

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

---

**BURT COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Burt 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 Burt 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: Joni Renshaw, Burt County Assessor

**Property Assessment Division**  
Ruth A Sorensen, Administrator  
[revenue.nebraska.gov/PAD](http://revenue.nebraska.gov/PAD)

PO Box 98919  
Lincoln, Nebraska 68509-8919  
**PHONE** 402-471-5984 **FAX** 402-471-5993

# Table of Contents

---

## **2018 Reports and Opinions of the Property Tax Administrator:**

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

## **Appendices:**

- Commission Summary

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

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

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

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

## Introduction

---

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

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

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

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

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

## **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

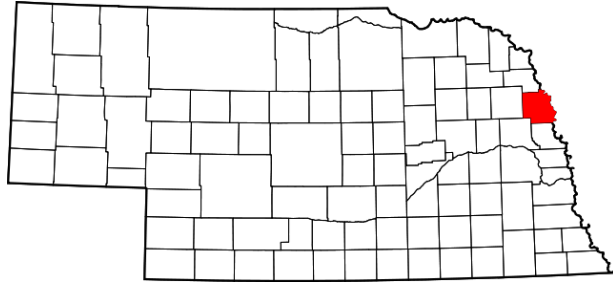
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

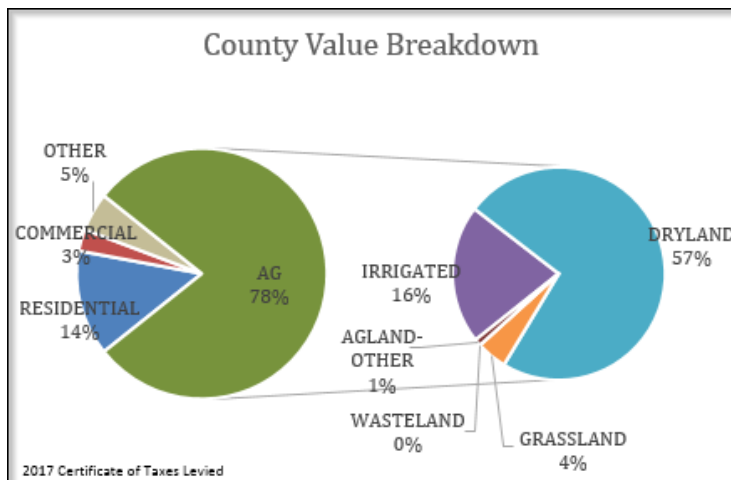
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 492 miles, Burt County has 6,546 residents, per the Census Bureau Quick Facts for 2016, a 5% population decline from the 2010 U.S. Census. Reports indicate that 77% of county residents are homeowners and 89% of residents occupy the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Burt County are located in and around Tekamah, the county seat. According to the latest information available from the U.S. Census Bureau, there are 203 employer establishments with total employment of 1,173.



Over three-quarters of Burt County's valuation base comes from agricultural land. Dry land makes up a majority of the land in the county. Burt County is included in both the Papio-Missouri River and Lower Elkhorn Natural Resources Districts (NRD).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
CRAIG	241	199	-17.4%
DECATUR	618	481	-22.2%
LYONS	963	851	-11.6%
OAKLAND	1,367	1,244	-9.0%
TEKAMAH	1,892	1,823	-3.6%



## 2018 Residential Correlation for Burt County

---

### *Assessment Actions*

Annually the county conducts a review and market analysis that includes the qualified residential sales. The review and analysis is done to identify any adjustments that are necessary to properly value the residential class of property. Annually all appraisal maintenance (pick up) is completed in a timely fashion and the county plans to accomplish a portion of the required six year inspection process.

As part of the six-year review and inspection, Burt County reviewed Silver Creek Township and the town of Lyons. Some of the flooded cabins and homes have been revisited. This process has become more long term than anticipated. During the inspection process, the records were reviewed for listing accuracy, property characteristics, and to note the current condition of all improvements. Listers are going on-site for a close-up examination of the improvements, photos, and if necessary, a measurement of the improvements. Every effort is made to conduct interior inspections of the residences. When property owners are not home, the listers leave questionnaires and make return trips to contact them. If possible, phone appointments are arranged following the return of the questionnaires. The county completed all pick up and permit work for the residential class.

### *Description of Analysis*

The residential parcels are valued utilizing six valuation groups. These are based on the assessor locations or towns in the county.

<b>Valuation Grouping</b>	<b>Description</b>
01	Tekamah
05	Oakland
10	Lyons
15	Decatur
20	Craig
25	Rural

For the residential property class, a review of Burt County's statistical profile shows 185 residential sales, representing all the valuation groups. All valuation groups with an adequate number of sales display a median within the acceptable range. Additionally, all three measures of central tendency for the residential class of properties are within acceptable range.

## 2018 Residential Correlation for Burt County

---

The 2018 County Abstract of Assessment as compared to the 2017 Certificate of Taxes Levied (CTL) notes a difference in value of 1.45% excluding growth and is reflective of the assessment actions taken for 2018.

### *Assessment Practice Review*

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

One of the areas addressed included sales qualification and verification. The Burt County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the residential sales. When additional information is necessary to verify the transaction a follow up phone call will be to parties associated with the transaction. The county physically reviews all sales and updates the property record card along with a current photo of the improvements. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's length sales were available for the measurement of real property. For the residential class, 54% of the sales were determined to be qualified for the inclusion into the sales file.

A review of the county's process and documentation for the inspection and review cycle for all real property was conducted with the county assessor. For residential property areas of concern existed for Lyons and Tekamah, However, the county reviewed the town of Lyons for the current year as evident by the assessment actions. The assessor and staff have been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the residential class including Pictometry, aerial imagery and Vanguard.

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

# 2018 Residential Correlation for Burt County

---

***Equalization and Quality of Assessment***

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	61	93.46	100.18	91.62	19.89	109.34
05	44	92.42	96.60	89.98	17.06	107.36
10	26	98.84	99.80	98.97	11.92	100.84
15	12	99.16	107.47	110.69	20.09	97.09
20	4	86.30	81.31	75.83	19.11	107.23
25	38	93.49	102.65	92.14	22.02	111.41
<u>ALL</u>						
10/01/2015 To 09/30/2017	185	94.67	99.85	92.39	18.66	108.07

***Level of Value***

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

## 2018 Commercial Correlation for Burt County

---

### *Assessment Actions*

The county completed a review of the commercial properties in Decatur and Tekamah. The county updated photos and conducted physical inspections for all the properties. Due to the extensive amount of work to transfer to the new Vanguard CAMA system, the county is delaying implementing the review in Lyons and Oakland. The county has decided to address the updates and conversion based on occupancy codes. For the 2018 assessment year the reappraisal of the following occupancy descriptions was completed, convenience stores, grocery stores, storage units, industrial and heavy manufacturing and warehouse storage. The county also completed the pick-up and permit work for the year.

### *Description of Analysis*

Burt County utilizes five valuation groups for the commercial class of properties. These are based on the assessor locations or towns in the county.

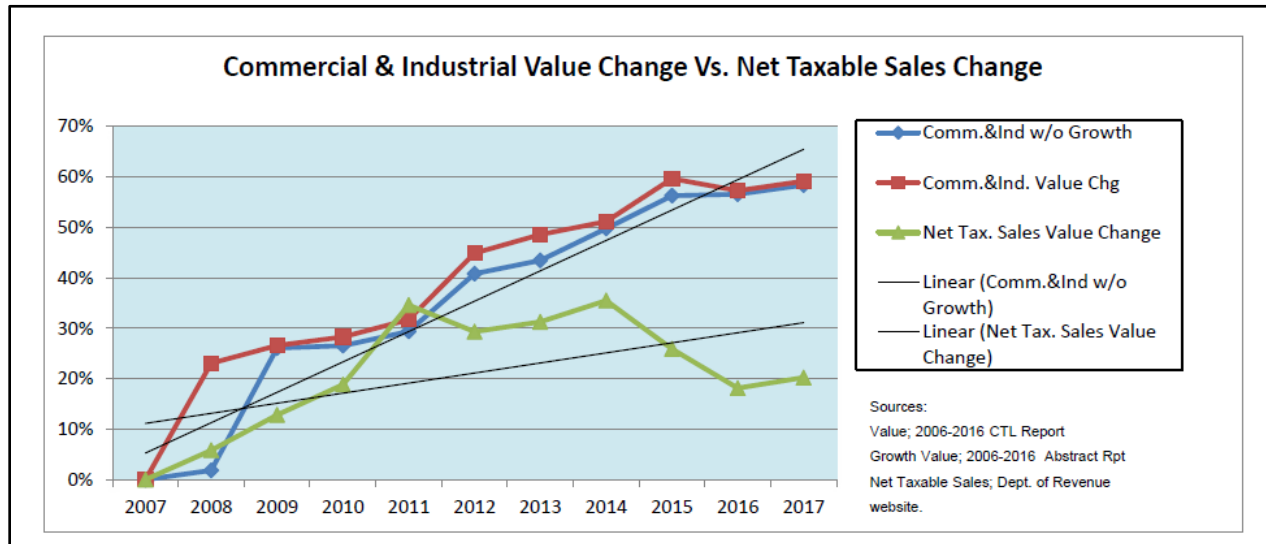
<b>Valuation Grouping</b>	<b>Descriptions</b>
01	Tekamah
05	Oakland
10	Lyons
20	Craig
25	Rural

There are 22 sales in the statistical profile for the county. The three measures of central tendency are within the range and within one point of each demonstrating strong support for the statistics. The Price Related Deferral (PRD) is within the recommended range with the Coefficient of Dispersion (COD) being above the range. Analysis of removing the lowest or highest two ratios moves the median one point in either direction from the statistical profile median.

The county has indicated in the assessment actions that they have begun to develop reviews on the occupancy codes. The statistical profile has eight occupancy codes identified for 16 of the sales. Based on the conversion there are also 6 sales that are currently unidentified.

## 2018 Commercial Correlation for Burt County

In looking at the assessed value change, versus the net taxable sales change, one can see where the trend for the value has increased at a greater amount than the taxable sales. It appears that the values have kept pace with the sales.



### *Assessment Practice Review*

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

One of the areas addressed included sales qualification and verification. The Burt County Assessor has developed a consistent procedure for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all the commercial sales. When additional information is necessary to verify the transaction a follow up phone call will be to parties associated with the transaction. The county physically reviews all sales and updates the property record card along with a current photo of the improvements. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

A review of the county's process and documentation for the inspection and review cycle for all real property was conducted with the county assessor. The county assessor and staff have been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the commercial class including Pictometry, aerial imagery and Vanguard.

## 2018 Commercial Correlation for Burt County

---

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class.

Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

When reviewing the statistics, it is evident that the County does not have a valuation group with enough sales to deem the statistics reliable, or enough occupancy codes to support a reliable sample. However, confidence in the assessment practices of the County and evaluation of the general movement of assessed values relative to the market indicate that the County has uniformly valued the commercial class of property.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	9	97.47	96.75	98.70	20.44	98.02
05	4	95.55	95.92	99.14	11.48	96.75
10	5	126.44	99.61	115.33	35.12	86.37
15	1	95.20	95.20	95.20		100.00
20	1	93.66	93.66	93.66		100.00
25	2	82.22	82.22	82.59	15.28	99.55
<u>ALL</u>						
10/01/2014 To 09/30/2017	22	95.32	95.72	95.64	24.16	100.08

### *Level of Value*

Based on their assessment practices, Burt County has valued the commercial property on a regular basis, consistently and uniformly and has achieved the statutory level of value of 100% for the commercial class of property.

## 2018 Agricultural Correlation for Burt County

---

### *Assessment Actions*

Annually, the county conducts a review and market analysis that includes the qualified agricultural land sales. The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land. Annually, all appraisal maintenance (pick-up) is completed in a timely fashion. Annually, the county plans to accomplish a portion of the required 6-year inspection and review. The county has conducted an extensive review of the rural properties of the county over the last few years.

The county continues to check on the flood damages and improvements being made in Quinnebaugh, Decatur, Riverside, and Arizona Townships after the devastation of 2011. Letters were sent to all owners of damaged land requesting new information from FSA and any updates they could provide for 2018. Silver Creek township in the middle part of the county was reviewed thoroughly for 2018. During the inspection process, the records are reviewed for listing accuracy, property characteristics, and to note the current condition of all improvements. Listers are going on-site for a close up examination of the improvements, photos, and if necessary a measurement of the improvements. Every effort is made to conduct interior inspections of the residences. When property owners are not home, the listers leave questionnaires and make return trips to contact them. If possible, phone appointments are arranged following the return of the questionnaires.

The county closely monitored agricultural land sales throughout 2017 to determine if the strong upward trend of the past 2-3 years had come to an end. Last year the values were left the same as the prior year and did not need to be lowered as had been occurring over the last year or so in other counties. The market analysis for 2018 showed that agricultural land on the west side of the county, Market Area 2, would statistically need to be lowered about 7% to 9% to achieve the required level of value. The value drop seems to be affecting the higher valued LVG's first. Market Area 1, on the east side of the county, is statistically at the proper level of value and will not be changed for 2018. The homesites and building sites did not need any adjustments for 2018 on the residential side. The county will continue to do market analysis over the next year to see if the sales of agricultural land continue in a downward movement.

The county switched to Vanguard Appraisals in 2016 and all land has been verified in the new system. Vanguard has been accommodating in continuing to show the land by quarter section as requested by the county. The new soil survey is being completed for 2018 and necessary changes made in the land files. The county conducted a land use study as the soil work was being done.

The county also completed all pick-up work for the agricultural class.

# 2018 Agricultural Correlation for Burt County

---

## *Description of Analysis*

Burt County is divided into two market areas. Market Area 1 is the eastern portion of the county. Thurston County borders to the north and Washington to the south. The Missouri River is the eastern boundary of the market area. This market area consists of about 56% dry land, 28% irrigated land, and 10% grass.

Market Area 2 is the western portion of the county and is bordered on the West by Cuming County and the southern border is a small portion of Dodge and Washington counties. Dryland accounts for 78% of the acres with irrigated at 9% and grass at 10%.

The agricultural statistical sample consists of 64 agricultural sales. Two of the three measures of central tendency are in the range with a three-point spread demonstrating moderate support for each other, the mean is only one point above the range. In reviewing the change in the median over the study period one can observe a balanced file as for time of sale but with an overall flat market. The mix of sales and timing of those skew the medians for the market areas when considering the land use.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	35	74.34	75.50	74.65	23.00	101.14
2	29	72.58	76.94	72.65	16.46	105.91
_____ ALL						
10/01/2014 To 09/30/2017	64	72.82	76.15	73.56	20.31	103.52

A review of the 80% majority land use by market area also demonstrates a consistent valuation effort with both areas dry medians with approximately one point of each other. A secondary review demonstrated that by analyzing sales from the same general agricultural market the counties values continued to demonstrate an acceptable level of value. The 80% majority land use has nine total irrigated sales in both market areas with eight of those in Market Area 1. The small sample size is slightly outside the acceptable level of value. The counties schedule of values was compared to the adjoining counties with similar markets and it appears that the values are relatively similar, but the irrigated in Market Area one is the lowest in Burt County at this time, supporting that a decrease in the irrigated values would distort the equalization with the adjoining counties.

## *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all



## 2018 Agricultural Correlation for Burt County

---

three property classes, and any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Burt County Assessor has developed a consistent procedure for both sales qualification and verification. The County utilizes a sales questionnaire to aid in the verification of all the commercial sales. When additional information is necessary to verify the transaction a follow up phone call will be to parties associated with the transaction. The Division's review inspects the non-qualified sales to ensure that the grounds for disqualifying sales are supported and documented. A review of outlier sales and sales where adjoining property owners may have affected the price offered for the property. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Burt County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were available for the measurement of real property.

A review of the county's process and documentation for the inspection and review cycle for all real property was conducted with the county assessor. The county assessor and staff have been aggressive in their approach to bring all the inspections up to date and have incorporated technology to aid in the assessment of the commercial class including Pictometry, aerial imagery and Vanguard CAMA system.

### *Equalization*

The analysis supports that the county has achieved equalization; comparison of Burt County values with the adjoining counties shows that all values are reasonably comparable, and statistical analysis supports that values are at uniform portions of market value. The small sample of irrigated sales in market area 1 tend to be slightly above the acceptable level of value, but comparison of the values in area one indicate that Burt County is the lowest value.

The Division's review of agricultural improvements and site acres indicate that these parcels are inspected and reappraised using the same processes that are used for rural residential and other similar properties in the county. Agricultural improvements are believed to be equalized and assessed at the statutory level.

## 2018 Agricultural Correlation for Burt County

---

Based on all relevant information, the quality of assessment of the agricultural class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>    Irrigated    </u>						
County	9	77.74	79.38	74.74	14.97	106.21
1	8	78.91	80.44	75.66	15.52	106.32
2	1	70.98	70.98	70.98		100.00
<u>    Dry    </u>						
County	34	73.66	79.05	74.16	17.54	106.59
1	10	74.45	80.95	77.97	15.96	103.82
2	24	72.82	78.25	73.03	18.09	107.15
<u>    Grass    </u>						
County	6	51.11	49.74	52.52	13.93	94.71
1	5	49.58	46.73	46.15	11.09	101.26
2	1	64.82	64.82	64.82		100.00
<u>    ALL    </u>						
10/01/2014 To 09/30/2017	64	72.82	76.15	73.56	20.31	103.52

### *Level of Value*

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

## 2018 Opinions of the Property Tax Administrator for Burt County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>95</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.




---

Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

---

## 2018 Commission Summary for Burt County

---

### Residential Real Property - Current

Number of Sales	185	Median	94.67
Total Sales Price	\$17,721,803	Mean	99.85
Total Adj. Sales Price	\$17,721,803	Wgt. Mean	92.39
Total Assessed Value	\$16,373,717	Average Assessed Value of the Base	\$67,631
Avg. Adj. Sales Price	\$95,794	Avg. Assessed Value	\$88,507

### Confidence Interval - Current

95% Median C.I	91.52 to 98.87
95% Wgt. Mean C.I	89.39 to 95.40
95% Mean C.I	96.14 to 103.56
% of Value of the Class of all Real Property Value in the County	11.76
% of Records Sold in the Study Period	5.71
% of Value Sold in the Study Period	7.47

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	183	96	95.93
2016	205	97	96.76
2015	172	98	97.62
2014	135	98	98.36

## 2018 Commission Summary for Burt County

### Commercial Real Property - Current

Number of Sales	22	Median	95.32
Total Sales Price	\$2,179,666	Mean	95.72
Total Adj. Sales Price	\$2,179,666	Wgt. Mean	95.64
Total Assessed Value	\$2,084,625	Average Assessed Value of the Base	\$130,716
Avg. Adj. Sales Price	\$99,076	Avg. Assessed Value	\$94,756

### Confidence Interval - Current

95% Median C.I	76.32 to 116.27
95% Wgt. Mean C.I	86.87 to 104.41
95% Mean C.I	81.50 to 109.94
% of Value of the Class of all Real Property Value in the County	3.00
% of Records Sold in the Study Period	5.14
% of Value Sold in the Study Period	3.73

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	21	97	96.69
2016	22	100	93.66
2015	23	100	94.71
2014	19	100	95.87

**11 Burt**  
**RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

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

Number of Sales : 185  
Total Sales Price : 17,721,803  
Total Adj. Sales Price : 17,721,803  
Total Assessed Value : 16,373,717  
Avg. Adj. Sales Price : 95,794  
Avg. Assessed Value : 88,507

MEDIAN : 95  
WGT. MEAN : 92  
MEAN : 100  
COD : 18.66  
PRD : 108.07

COV : 25.79  
STD : 25.75  
Avg. Abs. Dev : 17.67  
MAX Sales Ratio : 217.00  
MIN Sales Ratio : 44.17

95% Median C.I. : 91.52 to 98.87  
95% Wgt. Mean C.I. : 89.39 to 95.40  
95% Mean C.I. : 96.14 to 103.56

Printed:3/22/2018 10:26:19AM

<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-15 To 31-DEC-15	20	97.90	108.65	97.25	24.81	111.72	62.32	217.00	87.06 to 114.34	96,595	93,942	
01-JAN-16 To 31-MAR-16	18	87.60	93.04	84.80	13.64	109.72	73.12	150.62	80.75 to 94.67	113,536	96,280	
01-APR-16 To 30-JUN-16	17	99.89	103.62	92.37	18.13	112.18	65.25	139.28	87.95 to 127.37	96,000	88,680	
01-JUL-16 To 30-SEP-16	34	94.25	96.03	93.83	15.99	102.34	65.75	180.55	84.16 to 102.89	98,511	92,433	
01-OCT-16 To 31-DEC-16	19	99.78	100.93	94.13	16.81	107.22	68.38	170.29	86.82 to 105.15	64,079	60,320	
01-JAN-17 To 31-MAR-17	20	95.90	107.64	96.80	20.09	111.20	76.46	165.16	91.74 to 110.03	106,025	102,636	
01-APR-17 To 30-JUN-17	35	93.14	96.24	90.61	19.35	106.21	44.17	163.99	83.50 to 100.90	105,774	95,844	
01-JUL-17 To 30-SEP-17	22	91.35	98.12	90.34	17.50	108.61	67.82	185.11	84.95 to 102.58	78,399	70,828	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	89	94.67	99.71	92.24	18.63	108.10	62.32	217.00	90.41 to 99.20	100,640	92,833	
01-OCT-16 To 30-SEP-17	96	94.51	99.97	92.55	18.73	108.02	44.17	185.11	90.37 to 100.75	91,301	84,495	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	88	94.67	97.94	91.35	16.86	107.21	65.25	180.55	90.41 to 99.20	93,665	85,561	
<u>ALL</u>	185	94.67	99.85	92.39	18.66	108.07	44.17	217.00	91.52 to 98.87	95,794	88,507	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	61	93.46	100.18	91.62	19.89	109.34	67.07	185.11	87.27 to 102.35	104,367	95,621	
05	44	92.42	96.60	89.98	17.06	107.36	63.48	163.99	86.06 to 98.54	84,477	76,011	
10	26	98.84	99.80	98.97	11.92	100.84	67.38	147.26	93.14 to 103.12	56,810	56,224	
15	12	99.16	107.47	110.69	20.09	97.09	65.75	175.28	90.55 to 114.57	40,958	45,339	
20	4	86.30	81.31	75.83	19.11	107.23	44.17	108.48	N/A	52,250	39,621	
25	38	93.49	102.65	92.14	22.02	111.41	60.20	217.00	88.01 to 106.68	143,708	132,419	
<u>ALL</u>	185	94.67	99.85	92.39	18.66	108.07	44.17	217.00	91.52 to 98.87	95,794	88,507	

<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	184	94.78	99.91	92.40	18.71	108.13	44.17	217.00	91.74 to 98.87	96,178	88,868	
06	1	88.00	88.00	88.00	00.00	100.00	88.00	88.00	N/A	25,000	22,000	
07												
<u>ALL</u>	185	94.67	99.85	92.39	18.66	108.07	44.17	217.00	91.52 to 98.87	95,794	88,507	

**11 Burt**  
**RESIDENTIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

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

Number of Sales : 185  
 Total Sales Price : 17,721,803  
 Total Adj. Sales Price : 17,721,803  
 Total Assessed Value : 16,373,717  
 Avg. Adj. Sales Price : 95,794  
 Avg. Assessed Value : 88,507

MEDIAN : 95  
 WGT. MEAN : 92  
 MEAN : 100  
 COD : 18.66  
 PRD : 108.07

COV : 25.79  
 STD : 25.75  
 Avg. Abs. Dev : 17.67  
 MAX Sales Ratio : 217.00  
 MIN Sales Ratio : 44.17

95% Median C.I. : 91.52 to 98.87  
 95% Wgt. Mean C.I. : 89.39 to 95.40  
 95% Mean C.I. : 96.14 to 103.56

Printed:3/22/2018 10:26:19AM

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000	2	125.20	125.20	125.20	20.30	100.00	99.78	150.62	N/A	10,000	12,520	
Less Than 30,000	22	120.64	124.39	125.12	20.71	99.42	88.00	185.11	95.79 to 147.14	21,530	26,938	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	185	94.67	99.85	92.39	18.66	108.07	44.17	217.00	91.52 to 98.87	95,794	88,507	
Greater Than 14,999	183	94.66	99.57	92.36	18.52	107.81	44.17	217.00	90.97 to 98.80	96,731	89,337	
Greater Than 29,999	163	93.10	96.53	91.49	16.95	105.51	44.17	217.00	89.59 to 95.85	105,817	96,816	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	2	125.20	125.20	125.20	20.30	100.00	99.78	150.62	N/A	10,000	12,520	
15,000 TO 29,999	20	120.64	124.31	125.12	20.67	99.35	88.00	185.11	95.79 to 142.31	22,683	28,380	
30,000 TO 59,999	45	95.41	107.39	106.34	23.09	100.99	65.75	217.00	90.41 to 108.63	43,791	46,566	
60,000 TO 99,999	60	99.04	97.71	97.34	14.13	100.38	44.17	175.28	89.59 to 102.35	79,411	77,300	
100,000 TO 149,999	27	89.16	88.03	87.69	13.63	100.39	63.48	115.54	75.40 to 98.80	120,999	106,105	
150,000 TO 249,999	22	89.42	87.67	87.80	13.17	99.85	60.20	114.00	76.65 to 98.54	205,132	180,105	
250,000 TO 499,999	9	79.81	81.54	81.25	04.86	100.36	73.93	92.40	78.31 to 86.06	303,667	246,718	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	185	94.67	99.85	92.39	18.66	108.07	44.17	217.00	91.52 to 98.87	95,794	88,507	



**11 Burt**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

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

Number of Sales : 22  
Total Sales Price : 2,179,666  
Total Adj. Sales Price : 2,179,666  
Total Assessed Value : 2,084,625  
Avg. Adj. Sales Price : 99,076  
Avg. Assessed Value : 94,756

MEDIAN : 95  
WGT. MEAN : 96  
MEAN : 96  
COD : 24.16  
PRD : 100.08

COV : 33.50  
STD : 32.07  
Avg. Abs. Dev : 23.03  
MAX Sales Ratio : 165.47  
MIN Sales Ratio : 22.06

95% Median C.I. : 76.32 to 116.27  
95% Wgt. Mean C.I. : 86.87 to 104.41  
95% Mean C.I. : 81.50 to 109.94

Printed:3/22/2018 10:26:21AM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	3	126.44	126.50	126.93	02.55	99.66	121.69	131.36	N/A	56,667	71,929
01-JAN-15 To 31-MAR-15	1	76.32	76.32	76.32	00.00	100.00	76.32	76.32	N/A	17,375	13,260
01-APR-15 To 30-JUN-15	2	92.79	92.79	103.71	43.21	89.47	52.70	132.87	N/A	27,500	28,522
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	2	83.59	83.59	74.54	16.66	112.14	69.66	97.51	N/A	142,450	106,176
01-JAN-16 To 31-MAR-16	1	116.26	116.26	116.26	00.00	100.00	116.26	116.26	N/A	40,000	46,503
01-APR-16 To 30-JUN-16	2	129.57	129.57	146.85	27.71	88.23	93.66	165.47	N/A	6,750	9,913
01-JUL-16 To 30-SEP-16	2	57.83	57.83	81.67	61.85	70.81	22.06	93.59	N/A	27,000	22,051
01-OCT-16 To 31-DEC-16	2	77.81	77.81	98.37	35.52	79.10	50.17	105.44	N/A	234,500	230,668
01-JAN-17 To 31-MAR-17	2	106.87	106.87	100.77	08.80	106.05	97.47	116.27	N/A	121,250	122,182
01-APR-17 To 30-JUN-17	3	95.20	92.85	94.58	02.64	98.17	87.92	95.44	N/A	174,597	165,134
01-JUL-17 To 30-SEP-17	2	79.13	79.13	88.71	19.76	89.20	63.49	94.77	N/A	154,800	137,327
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	6	124.07	106.90	118.04	18.80	90.56	52.70	132.87	52.70 to 132.87	40,396	47,682
01-OCT-15 To 30-SEP-16	7	93.66	94.03	82.26	29.58	114.31	22.06	165.47	22.06 to 165.47	56,057	46,111
01-OCT-16 To 30-SEP-17	9	95.20	89.57	95.52	13.80	93.77	50.17	116.27	63.49 to 105.44	171,655	163,973
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	5	76.32	85.81	79.11	28.30	108.47	52.70	132.87	N/A	71,455	56,531
01-JAN-16 To 31-DEC-16	7	93.66	92.38	99.18	33.76	93.14	22.06	165.47	22.06 to 165.47	82,357	81,681
<u>ALL</u>	22	95.32	95.72	95.64	24.16	100.08	22.06	165.47	76.32 to 116.27	99,076	94,756

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	97.47	96.75	98.70	20.44	98.02	50.17	132.87	63.49 to 121.69	110,111	108,675
05	4	95.55	95.92	99.14	11.48	96.75	76.32	116.27	N/A	38,694	38,362
10	5	126.44	99.61	115.33	35.12	86.37	22.06	165.47	N/A	29,800	34,369
15	1	95.20	95.20	95.20	00.00	100.00	95.20	95.20	N/A	396,791	377,729
20	1	93.66	93.66	93.66	00.00	100.00	93.66	93.66	N/A	3,500	3,278
25	2	82.22	82.22	82.59	15.28	99.55	69.66	94.77	N/A	242,300	200,127
<u>ALL</u>	22	95.32	95.72	95.64	24.16	100.08	22.06	165.47	76.32 to 116.27	99,076	94,756

**11 Burt**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

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

Number of Sales : 22  
Total Sales Price : 2,179,666  
Total Adj. Sales Price : 2,179,666  
Total Assessed Value : 2,084,625  
Avg. Adj. Sales Price : 99,076  
Avg. Assessed Value : 94,756

MEDIAN : 95  
WGT. MEAN : 96  
MEAN : 96  
COD : 24.16  
PRD : 100.08

COV : 33.50  
STD : 32.07  
Avg. Abs. Dev : 23.03  
MAX Sales Ratio : 165.47  
MIN Sales Ratio : 22.06

95% Median C.I. : 76.32 to 116.27  
95% Wgt. Mean C.I. : 86.87 to 104.41  
95% Mean C.I. : 81.50 to 109.94

Printed:3/22/2018 10:26:21AM

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	22	95.32	95.72	95.64	24.16	100.08	22.06	165.47	76.32 to 116.27	99,076	94,756
04											
<u>ALL</u>	22	95.32	95.72	95.64	24.16	100.08	22.06	165.47	76.32 to 116.27	99,076	94,756

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000	1	93.66	93.66	93.66	00.00	100.00	93.66	93.66	N/A	3,500	3,278
Less Than 15,000	3	93.66	93.73	96.93	51.04	96.70	22.06	165.47	N/A	7,500	7,270
Less Than 30,000	5	76.32	82.04	76.18	48.31	107.69	22.06	165.47	N/A	11,975	9,122
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	95.44	95.81	95.64	25.19	100.18	22.06	165.47	76.32 to 116.27	103,627	99,112
Greater Than 14,999	19	95.44	96.03	95.63	19.94	100.42	50.17	132.87	76.32 to 116.27	113,535	108,569
Greater Than 29,999	17	97.47	99.74	96.19	17.96	103.69	50.17	132.87	87.92 to 121.69	124,694	119,942
<u>Incremental Ranges</u>											
0 TO 4,999	1	93.66	93.66	93.66	00.00	100.00	93.66	93.66	N/A	3,500	3,278
5,000 TO 14,999	2	93.77	93.77	97.54	76.47	96.13	22.06	165.47	N/A	9,500	9,266
15,000 TO 29,999	2	64.51	64.51	63.68	18.31	101.30	52.70	76.32	N/A	18,688	11,900
30,000 TO 59,999	7	116.26	110.12	108.28	11.86	101.70	87.92	132.87	87.92 to 132.87	42,057	45,538
60,000 TO 99,999	5	95.44	92.43	94.35	29.21	97.97	50.17	131.36	N/A	67,000	63,216
100,000 TO 149,999											
150,000 TO 249,999	3	94.77	87.30	86.94	09.78	100.41	69.66	97.47	N/A	228,200	198,401
250,000 TO 499,999	2	100.32	100.32	100.39	05.10	99.93	95.20	105.44	N/A	402,896	404,482
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	22	95.32	95.72	95.64	24.16	100.08	22.06	165.47	76.32 to 116.27	99,076	94,756

**11 Burt**  
**COMMERCIAL**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

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

Number of Sales : 22  
Total Sales Price : 2,179,666  
Total Adj. Sales Price : 2,179,666  
Total Assessed Value : 2,084,625  
Avg. Adj. Sales Price : 99,076  
Avg. Assessed Value : 94,756

MEDIAN : 95  
WGT. MEAN : 96  
MEAN : 96  
COD : 24.16  
PRD : 100.08

COV : 33.50  
STD : 32.07  
Avg. Abs. Dev : 23.03  
MAX Sales Ratio : 165.47  
MIN Sales Ratio : 22.06

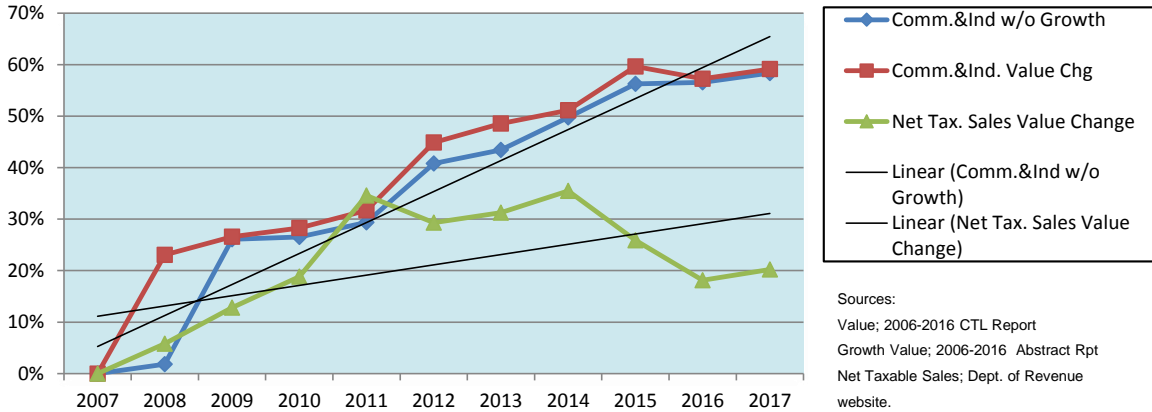
95% Median C.I. : 76.32 to 116.27  
95% Wgt. Mean C.I. : 86.87 to 104.41  
95% Mean C.I. : 81.50 to 109.94

Printed: 3/22/2018 10:26:21AM

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	6	91.35	76.48	91.65	20.43	83.45	22.06	95.44	22.06 to 95.44	140,399	128,674
344	2	131.47	131.47	100.71	25.86	130.54	97.47	165.47	N/A	105,000	105,748
352	2	101.48	101.48	104.57	03.91	97.05	97.51	105.44	N/A	229,450	239,945
353	4	124.07	124.32	123.69	04.30	100.51	116.26	132.87	N/A	42,500	52,569
406	4	84.96	88.49	104.48	28.23	84.70	52.70	131.36	N/A	39,344	41,108
410	1	69.66	69.66	69.66	00.00	100.00	69.66	69.66	N/A	235,000	163,696
442	1	93.66	93.66	93.66	00.00	100.00	93.66	93.66	N/A	3,500	3,278
494	1	50.17	50.17	50.17	00.00	100.00	50.17	50.17	N/A	60,000	30,101
530	1	116.27	116.27	116.27	00.00	100.00	116.27	116.27	N/A	42,500	49,416
<u>ALL</u>	<u>22</u>	95.32	95.72	95.64	24.16	100.08	22.06	165.47	76.32 to 116.27	99,076	94,756

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 34,314,850	\$ 7,921,850	23.09%	\$ 26,393,000	-	\$ 34,017,313	-
2008	\$ 42,220,920	\$ 7,280,590	17.24%	\$ 34,940,330	1.82%	\$ 35,994,976	5.81%
2009	\$ 43,432,085	\$ 167,110	0.38%	\$ 43,264,975	2.47%	\$ 38,372,952	6.61%
2010	\$ 44,017,440	\$ 605,386	1.38%	\$ 43,412,054	-0.05%	\$ 40,417,387	5.33%
2011	\$ 45,187,885	\$ 802,270	1.78%	\$ 44,385,615	0.84%	\$ 45,783,065	13.28%
2012	\$ 49,718,216	\$ 1,404,612	2.83%	\$ 48,313,604	6.92%	\$ 43,993,493	-3.91%
2013	\$ 50,976,261	\$ 1,752,059	3.44%	\$ 49,224,202	-0.99%	\$ 44,648,323	1.49%
2014	\$ 51,858,135	\$ 478,583	0.92%	\$ 51,379,552	0.79%	\$ 46,087,513	3.22%
2015	\$ 54,782,525	\$ 1,161,960	2.12%	\$ 53,620,565	3.40%	\$ 42,829,266	-7.07%
2016	\$ 53,961,160	\$ 230,345	0.43%	\$ 53,730,815	-1.92%	\$ 40,180,341	-6.18%
2017	\$ 54,613,416	\$ 267,441	0.49%	\$ 54,345,975	0.71%	\$ 40,895,190	1.78%
<b>Ann %chg</b>	4.76%			<b>Average</b>	<b>1.40%</b>	<b>1.87%</b>	<b>2.04%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	1.82%	23.04%	5.81%
2009	26.08%	26.57%	12.80%
2010	26.51%	28.28%	18.81%
2011	29.35%	31.69%	34.59%
2012	40.80%	44.89%	29.33%
2013	43.45%	48.55%	31.25%
2014	49.73%	51.12%	35.48%
2015	56.26%	59.65%	25.90%
2016	56.58%	57.25%	18.12%
2017	58.37%	59.15%	20.22%

County Number: 11  
 County Name: Burt

11 Burt

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

AGRICULTURAL LAND

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

Number of Sales : 64  
 Total Sales Price : 49,721,950  
 Total Adj. Sales Price : 49,721,950  
 Total Assessed Value : 36,574,789  
 Avg. Adj. Sales Price : 776,905  
 Avg. Assessed Value : 571,481

MEDIAN : 73  
 WGT. MEAN : 74  
 MEAN : 76  
 COD : 20.31  
 PRD : 103.52

COV : 26.54  
 STD : 20.21  
 Avg. Abs. Dev : 14.79  
 MAX Sales Ratio : 130.75  
 MIN Sales Ratio : 37.83

95% Median C.I. : 67.72 to 77.55  
 95% Wgt. Mean C.I. : 69.99 to 77.12  
 95% Mean C.I. : 71.20 to 81.10

Printed:3/22/2018 10:26:23AM

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	6	75.88	75.79	76.54	20.07	99.02	53.14	112.85	53.14 to 112.85	644,890	493,626
01-JAN-15 To 31-MAR-15	9	74.34	69.04	70.44	10.33	98.01	53.52	81.63	57.26 to 77.55	797,444	561,758
01-APR-15 To 30-JUN-15	6	76.08	75.00	72.41	18.78	103.58	40.45	107.17	40.45 to 107.17	749,500	542,731
01-JUL-15 To 30-SEP-15	4	95.25	98.24	87.93	22.90	111.73	71.71	130.75	N/A	437,699	384,871
01-OCT-15 To 31-DEC-15	9	67.66	66.88	69.47	15.16	96.27	37.83	94.40	52.64 to 77.74	938,781	652,190
01-JAN-16 To 31-MAR-16	5	68.38	74.17	73.38	14.96	101.08	62.41	96.73	N/A	940,930	690,420
01-APR-16 To 30-JUN-16	4	67.90	72.32	70.81	22.27	102.13	49.58	103.88	N/A	659,761	467,195
01-JUL-16 To 30-SEP-16	2	80.07	80.07	85.96	44.02	93.15	44.82	115.31	N/A	253,344	217,787
01-OCT-16 To 31-DEC-16	5	73.49	79.36	80.88	12.33	98.12	65.94	102.35	N/A	708,321	572,867
01-JAN-17 To 31-MAR-17	7	62.93	83.10	71.99	37.66	115.43	55.34	126.19	55.34 to 126.19	932,356	671,237
01-APR-17 To 30-JUN-17	5	72.58	76.73	73.27	12.41	104.72	61.80	101.82	N/A	979,463	717,665
01-JUL-17 To 30-SEP-17	2	85.11	85.11	84.60	16.16	100.60	71.36	98.85	N/A	581,500	491,932
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	25	74.40	76.76	74.09	18.66	103.60	40.45	130.75	67.72 to 81.16	691,765	512,538
01-OCT-15 To 30-SEP-16	20	68.02	71.11	71.33	20.23	99.69	37.83	115.31	63.26 to 77.74	814,970	581,308
01-OCT-16 To 30-SEP-17	19	73.06	80.65	75.24	21.23	107.19	55.34	126.19	62.93 to 101.82	848,864	638,694
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	28	72.83	73.79	71.87	18.10	102.67	37.83	130.75	65.98 to 77.74	781,208	561,479
01-JAN-16 To 31-DEC-16	16	72.02	76.07	75.67	20.54	100.53	44.82	115.31	63.26 to 96.73	711,999	538,799
<u>ALL</u>	64	72.82	76.15	73.56	20.31	103.52	37.83	130.75	67.72 to 77.55	776,905	571,481

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	35	74.34	75.50	74.65	23.00	101.14	37.83	130.75	65.86 to 80.07	647,394	483,277
2	29	72.58	76.94	72.65	16.46	105.91	53.52	126.19	67.72 to 78.38	933,213	677,935
<u>ALL</u>	64	72.82	76.15	73.56	20.31	103.52	37.83	130.75	67.72 to 77.55	776,905	571,481

**11 Burt**  
**AGRICULTURAL LAND**

**PAD 2018 R&O Statistics (Using 2018 Values)**

Qualified

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

Number of Sales : 64  
 Total Sales Price : 49,721,950  
 Total Adj. Sales Price : 49,721,950  
 Total Assessed Value : 36,574,789  
 Avg. Adj. Sales Price : 776,905  
 Avg. Assessed Value : 571,481

MEDIAN : 73  
 WGT. MEAN : 74  
 MEAN : 76  
 COD : 20.31  
 PRD : 103.52

COV : 26.54  
 STD : 20.21  
 Avg. Abs. Dev : 14.79  
 MAX Sales Ratio : 130.75  
 MIN Sales Ratio : 37.83

95% Median C.I. : 67.72 to 77.55  
 95% Wgt. Mean C.I. : 69.99 to 77.12  
 95% Mean C.I. : 71.20 to 81.10

Printed: 3/22/2018 10:26:23AM

**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>_____Irrigated_____</b>											
County	6	78.91	80.39	77.35	12.98	103.93	55.17	109.34	55.17 to 109.34	636,900	492,616
1	6	78.91	80.39	77.35	12.98	103.93	55.17	109.34	55.17 to 109.34	636,900	492,616
<b>_____Dry_____</b>											
County	26	73.22	77.91	72.68	17.30	107.20	53.52	126.19	69.56 to 81.16	883,604	642,222
1	7	74.34	74.42	70.87	10.25	105.01	55.34	94.40	55.34 to 94.40	693,479	491,491
2	19	73.06	79.20	73.17	19.79	108.24	53.52	126.19	63.26 to 102.35	953,650	697,755
<b>_____Grass_____</b>											
County	5	52.64	49.78	52.84	15.08	94.21	37.83	64.82	N/A	387,177	204,578
1	4	46.55	46.02	45.56	14.78	101.01	37.83	53.14	N/A	301,053	137,151
2	1	64.82	64.82	64.82	00.00	100.00	64.82	64.82	N/A	731,677	474,288
<b>_____ALL_____</b>	<b>64</b>	<b>72.82</b>	<b>76.15</b>	<b>73.56</b>	<b>20.31</b>	<b>103.52</b>	<b>37.83</b>	<b>130.75</b>	<b>67.72 to 77.55</b>	<b>776,905</b>	<b>571,481</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>_____Irrigated_____</b>											
County	9	77.74	79.38	74.74	14.97	106.21	55.17	109.34	62.28 to 98.85	807,738	603,685
1	8	78.91	80.44	75.66	15.52	106.32	55.17	109.34	55.17 to 109.34	729,048	551,624
2	1	70.98	70.98	70.98	00.00	100.00	70.98	70.98	N/A	1,437,255	1,020,175
<b>_____Dry_____</b>											
County	34	73.66	79.05	74.16	17.54	106.59	53.52	126.19	71.22 to 81.16	860,289	637,979
1	10	74.45	80.95	77.97	15.96	103.82	55.34	112.25	69.56 to 101.82	667,436	520,422
2	24	72.82	78.25	73.03	18.09	107.15	53.52	126.19	67.72 to 81.84	940,645	686,961
<b>_____Grass_____</b>											
County	6	51.11	49.74	52.52	13.93	94.71	37.83	64.82	37.83 to 64.82	357,648	187,835
1	5	49.58	46.73	46.15	11.09	101.26	37.83	53.14	N/A	282,842	130,544
2	1	64.82	64.82	64.82	00.00	100.00	64.82	64.82	N/A	731,677	474,288
<b>_____ALL_____</b>	<b>64</b>	<b>72.82</b>	<b>76.15</b>	<b>73.56</b>	<b>20.31</b>	<b>103.52</b>	<b>37.83</b>	<b>130.75</b>	<b>67.72 to 77.55</b>	<b>776,905</b>	<b>571,481</b>

## Burt County 2018 Average Acre Value Comparison

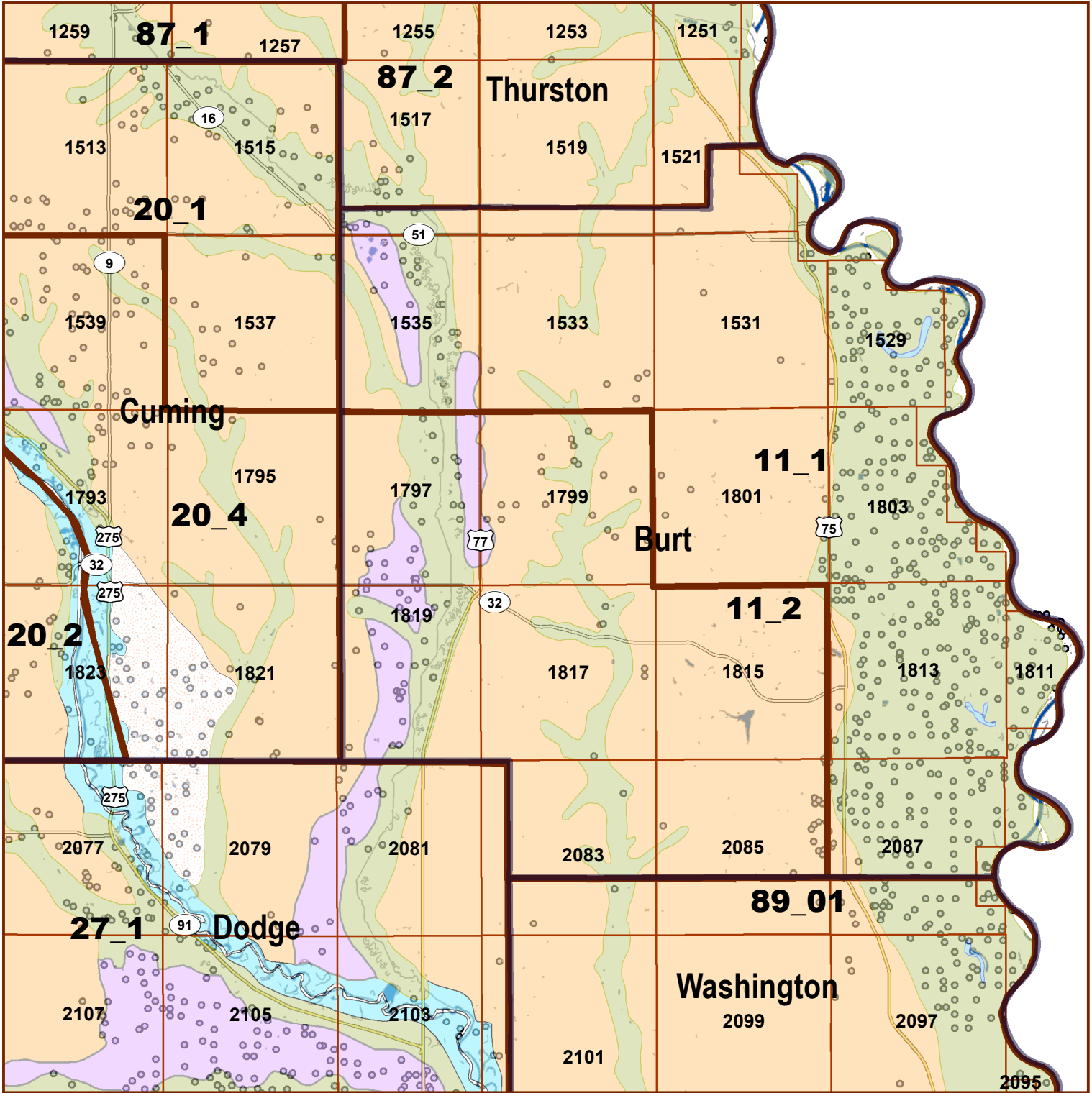
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Burt	1	6624	6685	5929	5895	4707	5030	4450	3020	<b>5433</b>
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	<b>5761</b>
Cuming	1	6521	6523	6164	6124	5655	5656	4770	4682	<b>6108</b>
Washington	1	6050	6020	5485	5315	5090	5010	4025	3125	<b>5499</b>
Burt	2	6940	6905	n/a	6095	5602	5745	4615	3580	<b>6404</b>
Cuming	4	8243	8256	7805	7684	6970	6154	5017	6034	<b>7338</b>
Dodge	1	6740	6525	6310	6100	5885	5670	5455	5240	<b>6238</b>
Washington	1	6050	6020	5485	5315	5090	5010	4025	3125	<b>5499</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Burt	1	6760	6515	5611	5790	4841	4875	4425	3052	<b>5314</b>
Thurston	2	4820	4820	4195	4195	4055	4055	3930	3720	<b>4163</b>
Cuming	1	6195	6200	5830	5823	5326	5327	4432	4440	<b>5671</b>
Washington	1	6020	5990	5460	5260	5060	4980	3990	3065	<b>5378</b>
Burt	2	6755	6720	6125	5905	5634	5590	4480	3440	<b>5985</b>
Cuming	4	7949	7949	7500	7453	6839	6606	5277	5728	<b>7308</b>
Dodge	1	6435	6225	6020	5810	5595	5340	5190	4979	<b>5944</b>
Washington	1	6020	5990	5460	5260	5060	4980	3990	3065	<b>5378</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Burt	1	2550	2380	1960	1965	1895	1830	1765	1587	<b>1872</b>
Thurston	2	1765	1765	1545	1545	1325	1325	1325	1325	<b>1423</b>
Cuming	1	2843	2825	2559	2442	2175	2171	1948	1998	<b>2436</b>
Washington	1	2226	2050	1745	1685	1636	1600	1550	1435	<b>1779</b>
Burt	2	2740	2525	2155	2080	2015	1975	1910	1770	<b>2109</b>
Cuming	4	2834	2827	2562	2441	2141	2111	1699	2074	<b>2323</b>
Dodge	1	2460	2460	2355	2355	2245	2245	2140	2140	<b>2275</b>
Washington	1	2226	2050	1745	1685	1636	1600	1550	1435	<b>1779</b>

County	Mkt Area	CRP	TIMBER	WASTE
Burt	1	3184	n/a	122
Thurston	2	n/a	500	75
Cuming	1	5607	1196	125
Washington	1	4634	n/a	401
Burt	2	3113	n/a	150
Cuming	4	6771	1205	299
Dodge	1	3210	n/a	184
Washington	1	4634	n/a	401

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



**Legend**

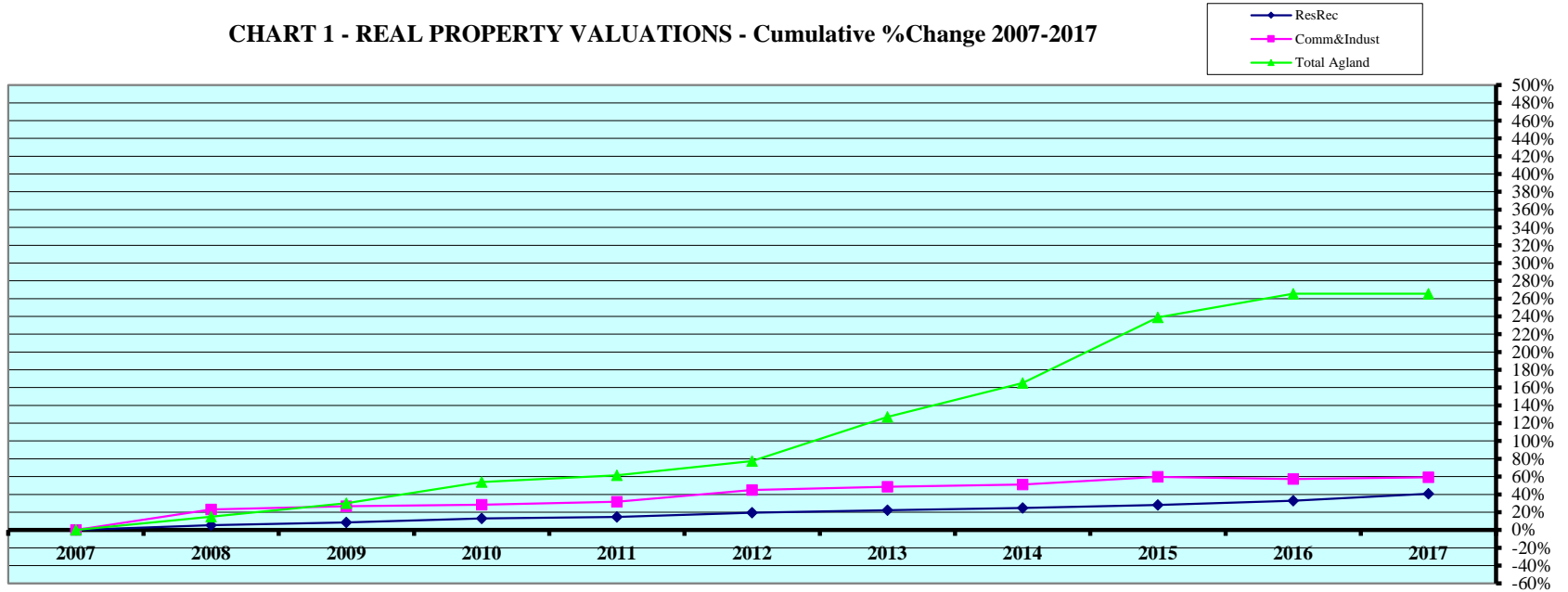
- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium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

## Burt County Map





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



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
2007	150,958,662	--	--	--	34,314,850	--	--	--	419,546,355	--	--	--
2008	159,012,611	8,053,949	5.34%	5.34%	42,220,920	7,906,070	23.04%	23.04%	482,083,100	62,536,745	14.91%	14.91%
2009	163,592,276	4,579,665	2.88%	8.37%	43,432,085	1,211,165	2.87%	26.57%	545,208,340	63,125,240	13.09%	29.95%
2010	170,701,707	7,109,431	4.35%	13.08%	44,017,440	585,355	1.35%	28.28%	645,063,415	99,855,075	18.32%	53.75%
2011	173,130,430	2,428,723	1.42%	14.69%	45,187,885	1,170,445	2.66%	31.69%	677,057,365	31,993,950	4.96%	61.38%
2012	180,294,741	7,164,311	4.14%	19.43%	49,718,216	4,530,331	10.03%	44.89%	744,199,535	67,142,170	9.92%	77.38%
2013	184,301,626	4,006,885	2.22%	22.09%	50,976,261	1,258,045	2.53%	48.55%	952,534,295	208,334,760	27.99%	127.04%
2014	188,208,966	3,907,340	2.12%	24.68%	51,858,135	881,874	1.73%	51.12%	1,112,660,670	160,126,375	16.81%	165.21%
2015	193,307,745	5,098,779	2.71%	28.05%	54,782,525	2,924,390	5.64%	59.65%	1,422,094,890	309,434,220	27.81%	238.96%
2016	200,550,644	7,242,899	3.75%	32.85%	53,961,160	-821,365	-1.50%	57.25%	1,533,479,648	111,384,758	7.83%	265.51%
2017	212,402,487	11,851,843	5.91%	40.70%	54,613,416	652,256	1.21%	59.15%	1,532,936,862	-542,786	-0.04%	265.38%

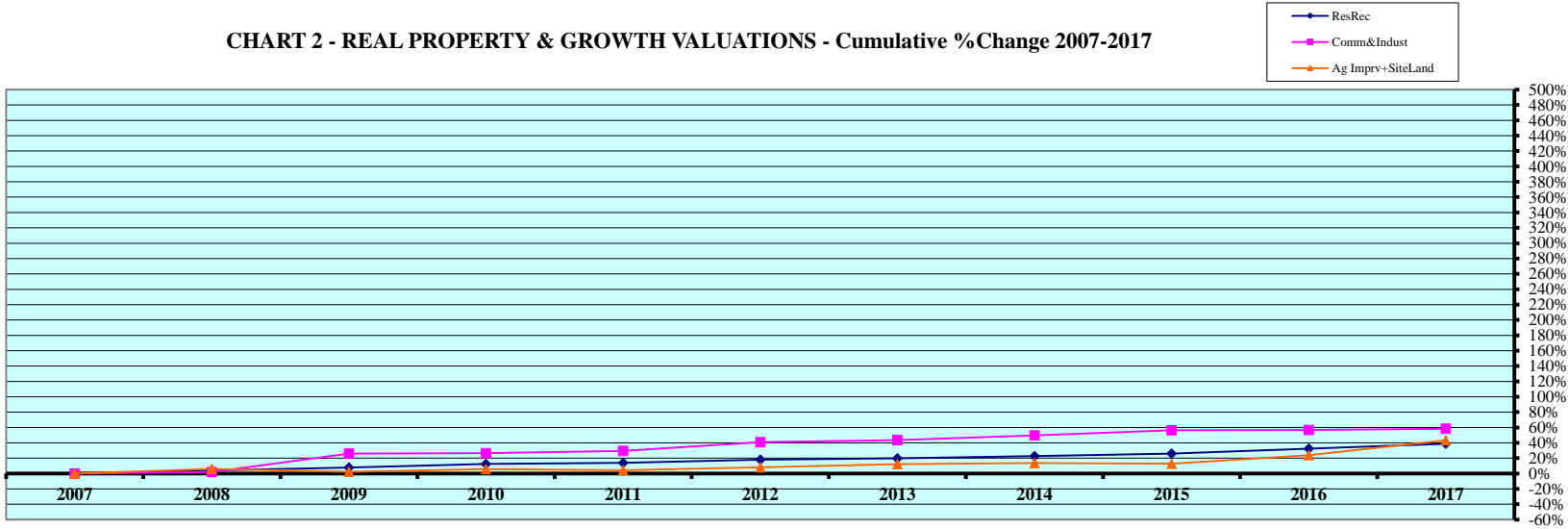
Rate Annual %chg: Residential & Recreational **3.47%** Commercial & Industrial **4.76%** Agricultural Land **13.83%**

Cnty# **11**  
County **BURT**

**CHART 1**

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

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



Tax Year	Residential & Recreational <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
2007	150,958,662	1,767,751	1.17%	149,190,911	--	--	34,314,850	7,921,850	23.09%	26,393,000	--	--
2008	159,012,611	1,828,330	1.15%	157,184,281	4.12%	4.12%	42,220,920	7,280,590	17.24%	34,940,330	1.82%	1.82%
2009	163,592,276	993,347	0.61%	162,598,929	2.26%	7.71%	43,432,085	167,110	0.38%	43,264,975	2.47%	26.08%
2010	170,701,707	876,838	0.51%	169,824,869	3.81%	12.50%	44,017,440	605,386	1.38%	43,412,054	-0.05%	26.51%
2011	173,130,430	1,261,254	0.73%	171,869,176	0.68%	13.85%	45,187,885	802,270	1.78%	44,385,615	0.84%	29.35%
2012	180,294,741	1,996,779	1.11%	178,297,962	2.98%	18.11%	49,718,216	1,404,612	2.83%	48,313,604	6.92%	40.80%
2013	184,301,626	3,248,098	1.76%	181,053,528	0.42%	19.94%	50,976,261	1,752,059	3.44%	49,224,202	-0.99%	43.45%
2014	188,208,966	2,923,747	1.55%	185,285,219	0.53%	22.74%	51,858,135	478,583	0.92%	51,379,552	0.79%	49.73%
2015	193,307,745	3,025,530	1.57%	190,282,215	1.10%	26.05%	54,782,525	1,161,960	2.12%	53,620,565	3.40%	56.26%
2016	200,550,644	819,422	0.41%	199,731,222	3.32%	32.31%	53,961,160	230,345	0.43%	53,730,815	-1.92%	56.58%
2017	212,402,487	2,889,313	1.36%	209,513,174	4.47%	38.79%	54,613,416	267,441	0.49%	54,345,975	0.71%	58.37%
Rate Ann%chg	3.47%				2.37%		4.76%				C & I w/o growth	1.40%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	51,087,540	27,022,175	78,109,715	457,660	0.59%	77,652,055	--	--
2008	53,474,665	29,448,340	82,923,005	177,430	0.21%	82,745,575	5.94%	5.94%
2009	51,557,395	29,087,119	80,644,514	700,580	0.87%	79,943,934	-3.59%	2.35%
2010	50,025,910	32,846,564	82,872,474	151,300	0.18%	82,721,174	2.58%	5.90%
2011	50,110,770	32,940,210	83,050,980	1,637,465	1.97%	81,413,515	-1.76%	4.23%
2012	49,502,160	37,150,020	86,652,180	2,235,070	2.58%	84,417,110	1.64%	8.08%
2013	49,832,335	40,296,075	90,128,410	2,392,995	2.66%	87,735,415	1.25%	12.32%
2014	48,657,715	41,243,728	89,901,443	1,229,474	1.37%	88,671,969	-1.62%	13.52%
2015	48,688,555	41,708,141	90,396,696	2,331,326	2.58%	88,065,370	-2.04%	12.75%
2016	49,947,234	54,009,482	103,956,716	7,112,159	6.84%	96,844,557	7.13%	23.99%
2017	53,322,508	61,194,231	114,516,739	2,559,049	2.23%	111,957,690	7.70%	43.33%
Rate Ann%chg	0.43%	8.52%	3.90%			Ag Imprv+Site w/o growth	1.72%	

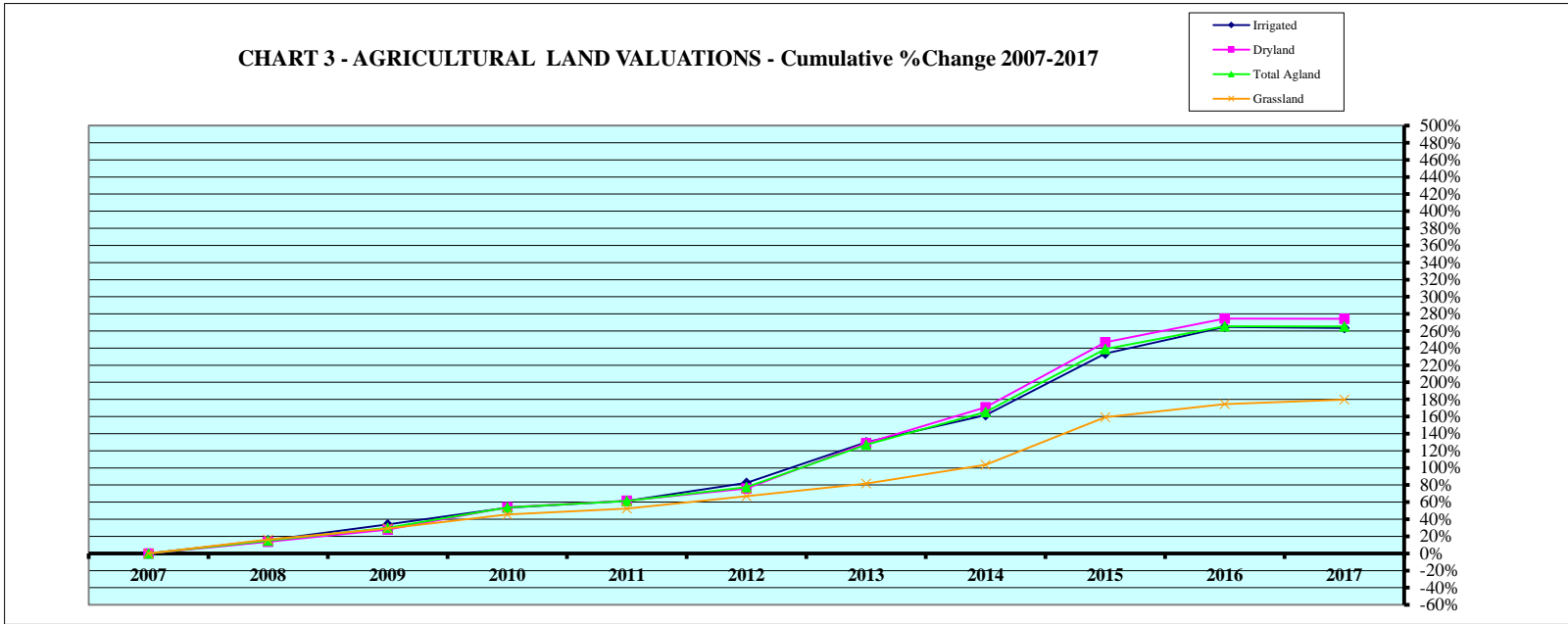
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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

Cnty# 11  
County BURT

CHART 2

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	89,097,820	--	--	--	299,930,345	--	--	--	25,430,745	--	--	--
2008	102,848,905	13,751,085	15.43%	15.43%	340,975,475	41,045,130	13.68%	13.68%	29,605,200	4,174,455	16.41%	16.41%
2009	119,323,355	16,474,450	16.02%	33.92%	383,792,450	42,816,975	12.56%	27.96%	32,864,035	3,258,835	11.01%	29.23%
2010	136,804,405	17,481,050	14.65%	53.54%	461,834,970	78,042,520	20.33%	53.98%	37,014,725	4,150,690	12.63%	45.55%
2011	143,745,215	6,940,810	5.07%	61.33%	484,593,485	22,758,515	4.93%	61.57%	38,736,920	1,722,195	4.65%	52.32%
2012	162,638,110	18,892,895	13.14%	82.54%	527,364,590	42,771,105	8.83%	75.83%	42,438,585	3,701,665	9.56%	66.88%
2013	204,846,145	42,208,035	25.95%	129.91%	686,303,500	158,938,910	30.14%	128.82%	46,192,920	3,754,335	8.85%	81.64%
2014	233,108,795	28,262,650	13.80%	161.63%	812,122,900	125,819,400	18.33%	170.77%	51,808,090	5,615,170	12.16%	103.72%
2015	297,301,985	64,193,190	27.54%	233.68%	1,039,941,480	227,818,580	28.05%	246.73%	65,926,305	14,118,215	27.25%	159.24%
2016	324,948,888	27,646,903	9.30%	264.71%	1,123,102,750	83,161,270	8.00%	274.45%	69,839,642	3,913,337	5.94%	174.63%
2017	323,852,677	-1,096,211	-0.34%	263.48%	1,122,280,513	-822,237	-0.07%	274.18%	71,147,880	1,308,238	1.87%	179.77%

Rate Ann.%chg: Irrigated  Dryland  Grassland

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
2007	177,535	--	--	--	4,909,910	--	--	--	419,546,355	--	--	--
2008	238,050	60,515	34.09%	34.09%	8,415,470	3,505,560	71.40%	71.40%	482,083,100	62,536,745	14.91%	14.91%
2009	238,940	890	0.37%	34.59%	8,989,560	574,090	6.82%	83.09%	545,208,340	63,125,240	13.09%	29.95%
2010	265,955	27,015	11.31%	49.80%	9,143,360	153,800	1.71%	86.22%	645,063,415	99,855,075	18.32%	53.75%
2011	285,950	19,995	7.52%	61.07%	9,695,795	552,435	6.04%	97.47%	677,057,365	31,993,950	4.86%	61.38%
2012	309,510	23,560	8.24%	74.34%	11,448,740	1,752,945	18.08%	133.18%	744,199,535	67,142,170	9.92%	77.38%
2013	610,055	300,545	97.10%	243.63%	14,581,675	3,132,935	27.36%	196.98%	952,534,295	208,334,760	27.99%	127.04%
2014	593,450	-16,605	-2.72%	234.27%	15,027,435	445,760	3.06%	206.06%	1,112,660,670	160,126,375	16.81%	165.21%
2015	711,290	117,840	19.86%	300.65%	18,213,830	3,186,395	21.20%	270.96%	1,422,094,890	309,434,220	27.81%	238.96%
2016	481,095	-230,195	-32.36%	170.99%	15,107,273	-3,106,557	-17.06%	207.69%	1,533,479,648	111,384,758	7.83%	265.51%
2017	480,627	-468	-0.10%	170.72%	15,175,165	67,892	0.45%	209.07%	1,532,936,862	-542,786	-0.04%	265.38%

Cnty#   
County

Rate Ann.%chg: Total Agric Land

**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017** (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
2007	89,652,705	57,244	1,566			301,373,845	187,704	1,606			25,238,150	34,845	724		
2008	103,111,060	56,673	1,819	16.17%	16.17%	341,390,195	185,619	1,839	14.55%	14.55%	29,642,015	34,967	848	17.04%	17.04%
2009	119,324,990	56,496	2,112	16.09%	34.86%	383,885,550	185,405	2,071	12.58%	28.96%	32,818,475	34,847	942	11.10%	30.03%
2010	136,631,230	56,743	2,408	14.00%	53.74%	462,370,640	185,149	2,497	20.61%	55.54%	37,035,950	34,730	1,066	13.23%	47.23%
2011	144,283,020	56,705	2,544	5.67%	62.47%	484,182,735	184,863	2,619	4.88%	63.13%	38,960,420	34,745	1,121	5.15%	54.81%
2012	165,217,495	56,044	2,948	15.86%	88.23%	529,550,960	184,573	2,869	9.54%	78.69%	42,865,310	34,183	1,254	11.83%	73.13%
2013	205,853,635	55,734	3,693	25.29%	135.83%	686,704,615	188,565	3,642	26.93%	126.82%	45,586,130	29,634	1,538	22.67%	112.39%
2014	232,255,085	55,365	4,195	13.58%	167.85%	812,869,900	188,893	4,303	18.17%	168.02%	51,909,765	29,588	1,754	14.05%	142.22%
2015	296,865,880	54,708	5,426	29.35%	246.48%	1,042,398,800	190,380	5,475	27.24%	241.02%	65,909,610	29,458	2,237	27.53%	208.91%
2016	325,126,424	57,024	5,702	5.07%	264.05%	1,120,606,945	188,038	5,959	8.84%	271.17%	70,890,493	29,350	2,415	7.95%	233.48%
2017	324,936,301	56,932	5,707	0.10%	264.42%	1,122,518,493	188,344	5,960	0.01%	271.20%	70,588,229	29,178	2,419	0.16%	234.01%

Rate Annual %chg Average Value/Acre: **13.80%**

**14.01%**

**12.82%**

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
2007	179,145	3,252	55			4,380,405	9,722	451			420,824,250	292,767	1,437		
2008	240,735	3,206	75	36.34%	36.34%	8,145,210	12,141	671	48.90%	48.90%	482,529,215	292,606	1,649	14.73%	14.73%
2009	238,050	3,170	75	0.00%	36.34%	8,994,810	12,804	702	4.71%	55.91%	545,261,875	292,722	1,863	12.96%	29.59%
2010	269,970	3,173	85	13.28%	54.45%	9,003,525	12,828	702	-0.09%	55.77%	645,311,315	292,623	2,205	18.39%	53.42%
2011	281,385	3,126	90	5.80%	63.42%	9,581,420	13,165	728	3.69%	61.52%	677,288,980	292,604	2,315	4.96%	61.03%
2012	404,010	4,147	97	8.22%	76.85%	11,528,040	13,664	844	15.93%	87.24%	749,565,815	292,612	2,562	10.67%	78.21%
2013	614,880	4,959	124	27.28%	125.10%	13,691,730	13,620	1,005	19.16%	123.12%	952,450,990	292,512	3,256	27.11%	126.53%
2014	600,220	4,842	124	-0.02%	125.06%	14,872,830	14,922	997	-0.85%	121.21%	1,112,507,800	293,610	3,789	16.37%	163.60%
2015	683,865	4,239	161	30.13%	192.86%	18,113,980	14,996	1,208	21.19%	168.08%	1,423,972,135	293,781	4,847	27.92%	237.21%
2016	481,095	3,022	159	-1.31%	189.03%	15,114,235	9,450	1,599	32.41%	254.96%	1,532,219,192	286,884	5,341	10.19%	271.57%
2017	480,627	3,019	159	0.00%	189.02%	15,166,585	9,484	1,599	-0.01%	254.92%	1,533,690,235	286,957	5,345	0.07%	271.83%

11  
BURT

Rate Annual %chg Average Value/Acre: **14.03%**

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

**CHART 4**



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 6,931</b>	<b>Value : 1,864,237,734</b>	<b>Growth 5,525,694</b>
--	------------------------	------------------------------	-------------------------

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>	381	2,877,502	12	230,288	51	944,329	444	4,052,119	
<b>02. Res Improve Land</b>	2,052	13,647,901	65	2,344,977	462	17,675,873	2,579	33,668,751	
<b>03. Res Improvements</b>	2,091	123,143,127	65	7,026,118	522	49,186,374	2,678	179,355,619	
<b>04. Res Total</b>	2,472	139,668,530	77	9,601,383	573	67,806,576	3,122	217,076,489	2,803,856
<b>% of Res Total</b>	79.18	64.34	2.47	4.42	18.35	31.24	45.04	11.64	50.74
<b>05. Com UnImp Land</b>	43	204,220	5	50,875	5	209,660	53	464,755	
<b>06. Com Improve Land</b>	321	2,257,652	18	637,451	18	158,385	357	3,053,488	
<b>07. Com Improvements</b>	327	22,874,740	18	2,687,315	24	6,362,815	369	31,924,870	
<b>08. Com Total</b>	370	25,336,612	23	3,375,641	29	6,730,860	422	35,443,113	537,943
<b>% of Com Total</b>	87.68	71.49	5.45	9.52	6.87	18.99	6.09	1.90	9.74
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	4	87,685	0	0	2	497,505	6	585,190	
<b>11. Ind Improvements</b>	4	2,166,670	0	0	2	17,751,445	6	19,918,115	
<b>12. Ind Total</b>	4	2,254,355	0	0	2	18,248,950	6	20,503,305	0
<b>% of Ind Total</b>	66.67	11.00	0.00	0.00	33.33	89.00	0.09	1.10	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	2	34,000	2	34,000	
<b>14. Rec Improve Land</b>	0	0	0	0	6	112,000	6	112,000	
<b>15. Rec Improvements</b>	22	322,427	10	68,950	86	1,644,831	118	2,036,208	
<b>16. Rec Total</b>	22	322,427	10	68,950	88	1,790,831	120	2,182,208	13,453
<b>% of Rec Total</b>	18.33	14.78	8.33	3.16	73.33	82.07	1.73	0.12	0.24
<b>Res &amp; Rec Total</b>	2,494	139,990,957	87	9,670,333	661	69,597,407	3,242	219,258,697	2,817,309
<b>% of Res &amp; Rec Total</b>	76.93	63.85	2.68	4.41	20.39	31.74	46.78	11.76	50.99
<b>Com &amp; Ind Total</b>	374	27,590,967	23	3,375,641	31	24,979,810	428	55,946,418	537,943
<b>% of Com &amp; Ind Total</b>	87.38	49.32	5.37	6.03	7.24	44.65	6.18	3.00	9.74
<b>17. Taxable Total</b>	2,868	167,581,924	110	13,045,974	692	94,577,217	3,670	275,205,115	3,355,252
<b>% of Taxable Total</b>	78.15	60.89	3.00	4.74	18.86	34.37	52.95	14.76	60.72

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	1	13,415	571,825	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	1	13,415	571,825
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	13,415	571,825

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	0	0	0	0

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	10	827,383	151	50,467,430	2,176	964,235,279	2,337	1,015,530,092
28. Ag-Improved Land	0	0	51	24,402,091	843	462,635,983	894	487,038,074
29. Ag Improvements	1	1,000	51	5,594,053	872	80,869,400	924	86,464,453
30. Ag Total							3,261	1,589,032,619

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	32	35.88	645,840	
33. HomeSite Improvements	1	0.00	1,000	32	0.00	3,709,338	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	49	165.79	828,950	
37. FarmSite Improvements	0	0.00	0	47	0.00	1,884,715	
38. FarmSite Total							
39. Road & Ditches	0	0.91	0	0	220.39	0	
40. Other- Non Ag Use	0	0.00	0	0	230.03	167,922	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	4.00	72,000	3	4.00	72,000	
32. HomeSite Improv Land	458	481.00	8,658,000	490	516.88	9,303,840	
33. HomeSite Improvements	460	0.00	41,268,250	493	0.00	44,978,588	1,219,916
34. HomeSite Total				<b>496</b>	<b>520.88</b>	<b>54,354,428</b>	
35. FarmSite UnImp Land	46	59.27	296,350	46	59.27	296,350	
36. FarmSite Improv Land	818	3,215.66	16,078,300	867	3,381.45	16,907,250	
37. FarmSite Improvements	825	0.00	39,601,150	872	0.00	41,485,865	950,526
38. FarmSite Total				<b>918</b>	<b>3,440.72</b>	<b>58,689,465</b>	
39. Road & Ditches	0	5,235.38	0	0	5,456.68	0	
40. Other- Non Ag Use	0	5,653.32	4,126,926	0	5,883.35	4,294,848	
41. Total Section VI				<b>1,414</b>	<b>15,301.63</b>	<b>117,338,741</b>	<b>2,170,442</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	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	10,519.98	23.17%	69,686,446	28.24%	6,624.20
46. 1A	925.29	2.04%	6,185,586	2.51%	6,685.02
47. 2A1	4,949.99	10.90%	29,349,997	11.90%	5,929.30
48. 2A	5,048.66	11.12%	29,761,889	12.06%	5,895.01
49. 3A1	22,835.43	50.28%	107,491,235	43.57%	4,707.21
50. 3A	316.58	0.70%	1,592,398	0.65%	5,030.00
51. 4A1	132.40	0.29%	589,180	0.24%	4,450.00
52. 4A	684.10	1.51%	2,065,974	0.84%	3,019.99
<b>53. Total</b>	<b>45,412.43</b>	<b>100.00%</b>	<b>246,722,705</b>	<b>100.00%</b>	<b>5,432.93</b>
<b>Dry</b>					
54. 1D1	12,009.62	13.16%	81,188,622	16.75%	6,760.30
55. 1D	14,716.09	16.13%	95,875,642	19.77%	6,515.02
56. 2D1	3,138.55	3.44%	17,608,940	3.63%	5,610.53
57. 2D	8,015.85	8.79%	46,411,783	9.57%	5,790.00
58. 3D1	22,354.46	24.50%	108,220,404	22.32%	4,841.11
59. 3D	7,071.98	7.75%	34,476,037	7.11%	4,875.02
60. 4D1	20,404.74	22.36%	90,291,382	18.62%	4,425.02
61. 4D	3,530.22	3.87%	10,773,048	2.22%	3,051.66
<b>62. Total</b>	<b>91,241.51</b>	<b>100.00%</b>	<b>484,845,858</b>	<b>100.00%</b>	<b>5,313.87</b>
<b>Grass</b>					
63. 1G1	591.12	3.51%	1,708,931	4.26%	2,891.01
64. 1G	2,048.08	12.15%	5,819,707	14.50%	2,841.54
65. 2G1	505.37	3.00%	1,608,669	4.01%	3,183.15
66. 2G	1,141.73	6.78%	2,705,795	6.74%	2,369.91
67. 3G1	1,694.24	10.05%	4,393,830	10.95%	2,593.39
68. 3G	832.08	4.94%	2,018,362	5.03%	2,425.68
69. 4G1	6,454.23	38.30%	15,179,915	37.82%	2,351.93
70. 4G	3,585.18	21.27%	6,704,529	16.70%	1,870.07
<b>71. Total</b>	<b>16,852.03</b>	<b>100.00%</b>	<b>40,139,738</b>	<b>100.00%</b>	<b>2,381.89</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>45,412.43</b>	<b>27.87%</b>	<b>246,722,705</b>	<b>31.50%</b>	<b>5,432.93</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>91,241.51</b>	<b>55.99%</b>	<b>484,845,858</b>	<b>61.90%</b>	<b>5,313.87</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>16,852.03</b>	<b>10.34%</b>	<b>40,139,738</b>	<b>5.12%</b>	<b>2,381.89</b>
72. Waste	2,525.11	1.55%	307,995	0.04%	121.97
73. Other	6,927.81	4.25%	11,264,619	1.44%	1,626.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>162,958.89</b>	<b>100.00%</b>	<b>783,280,915</b>	<b>100.00%</b>	<b>4,806.62</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	3,400.67	30.85%	23,600,650	33.43%	6,940.00
46. 1A	2,167.52	19.66%	14,966,756	21.20%	6,905.01
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,862.58	25.97%	17,447,445	24.71%	6,095.01
49. 3A1	985.35	8.94%	5,520,155	7.82%	5,602.23
50. 3A	1,471.39	13.35%	8,453,161	11.97%	5,745.02
51. 4A1	117.94	1.07%	544,296	0.77%	4,615.02
52. 4A	18.00	0.16%	64,440	0.09%	3,580.00
<b>53. Total</b>	<b>11,023.45</b>	<b>100.00%</b>	<b>70,596,903</b>	<b>100.00%</b>	<b>6,404.25</b>
<b>Dry</b>					
54. 1D1	11,900.40	12.24%	80,387,347	13.82%	6,755.01
55. 1D	29,116.96	29.96%	195,665,971	33.64%	6,720.00
56. 2D1	188.20	0.19%	1,152,731	0.20%	6,125.03
57. 2D	12,310.63	12.67%	72,694,458	12.50%	5,905.02
58. 3D1	11,069.47	11.39%	62,368,679	10.72%	5,634.30
59. 3D	22,028.82	22.67%	123,141,124	21.17%	5,590.00
60. 4D1	9,483.55	9.76%	42,486,304	7.30%	4,480.00
61. 4D	1,092.54	1.12%	3,758,336	0.65%	3,440.00
<b>62. Total</b>	<b>97,190.57</b>	<b>100.00%</b>	<b>581,654,950</b>	<b>100.00%</b>	<b>5,984.69</b>
<b>Grass</b>					
63. 1G1	341.85	2.70%	1,031,754	3.22%	3,018.15
64. 1G	2,631.70	20.75%	7,716,314	24.09%	2,932.06
65. 2G1	62.33	0.49%	204,705	0.64%	3,284.21
66. 2G	1,850.75	14.59%	4,144,492	12.94%	2,239.36
67. 3G1	847.27	6.68%	2,232,290	6.97%	2,634.69
68. 3G	1,124.47	8.87%	2,716,862	8.48%	2,416.13
69. 4G1	4,540.50	35.80%	11,312,049	35.31%	2,491.37
70. 4G	1,285.48	10.13%	2,674,056	8.35%	2,080.20
<b>71. Total</b>	<b>12,684.35</b>	<b>100.00%</b>	<b>32,032,522</b>	<b>100.00%</b>	<b>2,525.36</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>11,023.45</b>	<b>8.85%</b>	<b>70,596,903</b>	<b>10.26%</b>	<b>6,404.25</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>97,190.57</b>	<b>78.06%</b>	<b>581,654,950</b>	<b>84.49%</b>	<b>5,984.69</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>12,684.35</b>	<b>10.19%</b>	<b>32,032,522</b>	<b>4.65%</b>	<b>2,525.36</b>
72. Waste	1,063.03	0.85%	159,354	0.02%	149.91
73. Other	2,544.38	2.04%	3,969,234	0.58%	1,560.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>124,505.78</b>	<b>100.00%</b>	<b>688,412,963</b>	<b>100.00%</b>	<b>5,529.16</b>

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	1,994.65	11,606,740	54,441.23	305,712,868	56,435.88	317,319,608
<b>77. Dry Land</b>	140.39	812,749	9,858.08	56,909,149	178,433.61	1,008,778,910	188,432.08	1,066,500,808
<b>78. Grass</b>	2.31	5,498	1,512.47	3,995,417	28,021.60	68,171,345	29,536.38	72,172,260
<b>79. Waste</b>	2.17	358	302.35	46,652	3,283.62	420,339	3,588.14	467,349
<b>80. Other</b>	5.32	8,778	411.90	668,851	9,054.97	14,556,224	9,472.19	15,233,853
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>150.19</b>	<b>827,383</b>	<b>14,079.45</b>	<b>73,226,809</b>	<b>273,235.03</b>	<b>1,397,639,686</b>	<b>287,464.67</b>	<b>1,471,693,878</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	56,435.88	19.63%	317,319,608	21.56%	5,622.66
<b>Dry Land</b>	188,432.08	65.55%	1,066,500,808	72.47%	5,659.87
<b>Grass</b>	29,536.38	10.27%	72,172,260	4.90%	2,443.50
<b>Waste</b>	3,588.14	1.25%	467,349	0.03%	130.25
<b>Other</b>	9,472.19	3.30%	15,233,853	1.04%	1,608.27
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>287,464.67</b>	<b>100.00%</b>	<b>1,471,693,878</b>	<b>100.00%</b>	<b>5,119.56</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 Craig	31	193,983	108	330,408	109	3,188,240	140	3,712,631	43,552
83.2 Decatur	100	878,716	266	1,507,242	314	11,921,595	414	14,307,553	114,663
83.3 Lyons	65	356,350	413	1,400,017	413	21,964,787	478	23,721,154	556,273
83.4 Oakland	48	207,599	517	3,021,683	517	33,738,729	565	36,968,011	124,349
83.5 R-arizona	23	365,847	141	3,676,364	234	11,784,341	257	15,826,552	432,263
83.6 R-bell Creek	2	28,558	46	1,960,497	50	5,902,446	52	7,891,501	67,914
83.7 R-craig Rural	3	58,301	43	2,041,708	44	4,551,379	47	6,651,388	166,344
83.8 R-decatur Rural	5	96,488	30	1,110,551	41	2,765,068	46	3,972,107	34,575
83.9 R-everett	3	158,431	25	1,045,843	29	3,694,428	32	4,898,702	0
83.10 R-logan	2	2,003	63	2,431,162	68	7,565,678	70	9,998,843	276,652
83.11 R-oakland Rural	3	11,390	24	1,001,935	27	2,807,200	30	3,820,525	13,965
83.12 R-pershing	3	58,871	25	1,565,349	27	2,588,408	30	4,212,628	119,770
83.13 R-quinnebaugh	6	58,250	15	302,279	17	1,412,046	23	1,772,575	0
83.14 R-riverside	9	85,262	21	492,042	41	2,758,737	50	3,336,041	44,696
83.15 R-silver Creek	3	127,281	25	1,244,978	28	3,857,585	31	5,229,844	63,979
83.16 R-summit	4	158,465	75	3,260,142	77	8,238,957	81	11,657,564	359,762
83.17 Tekamah	136	1,240,324	748	7,388,551	760	52,652,203	896	61,281,078	398,552
84 Residential Total	446	4,086,119	2,585	33,780,751	2,796	181,391,827	3,242	219,258,697	2,817,309

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Craig	9	19,955	13	17,180	13	50,968	22	88,103	0
85.2	Decatur	6	20,475	30	132,047	31	2,015,424	37	2,167,946	0
85.3	Lyons	10	37,050	69	275,250	70	5,110,302	80	5,422,602	10,787
85.4	Oakland	9	31,725	97	486,761	99	7,648,058	108	8,166,544	109,357
85.5	R-arizona	1	152,090	12	329,070	14	2,317,025	15	2,798,185	73,822
85.6	R-bell Creek	0	0	2	28,115	2	2,840,465	2	2,868,580	0
85.7	R-craig Rural	1	3,920	1	5,660	1	7,330	2	16,910	0
85.8	R-decatur Rural	1	2,610	4	20,330	5	2,749,645	6	2,772,585	56,490
85.9	R-everett	2	14,245	1	9,560	1	226,910	3	250,715	0
85.10	R-logan	2	47,145	3	40,800	3	215,806	5	303,751	0
85.11	R-oakland Rural	1	32,300	5	745,510	5	18,162,259	6	18,940,069	0
85.12	R-pershing	1	5,100	3	18,730	4	568,297	5	592,127	0
85.13	R-quinnebaugh	1	3,125	1	610	1	2,590	2	6,325	0
85.14	R-riverside	0	0	5	38,850	5	107,140	5	145,990	0
85.15	R-silver Creek	0	0	0	0	1	1,000	1	1,000	0
85.16	R-summit	0	0	2	61,221	3	140,113	3	201,334	0
85.17	Tekamah	9	95,015	115	1,428,984	117	9,679,653	126	11,203,652	287,487
86	Commercial Total	53	464,755	363	3,638,678	375	51,842,985	428	55,946,418	537,943

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	449.72	4.37%	1,146,765	5.95%	2,549.95
88. 1G	1,409.38	13.68%	3,354,326	17.40%	2,380.00
89. 2G1	157.22	1.53%	308,085	1.60%	1,959.58
90. 2G	856.38	8.31%	1,682,807	8.73%	1,965.02
91. 3G1	873.99	8.49%	1,656,234	8.59%	1,895.03
92. 3G	459.41	4.46%	840,724	4.36%	1,830.01
93. 4G1	3,459.66	33.59%	6,106,369	31.68%	1,765.02
94. 4G	2,634.04	25.57%	4,180,959	21.69%	1,587.28
95. Total	10,299.80	100.00%	19,276,269	100.00%	1,871.52
<b>CRP</b>					
96. 1C1	141.40	2.16%	562,166	2.69%	3,975.71
97. 1C	638.70	9.75%	2,465,381	11.82%	3,860.00
98. 2C1	348.15	5.31%	1,300,584	6.23%	3,735.70
99. 2C	285.35	4.36%	1,022,988	4.90%	3,585.03
100. 3C1	820.25	12.52%	2,737,596	13.12%	3,337.51
101. 3C	372.67	5.69%	1,177,638	5.64%	3,160.00
102. 4C1	2,994.57	45.70%	9,073,546	43.49%	3,030.00
103. 4C	951.14	14.52%	2,523,570	12.10%	2,653.21
104. Total	6,552.23	100.00%	20,863,469	100.00%	3,184.18
<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	10,299.80	61.12%	19,276,269	48.02%	1,871.52
CRP Total	6,552.23	38.88%	20,863,469	51.98%	3,184.18
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	16,852.03	100.00%	40,139,738	100.00%	2,381.89

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	244.33	3.29%	669,464	4.28%	2,740.00
88. 1G	1,671.40	22.52%	4,220,823	26.97%	2,525.32
89. 2G1	10.00	0.13%	21,550	0.14%	2,155.00
90. 2G	1,621.24	21.85%	3,372,181	21.55%	2,080.00
91. 3G1	392.08	5.28%	790,049	5.05%	2,015.02
92. 3G	649.81	8.76%	1,283,388	8.20%	1,975.02
93. 4G1	1,990.12	26.82%	3,801,137	24.29%	1,910.00
94. 4G	842.42	11.35%	1,491,086	9.53%	1,770.00
95. Total	7,421.40	100.00%	15,649,678	100.00%	2,108.72
<b>CRP</b>					
96. 1C1	97.52	1.85%	362,290	2.21%	3,715.03
97. 1C	960.30	18.25%	3,495,491	21.34%	3,640.00
98. 2C1	52.33	0.99%	183,155	1.12%	3,500.00
99. 2C	229.51	4.36%	772,311	4.71%	3,365.04
100. 3C1	455.19	8.65%	1,442,241	8.80%	3,168.44
101. 3C	474.66	9.02%	1,433,474	8.75%	3,020.00
102. 4C1	2,550.38	48.46%	7,510,912	45.85%	2,945.02
103. 4C	443.06	8.42%	1,182,970	7.22%	2,670.00
104. Total	5,262.95	100.00%	16,382,844	100.00%	3,112.86
<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	7,421.40	58.51%	15,649,678	48.86%	2,108.72
CRP Total	5,262.95	41.49%	16,382,844	51.14%	3,112.86
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	12,684.35	100.00%	32,032,522	100.00%	2,525.36



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

**11 Burt**

	<b>2017 CTL County Total</b>	<b>2018 Form 45 County Total</b>	<b>Value Difference (2018 form 45 - 2017 CTL)</b>	<b>Percent Change</b>	<b>2018 Growth (New Construction Value)</b>	<b>Percent Change excl. Growth</b>
01. Residential	210,233,371	217,076,489	6,843,118	3.26%	2,803,856	1.92%
02. Recreational	2,169,116	2,182,208	13,092	0.60%	13,453	-0.02%
03. Ag-Homesite Land, Ag-Res Dwelling	53,322,508	54,354,428	1,031,920	1.94%	1,219,916	-0.35%
<b>04. Total Residential (sum lines 1-3)</b>	<b>265,724,995</b>	<b>273,613,125</b>	<b>7,888,130</b>	<b>2.97%</b>	<b>4,037,225</b>	<b>1.45%</b>
05. Commercial	34,353,206	35,443,113	1,089,907	3.17%	537,943	1.61%
06. Industrial	20,260,210	20,503,305	243,095	1.20%	0	1.20%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>54,613,416</b>	<b>55,946,418</b>	<b>1,333,002</b>	<b>2.44%</b>	<b>537,943</b>	<b>1.46%</b>
08. Ag-Farmsite Land, Outbuildings	56,899,383	58,689,465	1,790,082	3.15%	950,526	1.48%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	4,294,848	4,294,848	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>61,194,231</b>	<b>62,984,313</b>	<b>1,790,082</b>	<b>2.93%</b>	<b>950,526</b>	<b>1.37%</b>
12. Irrigated	323,852,677	317,319,608	-6,533,069	-2.02%		
13. Dryland	1,122,280,513	1,066,500,808	-55,779,705	-4.97%		
14. Grassland	71,147,880	72,172,260	1,024,380	1.44%		
15. Wasteland	480,627	467,349	-13,278	-2.76%		
16. Other Agland	15,175,165	15,233,853	58,688	0.39%		
<b>17. Total Agricultural Land</b>	<b>1,532,936,862</b>	<b>1,471,693,878</b>	<b>-61,242,984</b>	<b>-4.00%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>1,914,469,504</b>	<b>1,864,237,734</b>	<b>-50,231,770</b>	<b>-2.62%</b>	<b>5,525,694</b>	<b>-2.91%</b>

## 2018 Assessment Survey for Burt County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	Part-time for commercial
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$294,202
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$294,202
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Had a separate budget for appraisal employees, etc. of \$145,000 but County Board found too confusing and asked the County Clerk to combine into one budget for 2017-2018.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Combined into one fund in 2017-2018 budget year.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$28,305 This amount includes GIS, ESRI, and Vanguard
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,000
<b>12.</b>	<b>Other miscellaneous funds:</b>
	0
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$500

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Vanguard Appraisals, Inc.
2.	<b>CAMA software:</b>
	Vanguard Appraisals, Inc.
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor/staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes. <a href="http://burt.gisworkshop.com">http://burt.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GISworkshop
8.	<b>Personal Property software:</b>
	Vanguard Appraisals, Inc.

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Decatur, Lyons, Oakland, Tekamah
4.	<b>When was zoning implemented?</b>
	2000

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	None
2.	<b>GIS Services:</b>
	GIS Workshop
3.	

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	No
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	N/A
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	None
4.	<b>Have the existing contracts been approved by the PTA?</b>
	N/A
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	N/A

## 2018 Residential Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>																
	Assessor and staff																
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah- County seat, full retail, grade school and high school (includes Herman)</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland- full retail, grade school and high school (includes Craig)</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons- retail, restaurants, grocery, high School (includes Decatur)</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur- retail, restaurants, grocery (no school - joined Lyons)</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig- limited retail, bar, no grocery, no school (with Oakland)</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Tekamah- County seat, full retail, grade school and high school (includes Herman)	5	Oakland- full retail, grade school and high school (includes Craig)	10	Lyons- retail, restaurants, grocery, high School (includes Decatur)	15	Decatur- retail, restaurants, grocery (no school - joined Lyons)	20	Craig- limited retail, bar, no grocery, no school (with Oakland)	25	Rural	AG	Agricultural Homes and Outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																
1	Tekamah- County seat, full retail, grade school and high school (includes Herman)																
5	Oakland- full retail, grade school and high school (includes Craig)																
10	Lyons- retail, restaurants, grocery, high School (includes Decatur)																
15	Decatur- retail, restaurants, grocery (no school - joined Lyons)																
20	Craig- limited retail, bar, no grocery, no school (with Oakland)																
25	Rural																
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>																
	Cost approach and sales study to determine market and depreciation analysis.																
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																
	Costing tables, multipliers, etc. are from the vendor but depreciation is based on local market information and applied as an economic adjustment.																
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																
	Yes, they have different economic depreciations.																
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																
	Sales study from the market with adjustments for accessibility, etc.																
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																
	There have been no applications in the county.																

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2011	2008	2016	2010
	5	2011	2008	2017	2014
	10	2013	2008	2017	2017
	15	2013	2008	2013	2013
	20	2012	2008	2012	2012
	25	2009	2008	2017	2011-2017
	AG	2009	2008	2017	2011-2017

The valuation groupings reflect the appraisal cycle of the county as much as unique markets. The county reviews these in separate cycles and applies depreciation based on the local market. The rural residential is an ongoing review by townships. Everett and Logan townships were completed for 2017. (The county is presently converting to the Vanguard system and as such is using a modified CAMA system. The cost table in Vanguard CAMAVISION is based on 2008 costs but they are adjusted annually.)

## 2018 Commercial Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor and Staff														
<b>2.</b>	<b>List the valuation groupings 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="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Tekamah-114 improved parcels. County seat and the commercial hub of Burt County.</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Oakland-96 improved commercial parcels. Main street business active.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Lyons-73 commercial improved parcels. Main street business is declining, several vacant storefronts.</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Decatur-29 improved commercial parcels. Active commercial</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Craig-13 improved commercial parcels.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Rural-37 improved commercial parcels.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Tekamah-114 improved parcels. County seat and the commercial hub of Burt County.	5	Oakland-96 improved commercial parcels. Main street business active.	10	Lyons-73 commercial improved parcels. Main street business is declining, several vacant storefronts.	15	Decatur-29 improved commercial parcels. Active commercial	20	Craig-13 improved commercial parcels.	25	Rural-37 improved commercial parcels.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
1	Tekamah-114 improved parcels. County seat and the commercial hub of Burt County.														
5	Oakland-96 improved commercial parcels. Main street business active.														
10	Lyons-73 commercial improved parcels. Main street business is declining, several vacant storefronts.														
15	Decatur-29 improved commercial parcels. Active commercial														
20	Craig-13 improved commercial parcels.														
25	Rural-37 improved commercial parcels.														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>														
	The cost approach is the primary method used to estimate value in the commercial class, however, income information and comparable sales are considered when available.														
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>														
	The County relies on sales of similar property across the state and then adjust those to the local market. The County will search the state sales file and rely on their certified appraiser to make any necessary adjustments.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Costing tables, multipliers, etc. are from vendor. The depreciation based on our own local market information (economic)														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes, several have different economic depreciations.														
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>														
	Sales study of the market														

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2014	2012	2012	2017
	5	2014	2009	2009	2017
	10	2014	2009	2009	2017
	15	2014	2009	2009	2017
	20	2014	2009	2009	2017
	25	2014	2009	2009	2017

The valuation groups are based on current assessor locations in the county. Each town has its own unique economic depreciation that is based on reviewing the sales and the local knowledge the assessor and staff have about that town. Tekamah and Oakland are fairly similar though Tekamah has lost more businesses because it is easier for people to travel t o Blair, Fremont, or Omaha. Decatur seems to benefit from travel across the bridge to Iowa. Improved parcel counts were based on 2016 County abstract.

(The county is presently converting to the Vaguard system and as such is using a modified CAMA system. The cost table in the Vanguard CAMAVISION is based on 2008 costs but they are adjusted annually.)



## 2018 Agricultural Assessment Survey for Burt County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	Assessor and staff										
<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%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mainly flat river bottom land (North and Eastern GEO codes)</td> <td style="text-align: center;">2014-2017</td> </tr> <tr> <td style="text-align: center;">2</td> <td>More hills and valleys (South and Western GEO codes)</td> <td style="text-align: center;">2014-2017</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mainly flat river bottom land (North and Eastern GEO codes)	2014-2017	2	More hills and valleys (South and Western GEO codes)	2014-2017
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	Mainly flat river bottom land (North and Eastern GEO codes)	2014-2017									
2	More hills and valleys (South and Western GEO codes)	2014-2017									
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	Market areas are determined through market analysis and are delineated by both topography and market activity. Boundaries currently follow township lines.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Parcels less than 20 acres are checked for current use. It is classified accordingly. Some parcels are mixed use with several acres of residential and additional acres being farmed or grazed. Currently do not have a recreational class.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>										
	Yes.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	We originally checked with Cuming County's sales on Wetland Reserve to have a starting value. Since that time, we have moved them to 100% of market after the Tax Equalization and Review Commission made their ruling. We currently track the sales every year that occur on WRP to see if any adjustments are necessary. All Wetland Reserve Program acres are given their own separate classification (WRP).										
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>										
<b>7a.</b>	<b>How many special valuation applications are on file?</b>										
	Each sale is reviewed and questionnaires are mailed if any question as to the future use or other influences.										
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	Currently we have not experienced any non-agricultural influences. Our commercial and residential are both rather static and do not create any influence on the agricultural. We are predominantly an agricultural county.										
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>										
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>										
	We have 13 applications and they are coded as such, but there is not a difference in value as there are no outside influences at this time.										

<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	There is not an influenced area at this time.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	We are not seeing anything but uninfluenced agland sales in Burt County. We study our sales of agland over three years to determine the value of the LCG's

# **Burt County's 3 Year Plan of Assessment June 15, 2017**

## **PLAN OF ASSESSMENT REQUIREMENTS**

This plan of assessment is required by law, as amended by Neb. Laws 2005, LB 263, Section 9. The former provisions relating to the assessors' 5-year plan of assessment in Neb. Rev. Stat 77-1311(8) were repealed. On or before June 15<sup>th</sup> each year the county assessor shall prepare a plan of assessment and present it to the county board of equalization on or before July 31<sup>st</sup>. The county assessor may amend the plan of assessment, if necessary, after the budget is approved by the county board. The plan shall be updated annually before its adoption. The updates shall examine the level, quality, and uniformity of assessment in the County and shall describe the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete these actions. A copy of the plan and any amendments shall be mailed to the Department of Revenue, Property Assessment Division, on or before October 31<sup>st</sup> 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 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; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344.

Reference: Neb. Rev. Stat. 77-201 (R.S. Supp 2007)

## GENERAL COUNTY DESCRIPTION

Burt County has a total count of 6,937 parcels as reported on the 2017 County Abstract. Per the 2017 County Abstract, Burt County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,132	45.15%	10.79%
Commercial	429	6.18%	1.79%
Industrial	6	.09%	1.06%
Recreational	122	1.76%	.11%
Agricultural	3,248	46.82%	86.25%

Agricultural land – 286,956.75 taxable acres

New Property: For assessment year 2017, an estimated 141 building permits and/or information statements were filed for new property construction/additions to the county.

The county handled 856 personal property schedules for 2017. The office also processed 355 homestead applications. Approximately 60 permissive exemptions are applied for each year through the County Assessor's Office.

The Burt County Assessor has the required assessor certification, several IAAO educational course certifications and numerous assessor workshops of assessment education. She has a continuing education requirement pursuant to Section 77-414 of 40 hours prior to December 31, 2002 and thereafter, 60 hours of continued education as required within the following 4-year period. She has completed the required IAAO Course 101 – Fundamentals of Real Property Appraisal and IAAO Course 300 – Fundamentals of Mass Appraisal.

The County Assessor's Office has a deputy and three full-time clerks to carry out the responsibilities and duties of the office with the assessor. One clerk assists with the review, pickup work, and data entry in the appraisal area. The deputy has the necessary certification to hold the position and will fulfill the continuing education requirement of 60 hours required within the next 4-year period. The county does have a part-time appraiser and one part-time lister/reviewer for "pickup work" and other needed valuation projects being completed to keep Burt County in line with uniform and proportionate valuations.

The current 2017-2018 budget for the office is being reviewed by the County Board. For the current budget year, the board decided to combine the general

budget and appraisal budget into one so it was easier to understand. The total request is \$294,202.00 which includes the Assessor, Deputy, and three clerk's salaries. This will now also include the two part-time appraiser/listers. This also funds all cadastral map work, appraisal schooling, GIS system, and data service contracts and fees. The GIS yearly maintenance contract amount that had been added to the appraisal budget will now be included in this combined budget. The new WebGIS developed for Burt County by GIS Workshop will move into this total. Maintenance and support costs on this web hosting is \$3,800.00 annually.

## **PROCEDURES**

A procedures manual is in place with continual updating that describes the procedures and operations of the office. The manual adheres to the statutes, regulations and directives that apply to the Assessor's Office. A copy of this is entered into the record at the County Board of Equalization meetings each year as part of the process of hearing protests.

## **CADASTRAL MAPS**

The cadastral maps are updated on a daily basis as sales and other changes arise. The city maps were completed with all information having been proofed by the Assessor's Office staff over the last 3-4 years. The maps are currently in the process of being revised and updated by a local surveyor to improve the readability. We hope to be able to continue on with the rural maps if we are allowed to budget for them.

## **PROPERTY RECORD CARDS**

Regulation 10-004 requires the assessor to prepare and maintain a property record file for each parcel of real property including improvements on leased land in the county. New property record cards have been made for all residential, commercial, agricultural, exempt, and leased improvements. The new cards will contain all the required information including ownership, legal description, classification codes, and tax districts.

## **REPORT GENERATION**

The County Assessor has basic duties and requirements in filing administrative reports with the Property Tax Administrator that may be different than those specified in statute to ensure proper administration of the law. They include the County Real Estate Abstract due March 19<sup>th</sup>, 3 Year Plan of Assessment to be presented to the county board of equalization by July 31<sup>st</sup>, and due with the Department of Revenue, Property Assessment Division, by October 31<sup>st</sup>, Certification of Values to School Districts and Political Subdivisions due August 20<sup>th</sup>, School District Taxable Value Report due August 25<sup>th</sup>, Average Residential Value for Homestead Exemption by September 1<sup>st</sup>, generate Tax Roll to be given to the County Treasurer by November 22<sup>nd</sup>, and Certificate of Taxes Levied Report due December 1<sup>st</sup>. Taxpayer appeals must be handled during the months of June and July. Regulation 10-002.09 requires tax list corrections created because of undervalued or overvalued real property and omitted real property must be reported to the County Board of Equalization by July 25<sup>th</sup>. Clerical error may be corrected as needed. In 2017, the Assessor will be filing a personal property abstract by July 19<sup>th</sup> and a Tax Loss Summary Certificate, Form 259P, by November 30<sup>th</sup> showing the tax revenue loss due to the new Personal Property Tax Relief Act.

The assessor must do an annual review of all government owned property and if not used for public purpose, send notices of intent to tax, and place on the tax roll. All centrally assessed property valuations must be reviewed after being certified by PAD for railroads and public service entities along with establishing assessment records and tax billing for the tax list. The assessor also manages school district and other entity boundary changes necessary for correct assessment and tax information. This process includes the input and review of all tax rates for the billing process. We prepare and certify the tax lists/books to the county treasurer for real, personal property, and centrally assessed. The assessor prepares all tax list correction documents for county board approval. The assessor must attend all County Board of Equalization meetings for valuation protests where information is assembled and provided. The assessor must prepare information and attend taxpayer appeal hearings before the Tax Equalization and Review Commission where we also defend the valuation. During TERC Statewide Equalization, we attend hearings if applicable to county, defend values and/or implement orders of the TERC.

There are many numerous other deadlines that the assessor must meet throughout the year. All administrative reports are prepared by the County Assessor by their due dates and will continue to be done in a timely fashion as part of Burt County's assessment plan.

## **HOMESTEAD EXEMPTIONS**

Statutes 77-3510 through 77-3528 require the County Assessor to furnish forms for persons desiring to make application for Homestead Exemption. Applications are furnished and accepted along with an income statement between the dates of February 1<sup>st</sup> and June 30<sup>th</sup> of each year. The County Assessor must approve or disapprove the applications based on conformity to law. Notices shall be sent to rejected applicants by July 31<sup>st</sup> of each year except in the case of change of ownership or occupancy from January 1<sup>st</sup> through August 15<sup>th</sup>. Notice will be sent within a reasonable time. Approved applications will be sent to the Tax Commissioner on or before August 1<sup>st</sup> of each year. The County Assessor and clerical staff will process the applications and place them on the tax roll after their approval by the State based on income.

Per section 77-3506.02, the county assessor is required to certify to the Department of Revenue the average assessed value of single-family residential property in the county and to report the computed exempt amounts pursuant to section 77-3501.01 on or before September 1<sup>st</sup> each year.

## **PERSONAL PROPERTY**

The Burt County Assessor's office will require that all taxable personal property be lawfully assessed throughout the county according to the requirements of the statutes and regulations. All schedules are to be filed by May 1<sup>st</sup> to be considered timely. From May 1 to June 30, all schedules received by the office have a 10% penalty applied. After June 30, a 25% penalty is assessed. Postcards are mailed around February 1 to remind taxpayers that it is the beginning of personal property season. Advertisements are placed in the three county newspapers to remind taxpayers of the deadlines and to alert new personal property owners of the requirements for filing a timely schedule with the appropriate information. The taxpayer's federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants are provided with their clients' forms when requested, which they compute and return to our office. Legislation has eliminated the 13AG's and the taxpayer's federal income tax depreciation schedule will be our only source of information in the future. We have been requiring them and have close to 95% compliance. The assessor and staff process Personal Property schedules. The new Personal Property Tax Relief Act took effect in 2016 which required more diligence in making sure schedules were filed timely to qualify for the exemption which had a maximum of \$10,000. It was also necessary to double

check on filing locations and allowed us to require the filing of the federal depreciation schedule to be eligible for the exemption.

## **REAL PROPERTY**

All real property is assessed each year as of January 1, 12:01 a.m. following the statutes. The assessment level of residential and commercial property will be set between 92-100% of actual market value. The agricultural land will be assessed at 69-75% of actual market value. Valuation notices will be sent out on or before June 1<sup>st</sup> of each year to every owner of record in which the assessed valuation changed from the previous year.

Real property is updated annually through maintenance and "pickup work". We plan to finish by the end of February, to allow time for data entry and completion of value generation. We do sales analysis with assistance of our liaison to determine what assessment actions need to be implemented. This is an ongoing study with all data available on spread-sheets in our computers. Information is updated and areas for adjustment are determined along with the information provided from the current rosters.

The mass appraisal process for valuing properties in the county mainly is performed with the cost approach and market approach. We use the costing data supplied through Vanguard Appraisals, Inc. which has been approved by the Property Assessment Division. We do a depreciation study on an annual basis to determine any actions that may need to be taken. The income approach was applied on the contracted commercial reappraisal. Our part-time appraiser will use the income approach on commercial properties as each area is reviewed. The county plans to accomplish a portion of the required six-year inspection process annually and previously was using a system of review that was similar.

Burt County had originally worked with Northeast Data on CAMA and administrative programming. With the death of the owner, we moved to MIPS/County Solutions to fill our needs. After several years, Burt County has signed a contract with Vanguard Appraisals, Inc. to handle our CAMA real estate pricing program and all administrative and report programs. The conversion continues and will again be time consuming and all records will need to be checked and verified. We are currently using their system for all CAMA pricing and administrative reports.



Countywide zoning was adopted by the Burt County Board effective February 4, 2000. The Assessor's Office works with the zoning administrator in locating new improvements. We also let the administrator know about improvements that need to have an accompanying permit application where they have failed to file one.

The review process in place in Burt County consists of a physical inspection of all properties that are being revalued. If there was any question as to the accuracy of the data, the property was remeasured, confirmed, and/or corrected. Additional information was collected that is necessary for the new CAMA software. The quality and condition of the property are noted as well as any other outstanding facts. A new digital photo was taken of each parcel. With the owner's permission and accompaniment, an interior inspection was performed. If permission was denied or there was no response to our door hanger and follow-up calls, we assumed that the interior condition of the property was the same as the exterior, unless there was evidence otherwise.

REG-50-003 requires the county assessor to determine the portion to be inspected and reviewed each year to assure that all parcels of real property in the county have been inspected and reviewed no less frequently than every six years. This plan is given in more detail below.

LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2017

<u>Property Class</u>	<u>Median</u>
Residential	96.00
Commercial	97.00
Agricultural Land	73.00

The Property Assessment Division no longer includes the COD or PRD statistical measures as part of their Reports & Opinions. (COD means coefficient of dispersion and PRD means price related differential.)

ASSESSMENT ACTIONS PLANNED

RESIDENTIAL

2018 – Silver Creek Township will be reviewed for both residential and farm buildings to determine current condition and valuation. We continue to check for buildings added to parcels without benefit of building permits and report such to the zoning administrator. We will continue on with the review of the city residential in Lyons City. We will start on Summit Township if time allows. We will

continue working on depreciation analysis and effective age studies. The COD and PRD will be examined on an annual basis to see if the quality of assessment is appropriate, and what might be done to improve these numbers. Continue to analyze for uniformity and that levels are within the acceptable ranges. We have seen an increase in the market on small rural residential tracts and did increase the home site land value and associated acres to keep up with the current market in 2017 and to keep within the 92% to 100% level of value.

2019 – Summit Township will be reviewed for both residential and farm buildings. Summit Township has 36 sections in north Summit 21-10 and another 24 sections in south Summit 20-10. It is also very populated with homes and farm buildings. We will check the current condition, and as always, watch for any new structures or removal of existing ones. We will also begin the review of Tekamah probably continuing the work into 2020.

2020 - Decatur Township will be the next area that we review along with the completion of Tekamah City. We will be checking both residential and farm buildings.

## COMMERCIAL

The commercial class of property had a complete reappraisal done in 2000 by Great Plains Appraisal Company. The pricing program that was applied was 1999 and all data was entered in the new CAMA 2000 system. Market, income, and cost approach were all applied in valuing the commercial class. In 2010, All commercial data was moved to the windows version of CAMA 2000 along with the implementation of newer pricing. Jeff Quist has been assisting the office with an updated sales analysis and depreciation study. The Tekamah commercial was revalued using the new MIPS 2 CAMA system for 2014. The COD and PRD will be examined to address the quality of the assessments and their uniformity for all the towns and rural commercial. MIPS 2 CAMA has been replaced by Vanguard Appraisals and all data will need to be checked and reviewed by the office staff. This process will take some time to be completed.

2018 – The commercial in Tekamah will be updated in Vanguard and the review of the commercial properties will continue with completion of Lyons and continue on with Oakland. We will continue to monitor the COD and PRD to see if we are improving our quality of assessments. Our smaller communities have such a wide variance in commercial sales; we may never be able to achieve really tight numbers. Our liaison, along with the Department of Revenue – Property Assessment Division, is working to compile more commercial data that may help the smaller counties have more information to determine

our levels of value and be able to compare our sales with other counties. We hope to get some new insight and assistance from Vanguard Appraisal and their appraisal staff.

2019 – We will finish the review of the commercial properties in Oakland if necessary. We will do the small village of Craig and possibly start on the rural commercial if time will allow it. We will also conduct another study on vacant lots if any sales are available.

2020 - We will continue the review of the rural commercial and start over on Tekamah if time and deadlines will allow. We sometimes do not have enough sales information to even establish a level of value on the commercial but continue to study the limited number that we have.

## AGRICULTURAL

Burt County will study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values will be set for land valuation groups to keep the level of assessment at an acceptable level by statute. The new level has been implemented as changed by the Legislature in 2006. Burt County currently has implemented two market areas and will continue to monitor the market activity to be assured that the market areas are needed. Market areas were adjusted in 2006 with Logan and Everett Townships being moved from Area 2 to Area 1 as their sales showed it was needed. We will continue to review and locate sales of Solomon and Luton soils in Map Area 2 as it is becoming a problem on the west side of the county as well as on the east. We have adjusted both dry and irrigated acres within these soil types. It is classified as 3A1 and 3D1 which falls in with some of the Monona and Moody that are bringing higher prices on the market. We have separated our Solomon and Luton and call them “gumbo” in our current computer pricing program. The problem is in finding enough sales to verify value as it is not very desirable and there are not a lot of sales. The value on these soils is no longer comparable with the Monona and Moody when it comes to sales, but has shown an increase in value over the last few years.

We are implementing wetland reserve pricing on the acres that have been converted and verified as such with the Farm Service Agency. We were originally told that there could be as many as 3,000 acres with the wetland reserve easement. With additional acres still being added, we now have over 5,845 acres that have been converted. This land is actually no longer considered ag land once it is implemented and goes on at 100% of market as determined by the Tax Equalization and Review Commission.

In 2010, we implemented the new numeric identifiers from the Natural Resource Conservation Service on our soil surveys. The new numeric system combined several mapping symbols for similar soils, reducing the total number of soils and creating more uniformity across the state. We will be reviewing all of our soil maps for any changes, especially along the county's boundaries where changes were made to blend soil types. The Natural Resource Conservation Service will not be publishing a book this time. We are implementing a new GIS system to be able to obtain the 2008 soil maps and to assist in determining acres of each soil type on individual parcels. We started with the areas that had experienced changes in classification first as those changes had to be completed for the 2010 tax year. Completion of the total GIS project was in 2015 with some additional layers to be added. Lower Elkhorn Natural Resource District had offered some assistance in the completion of the land use phase as they will need it in determining the number of irrigated acres currently in Burt County. We have had our land maps and administrative information on a website since 2014 and it is being hosted and maintained by GIS Workshop.

2018 – Besides continuing the study of all agricultural sales on the required 3-year sale period, we will continue to monitor flood damaged land. We had over 4,300 acres of ag land that was adjusted in 2012 due to the damages incurred during the flood of 2011. Some was lowered to 4A, 4D, 4G, or even down to waste. We will need to keep in contact with the individual landowners or ag producers to see how the land is responding to their efforts to return it to its former productivity. We have requested their most current FSA Farm Summary Reports (Form 578) every couple years to see how it compares with the previous years. They will have to let us know of continuing issues with problem areas so we can address them. We have many parcels covered with deep enough sand that they may never be farmed again. We will also monitor these parcels. We will track any sales that occur on these damaged parcels to see if we can better determine the current market value. We will also physically inspect and review the ag land for changes as we do our annual one-sixth of the county this year. The values were not raised in 2017 as the agricultural land fell within the 69% - 75% level of value with the current market. We will continue to monitor the sales to see if the value stays steady or goes up or down.

We will be implementing the new soil survey for 2018. The soil survey was to have been put on in 2017, but we were allowed an extension by the Property Assessment Division as GIS was having some difficulties with the new Vanguard Appraisal system. It was felt that it would be better to put it all on in one year for equalization purposes rather than partial completion over a two-year span. This will be accomplished with the help of our GIS system during the current year.

2019 – Review data from the GIS program now that the land use is complete along with the new and updated aerial maps from 2015-2016. We may still

request new farm summary reports from ag land owners if we have any questions that cannot be determined from our GIS system. All those individuals will be contacted about providing us with that information. We need to be watching for land to be removed from CRP with contracts coming up for renewal. We will continue to monitor sales in the northwest corner of the county to see if an additional market area needs to be implemented. We have even considered moving all of the county back into one map area if sales would indicate it was possible. We will be collecting and studying all sales data we can find on wetland reserve acres to establish its current value. We will continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

2020 – Review all information that we have been able to obtain on land in the CRP program. Implement a study on the available sales data to determine how CRP land compares to both dryland and grassland sales. CRP payments were increased in 2015-2016 to try and encourage farmers to put acres into the program. We hope to be able to use our new GIS system maps to assist in updating areas that were affected by the flooding and seeing if they are being renovated and put back into full farming capabilities. Continue to study the market of the agricultural class on the required 3-year sale period each year. Based on that study, values are set for land valuation groups to keep the level of assessment at an acceptable level by statute.

All school land was valued according to soil and use for 2017. Current soil survey is dated 2008 and is required by the Nebraska Department of Revenue, Property Assessment Division. All school land was updated with the new soil survey and numeric designations. The school land will be updated in 2018 when the new soil survey is implemented on all other agricultural parcels. Counties have expressed concerns about the Natural Resources Conservation Service changing soil classifications on a yearly basis even if it may only affect several counties each year. Their website may be showing different soil symbols than what the county is currently using.

New aerial photos were taken of the rural properties by GIS Workshop for use in 2015. They were used to assist in the review of the rural properties as well as a physical inspection of the parcel. Plans have been completed to review two to three townships a year for the next six years. All outbuildings have been measured again, and their condition verified. Each home has been physically inspected or a detailed questionnaire was left for completion. We will be implementing the Vanguard CAMA software during this review and are monitoring the market activity to ensure that the quality and level of assessment are uniform. We are continuing on with our 6-year review cycle of rural land, residences, and outbuildings.

Small tracts continue to be a concern in our sales study. Buyers purchase as much as 20-40 acres to build a home in the country. A home may be located on 1-2 acres but the remainder acres are used as farmland. Some are grazing cattle or allowing the nearest neighbor to farm along with his operation. New legislative statute LB 777 clarified the definition of agricultural and horticultural land versus land associated with a building or enclosed structure. This legislation was needed to support our procedure for valuing these properties. We had raised our home site value to 14,000 and our building site value to 2,500 for 2008. As we reviewed and studied our rural sales, we found we needed to adjust the building site value from the 3,500 established for 2010 to 4,000 in 2013. We left our home and building sites at their current value for 2016. Recent sales on small tracts indicated that our home sites needed to be raised to 18,000 for 2017. We also had to raise the farm site acres from 4,000 to 5,000 to get our level of value between 92% - 100% of market on rural residential. Without this adjustment, our rural residential had fallen to 87% of market.

## **SALES REVIEW**

Effective January 1, 2009, the prescribed Real Estate Transfer Statement (Form 521) will become a single part form, rather than a multi-part form. The register of deeds shall forward the completed statement to the county assessor. The assessor shall process the statement and submit the original single part Real Estate Transfer Statement to the Department of Revenue according to the instructions of the Property Tax Administrator. See *Neb. Rev. Stat. §76-214*.

The County Assessor shall forward the completed "original" single part Form 521 to the Tax Commissioner on or before the fifteenth of the second month following the month the deed was recorded. This data is to be provided to the Property Assessment Division electronically in 2011 and the county is currently doing so. The office makes every effort to file them as timely as possible. Two full-time employees help with the completion of the 521's and filling out of the supplemental sheets after the review of all transfer statements by the assessor. Verification of all sales is done primarily with a questionnaire that is mailed first to the seller. If additional information is needed, we may call whoever might be able to provide that information. All sales are reviewed with the property card out in the field to see if any major improvements or changes have occurred. A new photo is taken at that time. The office maintains sales books for residential, commercial, small tracts, and farms. All agricultural sales are maintained on a spreadsheet to allow for setting value according to market. The sales review process will continue to be a part of the assessment plan with sales being disallowed as non-qualified based on statutes.

## CONCLUSION

The office will continue to do studies annually to determine if values are within range and determine what type of revaluations are needed. We hope to be able to complete the above-mentioned projects for better assessment and data control in the office. The end result should create better efficiency and improved assessment and appraisal practices. It is important that we follow these requirements set forth by law and the Department of Revenue, Property Assessment Division, to prove to the State and our taxpayers that the assessment in our county is being done well.

This process will be accomplished with the current requested amount of \$294,202.00 for our combined general and appraisal budget in 2017-2018.

I attest this to be true and accurate to the best of my knowledge and ability.

Joni L. Renshaw  
Burt County Assessor

6/15/17

# Burt County Assessor's Office

111 N 13<sup>th</sup> Street, Suite10

Tekamah, NE 68061

Phone - 402.374.2926 \* Fax - 402.374.2956

Joni L. Renshaw	Jeanice Bowers	Dan Magill	Lori Sadler	Jay Johnson	Jan Rasmussen
County Assessor	Deputy Assessor	Sales/Review	Office Clerk	Reviewer	Clerk/Reviewer

---

February 21, 2018

Dear Ms. Sorensen:

Concerning Burt County being a county needing special valuation procedures. Please see below for our current methodology concerning the few parcels where application has been made for special value.

***Burt County Special Valuation Methodology:***

- *Due to the application of a few taxpayers, Burt County has implemented a special valuation process.*
- *This is reported on lines 43 and 44 of Form 45 of the County Abstract of Assessment for Real Property.*
- *The market analysis that has been performed over the past years has not demonstrated that there are consistently measureable non-agricultural influences in the Burt County market.*
- *In my opinion, the valuations that have been prepared for the agricultural land in Burt County do not reflect any non-agricultural influence. As a result, the special valuation process that is in place in Burt County has identical values for special value and recapture value.*
- *This is demonstrated in the county's Abstract on lines 43 and 44 of Form 45.*

I hope this explanation of the situation in Burt County and our methodology will suffice. If you need anything further, please contact me.

Sincerely,

Joni L. Renshaw  
Burt County Assessor