3	2400	2300	2090	1825	1825	1630	1630	1630	<b>2138</b>
Morrill	3	2075	2075	2075	2075	1975	1975	1975	1975	<b>2036</b>
Kimball	2	1975	1975	1975	1625	n/a	1625	1625	1500	<b>1702</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Banner	1	n/a	475	475	455	455	450	430	410	<b>456</b>
ScottsBluff	3	n/a	465	465	465	410	385	385	350	<b>445</b>
Morrill	3	n/a	500	500	450	450	450	450	450	<b>463</b>
Kimball	2	n/a	565	525	505	415	n/a	350	345	<b>457</b>

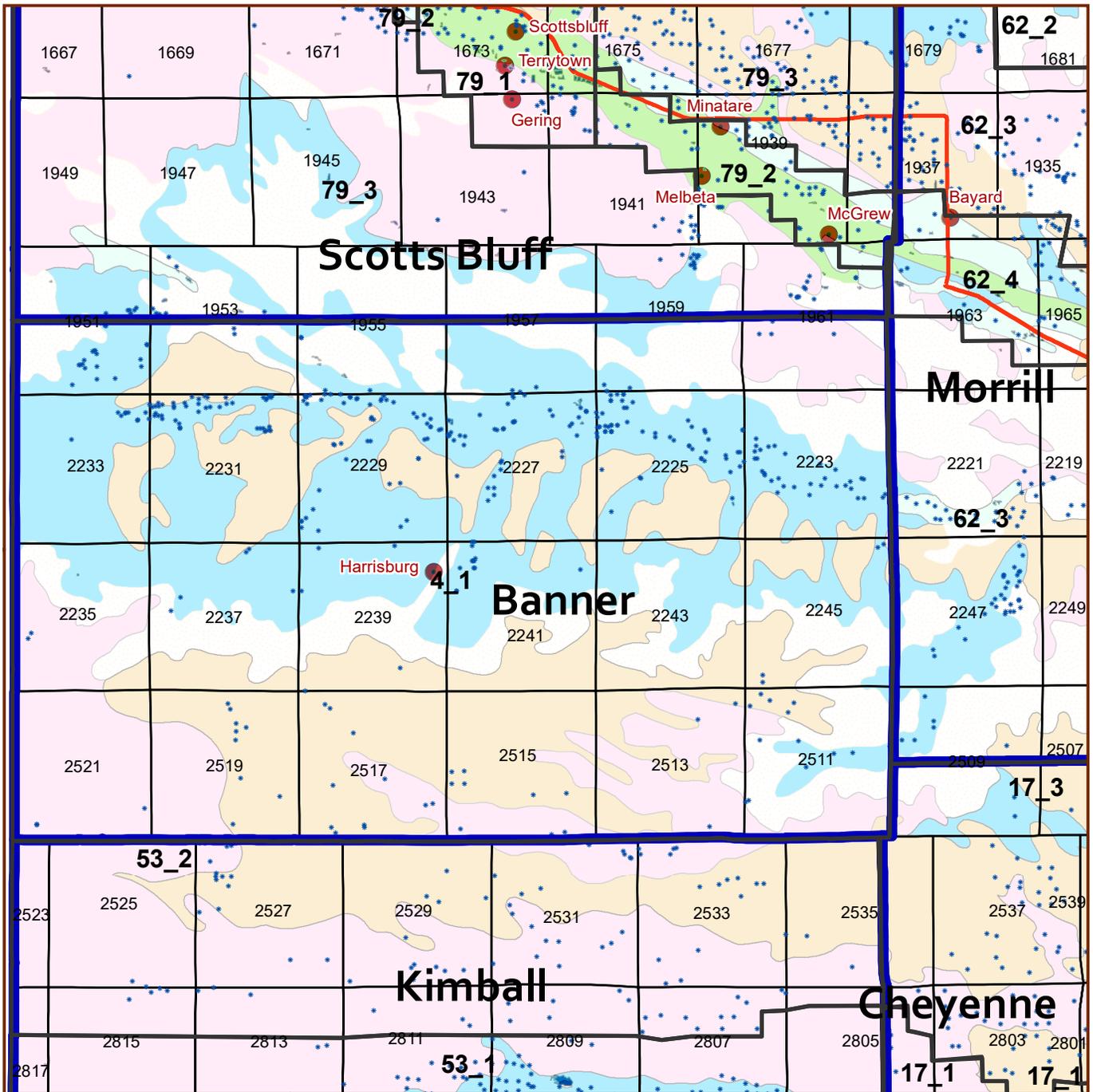
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Banner	1	n/a	455	n/a	430	410	390	385	352	<b>364</b>
ScottsBluff	3	345	n/a	n/a	345	345	345	345	345	<b>345</b>
Morrill	3	440	440	n/a	392	360	360	360	360	<b>361</b>
Kimball	2	n/a	n/a	n/a	n/a	n/a	315	315	315	<b>315</b>

County	Mkt Area	CRP	TIMBER	WASTE
Banner	1	380	n/a	227
ScottsBluff	3	345	n/a	100
Morrill	3	450	n/a	30
Kimball	2	345	n/a	n/a

Source: 2021 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

# BANNER COUNTY



**Legend**

- Market\_Area
- County
- Registered\_WellsDNR
- geocode
- Federal Roads

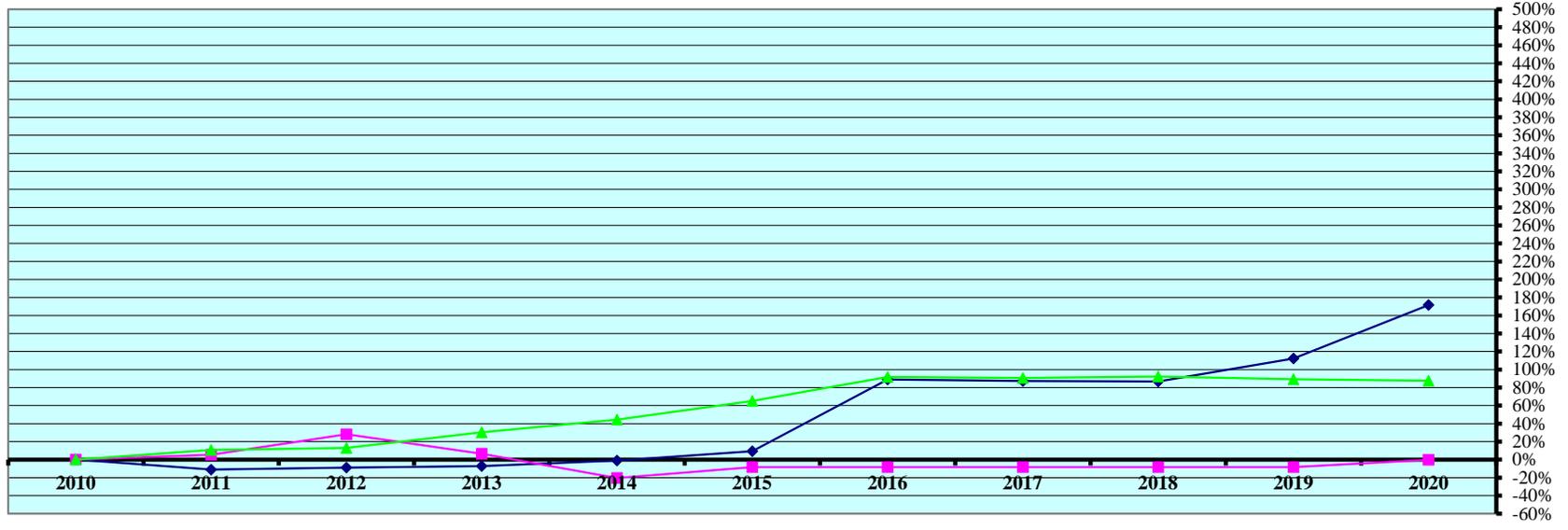
**Soils**

**CLASS**

- Excessive 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
- Moderately well drained silty soils on uplands and in depressions formed in loess
- 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
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

**CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2010-2020**

ResRec  
Comm&Indust  
Total Agland



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
2010	2,944,294	--	--	--	192,215	--	--	--	116,264,850	--	--	--
2011	2,620,253	-324,041	-11.01%	-11.01%	202,841	10,626	5.53%	5.53%	128,916,441	12,651,591	10.88%	10.88%
2012	2,680,581	60,328	2.30%	-8.96%	246,399	43,558	21.47%	28.19%	131,326,929	2,410,488	1.87%	12.95%
2013	2,729,749	49,168	1.83%	-7.29%	204,690	-41,709	-16.93%	6.49%	151,428,941	20,102,012	15.31%	30.24%
2014	2,910,139	180,390	6.61%	-1.16%	152,917	-51,773	-25.29%	-20.44%	167,734,823	16,305,882	10.77%	44.27%
2015	3,219,784	309,645	10.64%	9.36%	176,394	23,477	15.35%	-8.23%	192,086,964	24,352,141	14.52%	65.21%
2016	5,565,849	2,346,065	72.86%	89.04%	176,394	0	0.00%	-8.23%	222,929,331	30,842,367	16.06%	91.74%
2017	5,511,633	-54,216	-0.97%	87.20%	176,394	0	0.00%	-8.23%	221,589,099	-1,340,232	-0.60%	90.59%
2018	5,497,229	-14,404	-0.26%	86.71%	176,364	-30	-0.02%	-8.25%	223,514,529	1,925,430	0.87%	92.25%
2019	6,251,425	754,196	13.72%	112.32%	176,364	0	0.00%	-8.25%	220,108,883	-3,405,646	-1.52%	89.32%
2020	7,997,519	1,746,094	27.93%	171.63%	192,022	15,658	8.88%	-0.10%	217,975,149	-2,133,734	-0.97%	87.48%

Rate Annual %chg: Residential & Recreational **10.51%**

Commercial & Industrial **-0.01%**

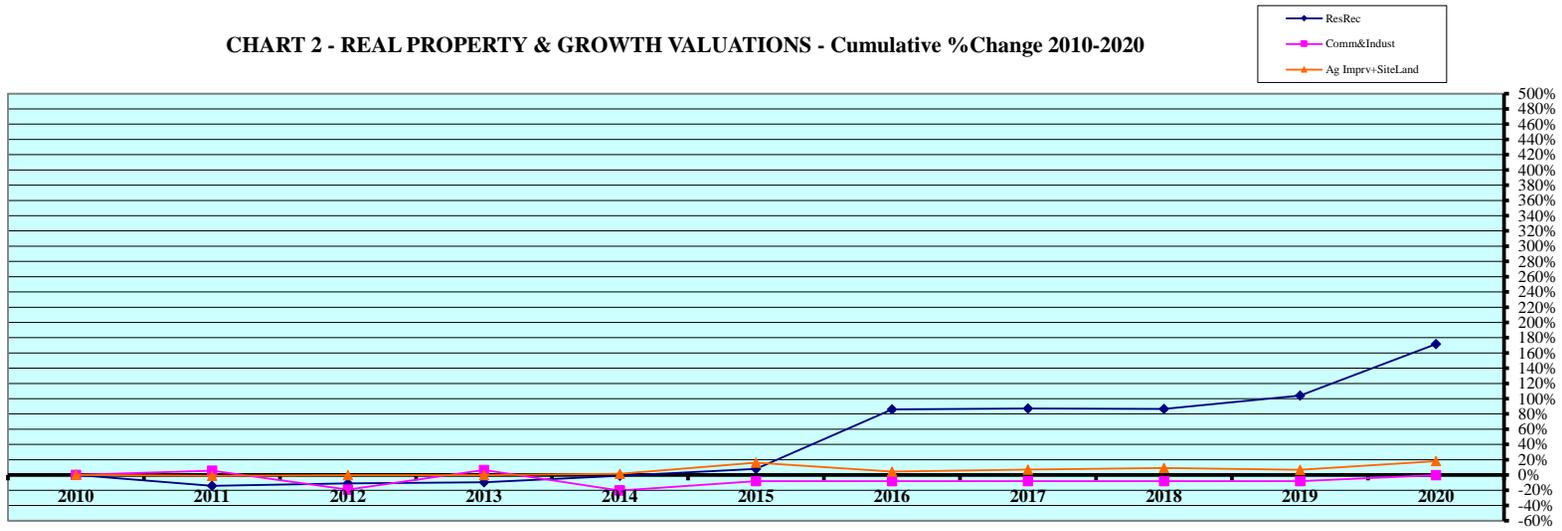
Agricultural Land **6.49%**

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

**CHART 1**

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

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2010-2020



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
2010	2,944,294	22,190	0.75%	2,922,104	--	--	192,215	0	0.00%	192,215	--	--
2011	2,620,253	96,355	3.68%	2,523,898	-14.28%	-14.28%	202,841	0	0.00%	202,841	5.53%	5.53%
2012	2,680,581	57,514	2.15%	2,623,067	0.11%	-10.91%	246,399	90,917	36.90%	155,482	-23.35%	-19.11%
2013	2,729,749	70,177	2.57%	2,659,572	-0.78%	-9.67%	204,690	0	0.00%	204,690	-16.93%	6.49%
2014	2,910,139	0	0.00%	2,910,139	6.61%	-1.16%	152,917	0	0.00%	152,917	-25.29%	-20.44%
2015	3,219,784	37,290	1.16%	3,182,494	9.36%	8.09%	176,394	0	0.00%	176,394	15.35%	-8.23%
2016	5,565,849	93,132	1.67%	5,472,717	69.97%	85.88%	176,394	0	0.00%	176,394	0.00%	-8.23%
2017	5,511,633	0	0.00%	5,511,633	-0.97%	87.20%	176,394	0	0.00%	176,394	0.00%	-8.23%
2018	5,497,229	0	0.00%	5,497,229	-0.26%	86.71%	176,364	0	0.00%	176,364	-0.02%	-8.25%
2019	6,251,425	243,652	3.90%	6,007,773	9.29%	104.05%	176,364	0	0.00%	176,364	0.00%	-8.25%
2020	7,997,519	0	0.00%	7,997,519	27.93%	171.63%	192,022	0	0.00%	192,022	8.88%	-0.10%
Rate Ann%chg	10.51%					10.70%	-0.01%					-3.58%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>							
	Agric. Dwelling & Homesite Value	Ag Outbldg & Farmsite Value	Ag Imprv+Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2010	18,099,795	5,600,999	23,700,794	233,435	0.98%	23,467,359	--	--
2011	17,868,742	5,730,432	23,599,174	149,289	0.63%	23,449,885	-1.06%	-1.06%
2012	18,059,370	5,799,807	23,859,177	229,144	0.96%	23,630,033	0.13%	-0.30%
2013	18,143,375	6,088,532	24,231,907	561,163	2.32%	23,670,744	-0.79%	-0.13%
2014	18,063,087	6,070,135	24,133,222	91,193	0.38%	24,042,029	-0.78%	1.44%
2015	20,673,660	7,039,328	27,712,988	175,162	0.63%	27,537,826	14.11%	16.19%
2016	18,721,413	6,612,279	25,333,692	548,305	2.16%	24,785,387	-10.56%	4.58%
2017	19,237,804	6,614,477	25,852,281	506,618	1.96%	25,345,663	0.05%	6.94%
2018	19,343,680	6,521,604	25,865,284	0	0.00%	25,865,284	0.05%	9.13%
2019	19,820,900	6,677,561	26,498,461	1,201,016	4.53%	25,297,445	-2.20%	6.74%
2020	21,659,965	6,755,739	28,415,704	429,101	1.51%	27,986,603	5.62%	18.08%
Rate Ann%chg	1.81%	1.89%	1.83%	Ag Imprv+Site w/o growth			0.46%	

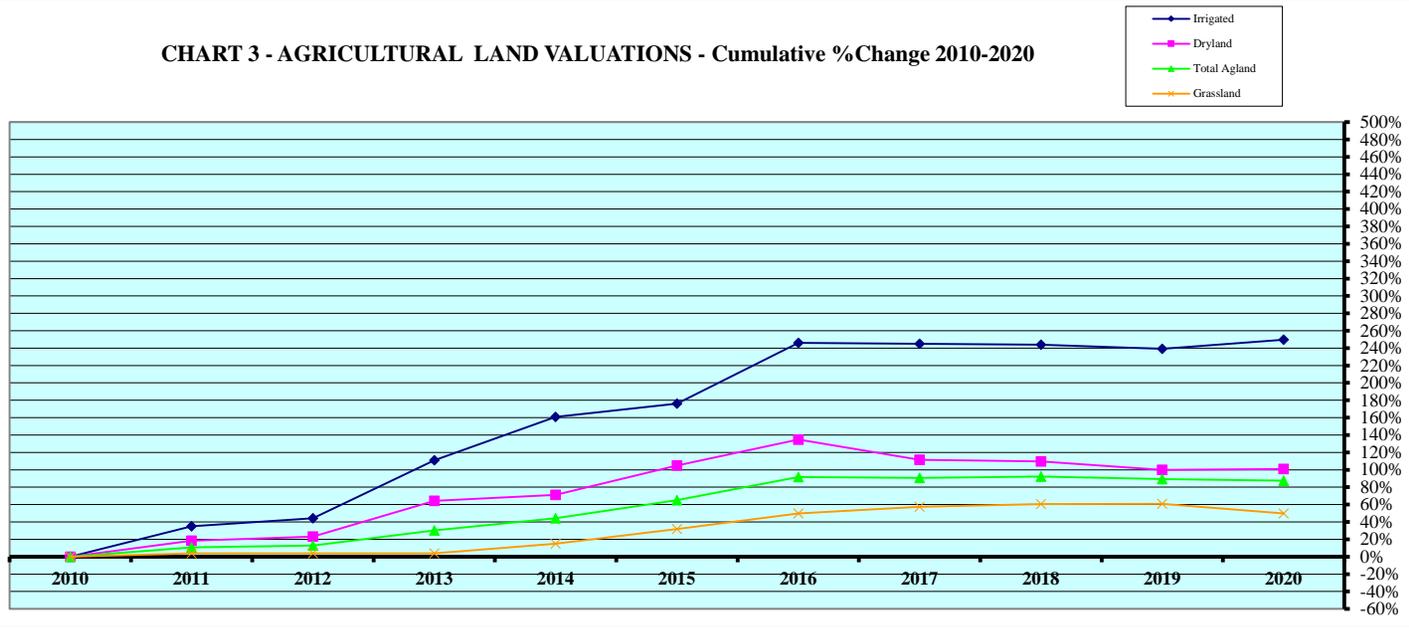
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2010 - 2020 CTL Growth Value; 2010-2020 Abstract of Asmnt Rpt.

Cnty# 4  
County BANNER

CHART 2

NE Dept. of Revenue, Property Assessment Division

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2010-2020



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
2010	12,064,769	--	--	--	29,446,248	--	--	--	74,016,079	--	--	--
2011	16,298,278	4,233,509	35.09%	35.09%	34,849,007	5,402,759	18.35%	18.35%	76,931,854	2,915,775	3.94%	3.94%
2012	17,396,226	1,097,948	6.74%	44.19%	36,281,845	1,432,838	4.11%	23.21%	76,807,665	-124,189	-0.16%	3.77%
2013	25,446,508	8,050,282	46.28%	110.92%	48,358,230	12,076,385	33.28%	64.23%	76,802,449	-5,216	-0.01%	3.76%
2014	31,456,553	6,010,045	23.62%	160.73%	50,396,682	2,038,452	4.22%	71.15%	85,034,241	8,231,792	10.72%	14.89%
2015	33,314,960	1,858,407	5.91%	176.13%	60,327,110	9,930,428	19.70%	104.87%	97,510,024	12,475,783	14.67%	31.74%
2016	41,734,295	8,419,335	25.27%	245.92%	69,151,305	8,824,195	14.63%	134.84%	110,951,701	13,441,677	13.78%	49.90%
2017	41,619,279	-115,016	-0.28%	244.97%	62,278,931	-6,872,374	-9.94%	111.50%	116,601,826	5,650,125	5.09%	57.54%
2018	41,500,975	-118,304	-0.28%	243.98%	61,753,597	-525,334	-0.84%	109.72%	118,957,008	2,355,182	2.02%	60.72%
2019	40,915,029	-585,946	-1.41%	239.13%	58,840,363	-2,913,234	-4.72%	99.82%	119,051,016	94,008	0.08%	60.84%
2020	42,182,615	1,267,586	3.10%	249.63%	59,181,252	340,889	0.58%	100.98%	110,927,365	-8,123,651	-6.82%	49.87%

Rate Ann.%chg: Irrigated **13.33%** Dryland **7.23%** Grassland **4.13%**

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
2010	188,006	--	--	--	549,748	--	--	--	116,264,850	--	--	--
2011	223,036	35,030	18.63%	18.63%	614,266	64,518	11.74%	11.74%	128,916,441	12,651,591	10.88%	10.88%
2012	225,869	2,833	1.27%	20.14%	615,324	1,058	0.17%	11.93%	131,326,929	2,410,488	1.87%	12.95%
2013	216,714	-9,155	-4.05%	15.27%	605,040	-10,284	-1.67%	10.06%	151,428,941	20,102,012	15.31%	30.24%
2014	232,520	15,806	7.29%	23.68%	614,827	9,787	1.62%	11.84%	167,734,823	16,305,882	10.77%	44.27%
2015	260,936	28,416	12.22%	38.79%	673,934	59,107	9.61%	22.59%	192,086,964	24,352,141	14.52%	65.21%
2016	326,379	65,443	25.08%	73.60%	765,651	91,717	13.61%	39.27%	222,929,331	30,842,367	16.06%	91.74%
2017	323,005	-3,374	-1.03%	71.81%	766,058	407	0.05%	39.35%	221,589,099	-1,340,232	-0.60%	90.59%
2018	312,289	-10,716	-3.32%	66.11%	990,660	224,602	29.32%	80.20%	223,514,529	1,925,430	0.87%	92.25%
2019	312,076	-213	-0.07%	65.99%	990,399	-261	-0.03%	80.16%	220,108,883	-3,405,646	-1.52%	89.32%
2020	4,754,118	4,442,042	1423.38%	2428.71%	929,799	-60,600	-6.12%	69.13%	217,975,149	-2,133,734	-0.97%	87.48%

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

Rate Ann.%chg: Total Agric Land **6.49%**

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2010-2020** (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
2010	12,062,063	24,187	499			29,486,767	118,184	249			81,700,995	133,333	613		
2011	16,170,241	23,801	679	36.24%	36.24%	34,982,918	121,547	288	15.36%	15.36%	89,688,965	135,300	663	8.18%	9.46%
2012	17,396,226	23,919	727	7.05%	45.84%	36,342,444	122,014	298	3.49%	19.38%	89,574,800	130,628	686	3.44%	13.24%
2013	25,360,508	23,714	1,069	47.04%	114.44%	48,803,699	122,752	398	33.48%	59.35%	97,239,960	127,646	762	11.09%	25.80%
2014	31,241,720	23,984	1,303	21.80%	161.20%	50,533,297	124,414	406	2.16%	62.79%	128,539,130	127,483	1,008	32.36%	66.50%
2015	33,310,718	24,131	1,380	5.97%	176.80%	59,761,329	123,867	482	18.78%	93.37%	149,636,865	127,257	1,176	16.62%	94.17%
2016	41,734,295	24,068	1,734	25.62%	247.71%	69,151,307	123,502	560	16.05%	124.42%	164,929,515	127,713	1,291	9.83%	113.25%
2017	41,775,509	24,091	1,734	0.00%	247.72%	62,172,998	123,471	504	-10.07%	101.82%	174,353,050	127,360	1,369	6.01%	126.06%
2018	41,501,332	23,938	1,734	-0.02%	247.65%	61,545,491	124,140	496	-1.54%	98.71%	167,960,980	130,138	1,291	-5.72%	113.13%
2019	40,778,853	23,478	1,737	0.18%	248.28%	58,942,300	124,912	472	-4.82%	89.13%	167,183,410	129,675	1,289	-0.11%	112.90%
2020	42,283,772	23,669	1,786	2.85%	258.22%	58,954,669	124,379	474	0.45%	89.98%	111,093,918	292,847	379	-70.58%	-38.09%

Rate Annual %chg Average Value/Acre:

13.61%

6.63%

-4.68%

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
2010	188,190	6,272	30			428,174	2,563	167			116,179,704	469,651	247		
2011	219,057	7,301	30	-0.01%	-0.01%	586,216	2,899	202	21.04%	21.04%	128,762,756	469,213	274	10.93%	10.93%
2012	225,869	7,528	30	0.00%	-0.01%	577,064	2,838	203	0.56%	21.72%	131,297,889	469,246	280	1.96%	13.11%
2013	216,710	7,223	30	0.00%	-0.01%	576,641	2,826	204	0.36%	22.16%	151,431,985	468,718	323	15.46%	30.60%
2014	231,066	7,701	30	0.00%	-0.01%	587,063	2,895	203	-0.64%	21.38%	167,579,036	468,041	358	10.82%	44.74%
2015	259,314	7,408	35	16.66%	16.66%	671,271	3,166	212	4.59%	26.95%	191,941,851	466,928	411	14.81%	66.17%
2016	326,262	8,157	40	14.27%	33.31%	765,404	3,684	208	-2.03%	24.38%	222,929,575	466,199	478	16.33%	93.30%
2017	323,806	8,095	40	0.00%	33.31%	766,358	3,690	208	-0.03%	24.35%	221,644,355	466,233	475	-0.58%	92.18%
2018	321,198	8,030	40	0.00%	33.31%	860,063	3,788	227	9.31%	35.92%	223,640,805	466,672	479	0.81%	93.72%
2019	312,077	7,802	40	0.00%	33.31%	990,399	4,131	240	5.59%	43.53%	220,018,127	465,927	472	-1.46%	90.89%
2020	4,754,284	20,941	227	467.58%	656.64%	929,799	3,968	234	-2.27%	40.27%	218,016,442	465,805	468	-0.88%	89.20%

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BANNER

Rate Annual %chg Average Value/Acre:

6.58%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2010 - 2020 County Abstract Reports  
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2021

CHART 4





**Total Real Property**  
Sum Lines 17, 25, & 30

**Records : 2,014**

**Value : 252,771,167**

**Growth 81,679**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	25	27,516	0	0	49	1,120,077	74	1,147,593	
<b>02. Res Improve Land</b>	48	739,841	0	0	46	794,000	94	1,533,841	
<b>03. Res Improvements</b>	48	1,832,815	0	0	50	3,569,830	98	5,402,645	
<b>04. Res Total</b>	73	2,600,172	0	0	99	5,483,907	172	8,084,079	21,709
<b>% of Res Total</b>	42.44	32.16	0.00	0.00	57.56	67.84	8.54	3.20	26.58
<b>05. Com UnImp Land</b>	0	0	0	0	3	3,000	3	3,000	
<b>06. Com Improve Land</b>	1	19,050	0	0	3	32,835	4	51,885	
<b>07. Com Improvements</b>	1	98,249	0	0	4	41,866	5	140,115	
<b>08. Com Total</b>	1	117,299	0	0	7	77,701	8	195,000	2,978
<b>% of Com Total</b>	12.50	60.15	0.00	0.00	87.50	39.85	0.40	0.08	3.65
<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>	73	2,600,172	0	0	99	5,483,907	172	8,084,079	21,709
<b>% of Res &amp; Rec Total</b>	42.44	32.16	0.00	0.00	57.56	67.84	8.54	3.20	26.58
<b>Com &amp; Ind Total</b>	1	117,299	0	0	7	77,701	8	195,000	2,978
<b>% of Com &amp; Ind Total</b>	12.50	60.15	0.00	0.00	87.50	39.85	0.40	0.08	3.65
<b>17. Taxable Total</b>	74	2,717,471	0	0	106	5,561,608	180	8,279,079	24,687
<b>% of Taxable Total</b>	41.11	32.82	0.00	0.00	58.89	67.18	8.94	3.28	30.22

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	150	3,749,230	150	3,749,230	0
24. Non-Producing	0	0	0	0	109	58,460	109	58,460	0
25. Total	0	0	0	0	259	3,807,690	259	3,807,690	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	11	12	207	230

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,187	155,552,694	1,187	155,552,694
28. Ag-Improved Land	0	0	0	0	349	61,042,593	349	61,042,593
29. Ag Improvements	0	0	0	0	388	24,089,111	388	24,089,111

30. Ag Total				1,575	240,684,398
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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	16	16.05	226,900	16	16.05	226,900	
32. HomeSite Improv Land	207	233.84	3,803,676	207	233.84	3,803,676	
33. HomeSite Improvements	217	0.00	17,817,599	217	0.00	17,817,599	9,586
34. HomeSite Total				<b>233</b>	<b>249.89</b>	<b>21,848,175</b>	
35. FarmSite UnImp Land	83	143.76	71,375	83	143.76	71,375	
36. FarmSite Improv Land	315	946.20	543,086	315	946.20	543,086	
37. FarmSite Improvements	358	0.00	6,271,512	358	0.00	6,271,512	47,406
38. FarmSite Total				<b>441</b>	<b>1,089.96</b>	<b>6,885,973</b>	
39. Road & Ditches	959	3,388.28	0	959	3,388.28	0	
40. Other- Non Ag Use	102	167.43	50,222	102	167.43	50,222	
41. Total Section VI				<b>674</b>	<b>4,895.56</b>	<b>28,784,370</b>	<b>56,992</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	23	4,270.27	1,281,385	23	4,270.27	1,281,385

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. Market Value	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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,036.06	4.38%	2,072,110	4.92%	1,999.99
46. 1A	7,249.69	30.62%	14,499,326	34.40%	1,999.99
47. 2A1	354.29	1.50%	673,150	1.60%	1,900.00
48. 2A	7,103.78	30.00%	12,786,702	30.34%	1,799.99
49. 3A1	273.04	1.15%	491,472	1.17%	1,800.00
50. 3A	264.40	1.12%	475,920	1.13%	1,800.00
51. 4A1	5,532.58	23.37%	8,851,978	21.00%	1,599.97
52. 4A	1,864.20	7.87%	2,299,770	5.46%	1,233.65
53. Total	23,678.04	100.00%	42,150,428	100.00%	1,780.15
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	24,880.88	19.96%	11,818,434	20.81%	475.00
56. 2D1	7,307.86	5.86%	3,471,243	6.11%	475.00
57. 2D	58,982.83	47.31%	26,837,055	47.25%	455.00
58. 3D1	14,498.71	11.63%	6,596,882	11.61%	455.00
59. 3D	60.33	0.05%	27,150	0.05%	450.02
60. 4D1	13,763.70	11.04%	5,918,330	10.42%	430.00
61. 4D	5,190.56	4.16%	2,128,120	3.75%	410.00
62. Total	124,684.87	100.00%	56,797,214	100.00%	455.53
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	428.31	0.15%	194,882	0.18%	455.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	1,342.47	0.46%	577,255	0.54%	429.99
67. 3G1	2,235.82	0.76%	916,677	0.86%	410.00
68. 3G	12,365.22	4.23%	4,822,393	4.51%	390.00
69. 4G1	86,337.84	29.51%	33,238,324	31.06%	384.98
70. 4G	189,825.42	64.89%	67,270,322	62.86%	354.38
71. Total	292,535.08	100.00%	107,019,853	100.00%	365.84
<b>Irrigated Total</b>					
Irrigated Total	23,678.04	5.08%	42,150,428	19.89%	1,780.15
<b>Dry Total</b>					
Dry Total	124,684.87	26.77%	56,797,214	26.80%	455.53
<b>Grass Total</b>					
Grass Total	292,535.08	62.80%	107,019,853	50.50%	365.84
72. Waste	20,926.21	4.49%	4,753,615	2.24%	227.16
73. Other	3,967.21	0.85%	1,178,918	0.56%	297.17
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	465,791.41	100.00%	211,900,028	100.00%	454.92

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	23,678.04	42,150,428	23,678.04	42,150,428
<b>77. Dry Land</b>	0.00	0	0.00	0	124,684.87	56,797,214	124,684.87	56,797,214
<b>78. Grass</b>	0.00	0	0.00	0	292,535.08	107,019,853	292,535.08	107,019,853
<b>79. Waste</b>	0.00	0	0.00	0	20,926.21	4,753,615	20,926.21	4,753,615
<b>80. Other</b>	0.00	0	0.00	0	3,967.21	1,178,918	3,967.21	1,178,918
<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>465,791.41</b>	<b>211,900,028</b>	<b>465,791.41</b>	<b>211,900,028</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	23,678.04	5.08%	42,150,428	19.89%	1,780.15
<b>Dry Land</b>	124,684.87	26.77%	56,797,214	26.80%	455.53
<b>Grass</b>	292,535.08	62.80%	107,019,853	50.50%	365.84
<b>Waste</b>	20,926.21	4.49%	4,753,615	2.24%	227.16
<b>Other</b>	3,967.21	0.85%	1,178,918	0.56%	297.17
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>465,791.41</b>	<b>100.00%</b>	<b>211,900,028</b>	<b>100.00%</b>	<b>454.92</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	25	27,516	48	739,841	48	1,832,815	73	2,600,172	13,576
83.2 Rural	12	236,915	8	149,000	9	963,968	21	1,349,883	0
83.3 Rural Residential	37	883,162	38	645,000	41	2,605,862	78	4,134,024	8,133
84 Residential Total	74	1,147,593	94	1,533,841	98	5,402,645	172	8,084,079	21,709



Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>I</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1 Commercial	2	2,000	3	46,145	4	135,514	6	183,659	2,978
85.2 Rural	1	1,000	1	5,740	1	4,601	2	11,341	0
86 Commercial Total	3	3,000	4	51,885	5	140,115	8	195,000	2,978

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	428.31	0.17%	194,882	0.21%	455.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	1,286.37	0.50%	553,135	0.59%	430.00
91. 3G1	2,235.39	0.87%	916,506	0.98%	410.00
92. 3G	8,779.91	3.41%	3,424,134	3.66%	390.00
93. 4G1	73,577.35	28.60%	28,327,203	30.26%	385.00
94. 4G	170,939.37	66.45%	60,188,029	64.30%	352.10
95. Total	257,246.70	100.00%	93,603,889	100.00%	363.87
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	56.10	0.16%	24,120	0.18%	429.95
100. 3C1	0.43	0.00%	171	0.00%	397.67
101. 3C	3,585.31	10.16%	1,398,259	10.42%	390.00
102. 4C1	12,760.49	36.16%	4,911,121	36.61%	384.87
103. 4C	18,886.05	53.52%	7,082,293	52.79%	375.00
104. Total	35,288.38	100.00%	13,415,964	100.00%	380.18
<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	257,246.70	87.94%	93,603,889	87.46%	363.87
CRP Total	35,288.38	12.06%	13,415,964	12.54%	380.18
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	292,535.08	100.00%	107,019,853	100.00%	365.84

**2021 County Abstract of Assessment for Real Property, Form 45  
Compared with the 2020 Certificate of Taxes Levied Report (CTL)**

**04 Banner**

	<b>2020 CTL County Total</b>	<b>2021 Form 45 County Total</b>	<b>Value Difference (2021 form 45 - 2020 CTL)</b>	<b>Percent Change</b>	<b>2021 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	7,997,519	8,084,079	86,560	1.08%	21,709	0.81%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	21,659,965	21,848,175	188,210	0.87%	9,586	0.82%
<b>04. Total Residential (sum lines 1-3)</b>	<b>29,657,484</b>	<b>29,932,254</b>	<b>274,770</b>	<b>0.93%</b>	<b>31,295</b>	<b>0.82%</b>
05. Commercial	192,022	195,000	2,978	1.55%	2,978	0.00%
06. Industrial	0	0	0		0	
<b>07. Total Commercial (sum lines 5-6)</b>	<b>192,022</b>	<b>195,000</b>	<b>2,978</b>	<b>1.55%</b>	<b>2,978</b>	<b>0.00%</b>
08. Ag-Farmsite Land, Outbuildings	6,705,517	6,885,973	180,456	2.69%	47,406	1.98%
09. Minerals	6,960,880	3,807,690	-3,153,190	-45.30	0	-45.30%
10. Non Ag Use Land	50,222	50,222	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>13,716,619</b>	<b>10,743,885</b>	<b>-2,972,734</b>	<b>-21.67%</b>	<b>47,406</b>	<b>-22.02%</b>
12. Irrigated	42,182,615	42,150,428	-32,187	-0.08%		
13. Dryland	59,181,252	56,797,214	-2,384,038	-4.03%		
14. Grassland	110,927,365	107,019,853	-3,907,512	-3.52%		
15. Wasteland	4,754,118	4,753,615	-503	-0.01%		
16. Other Agland	929,799	1,178,918	249,119	26.79%		
<b>17. Total Agricultural Land</b>	<b>217,975,149</b>	<b>211,900,028</b>	<b>-6,075,121</b>	<b>-2.79%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>261,541,274</b>	<b>252,771,167</b>	<b>-8,770,107</b>	<b>-3.35%</b>	<b>81,679</b>	<b>-3.38%</b>

## 2021 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
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$63,381
<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 taken from the Assessor's total budget. Pritchard & Abbott comes out of Miscellaneous General Fund.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	None
<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>
	\$1,355
<b>12.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$10,735

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Personal Property software:</b>
	MIPS
4.	<b>Are cadastral maps currently being used?</b>
	No.
5.	<b>If so, who maintains the Cadastral Maps?</b>
	N/A
6.	<b>Does the county have GIS software?</b>
	Yes.
7.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. The web address is <a href="https://banner.gWorks.com">https://banner.gWorks.com</a>
8.	<b>Who maintains the GIS software and maps?</b>
	gWorks and the county assessor.
9.	<b>What type of aerial imagery is used in the cyclical review of properties?</b>
	gWorks
10.	<b>When was the aerial imagery last updated?</b>
	2020

## 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 and gas
2.	<b>GIS Services:</b>
	gWorks
3.	<b>Other services:</b>
	MIPS/PC Admin for CAMA, administrative and personal property software.

#### **E. Appraisal /Listing Services**

1.	<b>List any outside appraisal or listing services employed by the county for the current assessment year</b>
	Pritchard & Abbott for oil, gas and minerals.
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Pritchard & Abbott is a certified appraisal firm for oil and gas.
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 minerals.

## 2021 Residential Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>								
	The county assessor.								
<b>2.</b>	<b>List the valuation group 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="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><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 Group</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.
<u>Valuation Group</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.								
<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>For the cost approach does the County develop the depreciation study(ies) based on the 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 group?</b>								
	No.								
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>								
	Lots are valued in Harrisburg the same as a one acre rural site, due to the fact that there are no public utilities in the village. Each improved parcel has their own well and septic.								
<b>7.</b>	<b>How are rural residential site values developed?</b>								
	The home site is \$18,000, the second acre is valued at \$1,000 and additional acres are valued at \$2,500 per acre.								
<b>8.</b>	<b>Are there form 191 applications on file?</b>								
	No								
<b>9.</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>10.</b>	<u>Valuation Group</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	2017	2017	2020	2019
	80	2017	2017	2020	2019
	AG	2017	2017	2020	2019

The assessor physically inspects all properties within a particular Range each year.



## 2021 Commercial Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>																		
	The county assessor.																		
<b>2.</b>	<b>List the valuation group recognized in 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 Group</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>All commercial parcels within the village of Harrisburg.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural--all remaining commercial parcels not within the village of Harrisburg.</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Description of unique characteristics</u>	10	All commercial parcels within the village of Harrisburg.	80	Rural--all remaining commercial parcels not within the village of Harrisburg.									
<u>Valuation Group</u>	<u>Description of unique characteristics</u>																		
10	All commercial parcels within the village of Harrisburg.																		
80	Rural--all remaining commercial parcels not within the village of Harrisburg.																		
<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 currently no unique commercial properties in Banner County. There is a plan for eight wind towers to be constructed in the county in 2021, but only the pads are poured to date.																		
<b>4.</b>	<b>For the cost approach does the County develop the depreciation study(ies) based on the 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 and cafe).																		
<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 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 Group</u></th> <th style="width: 20%;"><u>Date of Depreciation</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;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2019</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2020</td> <td style="text-align: center;">2019</td> </tr> </tbody> </table>				<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	10	2017	2017	2020	2019	80	2017	2017	2020	2019
<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>															
10	2017	2017	2020	2019															
80	2017	2017	2020	2019															
	The eight commercial parcels consist of one closed business (a wrecking yard), two open businesses--the café 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.																		

## 2021 Agricultural Assessment Survey for Banner County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	The county assessor.						
<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="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 60%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 25%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td></td> <td>Banner County has not identified market activity that would demand the development of unique agricultural market areas.</td> <td style="text-align: center;">2018</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 market activity that would demand the development of unique agricultural market areas.	2018
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
	Banner County has not identified market activity that would demand the development of unique agricultural market areas.	2018					
	Land use is confirmed by gWorks aerials, and questionnaires sent to taxpayers.						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	If the county 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 (less than 40 acres) would be considered rural residential, depending of course on primary use. 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.						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?</b>						
	Yes.						
<b>6.</b>	<b>What separate market analysis has been conducted where intensive use is identified in the county?</b>						
	Stanard Appraisal contracted with Banner County to review and value commercial feedlots within the county. The county board reversed the values established and these are now at \$1,000 per acre.						
<b>7.</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>7a.</b>	<b>Are any other agricultural subclasses used? If yes, please explain.</b>						
	4Gw--this would be very sloped grass land, that still has some grass use and is not considered waste. Also, 4Gmt is utilized for extremely hilly grass land.						
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>						
<b>8a.</b>	<b>How many parcels have a special valuation application on file?</b>						
	N/A						

<b>8b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	There are no non-agricultural influences in Banner County.
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>8c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>8d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>8e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

# 2020 Plan of Assessment for Banner County, Nebraska Assessment Years 2021, 2022, and 2023

Date: June 15, 2020

## 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 2019 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 2020 County Abstract, Banner County consists of the following real property types:

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	172	8.49%	8,071,764	2.38%
Commercial	8	0.39%	192,022	0.07%
Recreational				
Agricultural	1,565	77.25%	246,438,992	93.44%
Mineral Interest- Producing	149	7.35%	7,455,630	3..60%
Mineral Interest- Non-Producing	109	5.38%	58,460	0.02%
Game & Parks	23	1.14%	1,320,369	.50%
Total	2,026	100.00%	263,537,237	100.00%

Agricultural land - taxable acres

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

	Acres	Value
Irrigation	23,669.42	42,283,772
Dry crop	124,378.87	58,954,669
Grass & CRP	292,847.14	111,093,918
Waste	20,941.25	4,754,284
Other (feedlot & shelterbelt)	3,968.35	929,799

Total of 465,805.03 acres with a value of \$218,016.42

New property: For assessment year 2020, 2 information statements were filed for new property construction within the county, 1 for a new residence and 1 for an addition to a residence. During regular building reviews and owners verbally reporting, 1 new hay shed, several small prefab yard sheds, 4 farm storage buildings, and 2 grain bin dryers were discovered and added to the appropriate parcels.

For more information see 2020 Reports & Opinions, Abstract and Assessor Survey

## Current Resources

### A. Staff/Budget/Training

Presently have 1 part time employee who works an average of 15 hours per week, with more hours as needed

The 2019-20 budget for the assessor's office was \$61,075 plus \$6,600 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal).

Training – Completed the required IAAO 300 class in August 2019, required continuing education hours have been met for the current term.

### 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 2017 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

### 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 online 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 ag land 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 fourth of the improvements were physically reviewed for 2020. 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 ag land 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 ag land 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 2017 available in conjunction with the MIPS CAMA program were used for 2020. 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 ag land, 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 2020 COV notices we did not include a printout of the land valuation groups and acres, value, etc. The response that we received from landowners did not warrant the extra cost for postage. 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 2020:**

Property Class	Median	COD	PRD
Residential	Insufficient sales		
Commercial	Insufficient sales		
Agricultural Land	71%	28.31	116.88

\*COD means coefficient of dispersion and PRD means price related differential  
 For more information regarding statistical measures see 2020 Reports & Opinions



### **Assessment Actions Planned for Assessment Year 2021**

Residential – The improvements in Range 56 that were not done in 2020 and Range 55 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 will be updated.

Commercial - Commercial properties in Range 56 & 55 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 – Ag land - no special value anticipated. Land use will continue to be checked by using GIS and FSA maps for questionable acreages.

### **Assessment Actions Planned for Assessment Year 2022**

Residential – The improvements in Range 54 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 will be updated.

Commercial – Commercial property in Range 54 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 – Ag land – 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 2023**

Residential – The improvements 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 will be updated.

Commercial – Commercial property in Range 53 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 – Ag land – no special value anticipated. Land use will continue to be check by using the GIS and FSA maps for questionable acreages.

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 167 schedules with a value of \$9,370,030; 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 27 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 2020-2021 budget request will be approximately the same as the previous year.

Respectfully submitted:

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