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DEPARTMENT OF REVENUE

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

BUTLER COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Butler 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 Butler 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: Vickie Donoghue, Butler County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

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

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

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

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds’ records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

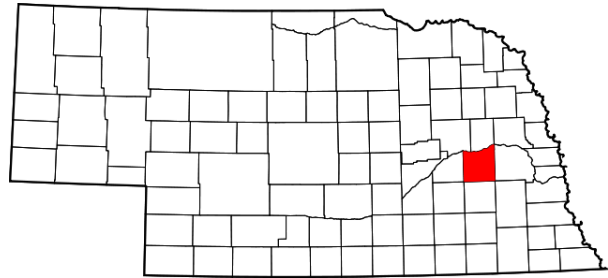
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

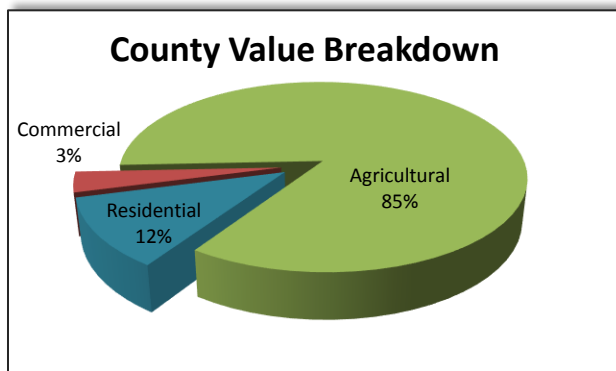
**Further information may be found in Exhibit 94*

County Overview

With a total area of 585 miles, Butler had 8,115 residents, per the Census Bureau Quick Facts for 2015, a 3% population decline from the 2010 US Census. In a review of the past fifty-five years, Butler has seen a steady drop in population of 21% (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Butler are disbursed around the county, but convene in and around David City. Per the latest information available from the U.S. Census Bureau, there were 200 employer establishments in Butler, a 4% drop from the preceding year.



County-wide employment was at 4,659 people, a 4% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Butler that has fortified the local rural area economies. Butler is included in the Lower Platte North, Upper Big Blue, and Lower Platte South Natural Resources Districts (NRD). A mix of dry and irrigated land makes up a majority of the land in the county. Butler has a robust market for poultry. In value of sales by commodity group, Butler ranks first in milk from cows and sixth in poultry and eggs (USDA AgCensus).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE

	2006	2016	Change
ABIE	108	69	-36%
BELLWOOD	446	435	-2%
BRAINARD	351	332	-5%
BRUNO	112	99	-12%
DAVID CITY	2,597	2,915	12%
DWIGHT	259	204	-21%
GARRISON	67	54	-19%
LINWOOD	118	88	-25%
OCTAVIA	145	127	-12%
RISING CITY	386	374	-3%
SURPRISE	44	43	-2%
ULYSSES	276	171	-38%

2017 Residential Correlation for Butler County

Assessment Actions

For the current assessment year, Butler County inspected and reviewed all residences in the towns of Abie, Bruno and Linwood. They also completed inspections of rural residences and the agricultural improvements located in Geocodes 2399, 2401, 2645 and 2647. Depreciation was recalculated and the economic depreciation was removed on all rural properties except those in a distressed state. A lot study was completed for lake properties and the land values were adjusted at Riverview Lake and affirmed at the other lakes. All pick up work was completed in a timely manner.

The analysis of the sales indicated the need for an economic adjustment to the following county assessor locations: David City's economic depreciation was reduced to 5%, Brandenburg Lake's economic depreciation was reduced to -5%, and Jarecki Lake's economic depreciation was reduced to 0%.

Description of Analysis

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

01	Lakes (incl. Bellwood Lake; Benesch Lake; Brandenburg Lake; Gans Lake; Jarecki Lake & Riverview Lake)
02	David City & Hildy Estates
03	Acreages & Rural Subs (incl. Acreages; Adamy; Clear Lake; Cornell's Sub; Jarecki Sub; Loma; Riverside Meadow; & Valley Heights)
04	Rising City
06	Small Towns & Villages (incl. Abie; Bruno; Garrison; Linwood; Octavia; Surprise; & Ulysses)
07	Dwight
08	Brainard
09	Bellwood

For the residential property class, a review of Butler County's statistical analysis profiles 178 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable range. All three measures of central tendency for the residential class of properties are within the acceptable range.

2017 Residential Correlation for Butler County

Assessment Practice Review

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

One of the areas addressed includes sales verification. The county assessor utilizes a sales questionnaire to aid in the verification of all residential sales. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Butler County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Butler County has done an excellent job transmitting data both timely and accurately.

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

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

Equalization and Quality of Assessment

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

2017 Residential Correlation for Butler County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	16	96.73	92.82	88.83	11.51	104.49
02	80	94.36	96.27	94.66	11.91	101.70
03	27	91.73	94.13	91.09	11.33	103.34
04	10	92.72	91.94	88.26	20.89	104.17
06	18	94.62	97.25	95.59	13.03	101.74
07	9	95.12	93.80	91.70	06.00	102.29
08	8	94.08	97.76	91.34	14.89	107.03
09	10	92.03	93.22	88.17	14.00	105.73
____ALL____	178	93.23	95.26	92.69	12.57	102.77

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Butler County is 93%.

2017 Commercial Correlation for Butler County

Assessment Actions

For the current assessment year, Butler County inspected and reviewed all commercial properties in the towns of Abie, Bruno and Linwood. All pick up work of new and omitted construction was completed in a timely manner.

The county assessor conducted a sales analysis of the commercial class and based on the general movement of the commercial market, determined an adjustment to the economic depreciation was necessary to the subclass of “Clear Lake” properties. While few properties exist in this subclass, the results of the adjustment was better equalization between similar properties in other areas of the county.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groupings that are based on the assessor locations in the county. Valuation Group 1 consists of 11 villages and small towns, and the rural commercial parcels. Valuation Group 2 is only David City.

Valuation Grouping	Assessor Location
01	All parcels outside of David City
02	David City

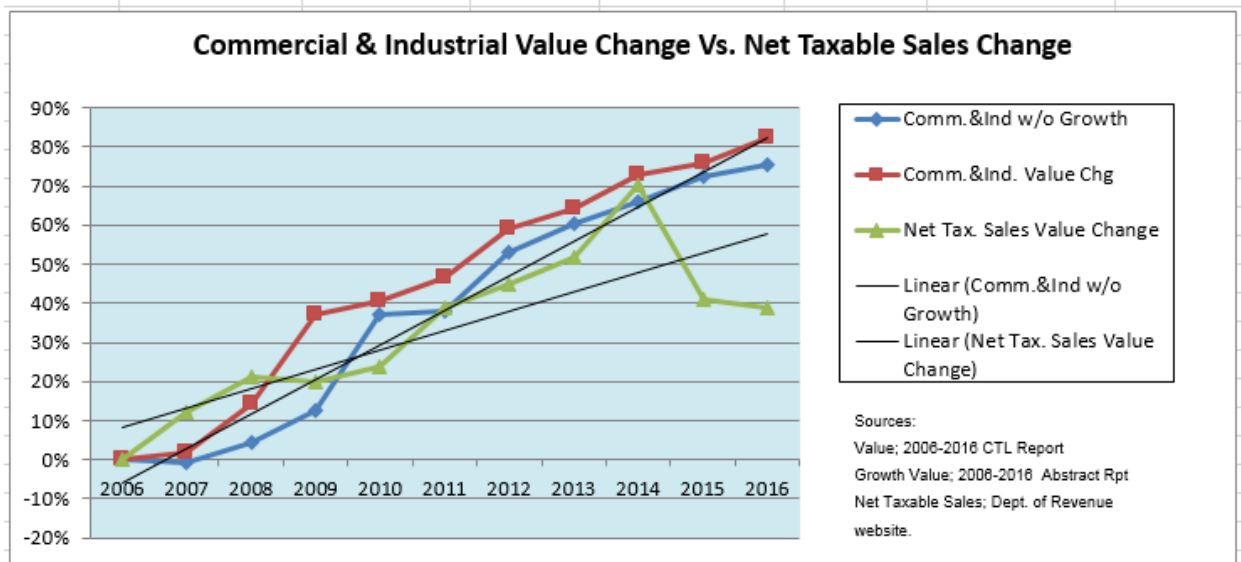
Frequently there are too few sales to rely on the median for the level of value, so several aspects of the data are examined to develop an opinion of value. No single analysis carries all of the weight, but the annual assessment actions, the combined assessment actions for multiple years, and the assessment practices review are important in the level of value decision.

For this study period, there were 20 commercial sales profiled for the two valuation groups. No single occupancy code carried a large majority of the sales. The county has kept the costing and depreciation tables updated and they have been diligent inspecting properties. The overall median was then tested by removing outliers on the high and low end. The median did move somewhat indicating that the median may not be an exact measure of the level of value.

The movement of the commercial assessments for the county as a whole confirm the assessment actions report of the county assessor that indicated minor changes to existing commercial values, and pickup work of new and omitted construction. While the commercial base increased a total of nearly 6% over the prior year, nearly 5% was attributable to growth. The overall movement of 1% in the commercial class is similar to the movement of the general area, which suggests the county’s change to values were in proper response to the market. Additionally, the net taxable

2017 Commercial Correlation for Butler County

sales shows a 1% drop over the prior year, which supports the minimal increases in assessed value change.



Assessment Practice Review

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

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Butler County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Butler County has consistently transmitted data both timely and accurately.

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

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

2017 Commercial Correlation for Butler County

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. 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.

VALUATION GROUPING					
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD
01	8	94.82	93.74	89.79	11.13
02	12	95.74	98.56	93.08	16.42
____ALL____	20	94.82	96.63	92.06	14.40

Level of Value

Based on their assessment practices, Butler 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 property class.

2017 Agricultural Correlation for Butler County

Assessment Actions

Butler County continually verifies sales along with updating land use in the agricultural class of property. For the current assessment year, Butler County inspected land use in Geocodes 2399, 2401, 2645 and 2647. The agricultural homes and improvements were also reviewed. New photos of houses and significant buildings were taken at this time. If any changes were discovered upon review, the adjustments were noted and made on the property record card. An additional inspection included reviewing new countywide aerial photos flown in 2016 and comparing those with the prior aerial photos. Any changes noted were then reviewed on-site and adjusted accordingly. All pickup work was completed in a timely fashion. A sales analysis was completed, and as a result, the county made no changes to the agricultural land values for the 2017 assessment year.

Description of Analysis

There is one market area within Butler County; the county has not seen sufficient, consistent information to justify the development of multiple market areas.

The Division's standard statistical output removes sales less than 40 acres to reduce the possibility that non-agricultural influences impact the measurement of agricultural land. However, agricultural parcels under 40 acres are not a rarity for this county, and the automatic removal of the sales significantly reduces the size of the measurement sample. These sales were scrutinized and were found to be arms-length and valid indicators of market value for agricultural land. Further, the inclusion of these sales in the sample did not negatively impact the median as would be expected if non-agricultural influences were present. Therefore, it was determined that adding back the arms-length sales between 30 and 40 acres would increase the number of sales in the study period and create a larger pool to be analyzed.

The initial analysis was done using the 78 sales within Butler County for the three study periods. All three measures of central tendency are in the acceptable range. The overall median was then tested by removing outliers on the high and low end. The median did not move significantly indicating the median can be relied upon as a stable statistical measure.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Butler County's schedule of values. The results of this analysis were comparable to the results of the sales within Butler County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

2017 Agricultural Correlation for Butler County

Assessment Practice Review

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

The agricultural land review in Butler County was determined to be systematic and comprehensive. The current process of verification of land use is through on-site reviews and aerial imagery. Questionnaires and physical inspections are also used to gather information. The county has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The county's practice considers all available information when determining the primary use of the parcel. The review supported that the county has used all available sales for the measurement of agricultural land. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias.

The Division also reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Butler County has consistently transmitted data timely and accurately.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the statutory level.

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Butler County values with the adjoining counties with similar markets shows that all values are reasonably comparable and therefore equalized.

The assessment actions of the county demonstrate that the county has assessed property in compliance with professionally accepted mass appraisal techniques.

2017 Agricultural Correlation for Butler County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>Irrigated</u>						
County	33	70.87	69.84	67.58	10.03	103.34
1	33	70.87	69.84	67.58	10.03	103.34
<u>Dry</u>						
County	28	68.54	73.70	71.22	13.32	103.48
1	28	68.54	73.70	71.22	13.32	103.48
<u>Grass</u>						
County	3	69.36	69.46	65.43	14.01	106.16
1	3	69.36	69.46	65.43	14.01	106.16
<u>ALL</u>						
10/01/2013 To 09/30/2016	78	70.06	72.50	70.54	12.12	102.78

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Butler County is 70%.

2017 Opinions of the Property Tax Administrator for Butler County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	93	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	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 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Butler County

Residential Real Property - Current

Number of Sales	178	Median	93.23
Total Sales Price	\$17,764,530	Mean	95.26
Total Adj. Sales Price	\$17,692,530	Wgt. Mean	92.69
Total Assessed Value	\$16,399,185	Average Assessed Value of the Base	\$78,314
Avg. Adj. Sales Price	\$99,396	Avg. Assessed Value	\$92,130

Confidence Interval - Current

95% Median C.I	90.83 to 95.94
95% Wgt. Mean C.I	90.73 to 94.65
95% Mean C.I	92.94 to 97.58
% of Value of the Class of all Real Property Value in the County	11.98
% of Records Sold in the Study Period	5.14
% of Value Sold in the Study Period	6.05

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	154	94	93.70
2015	162	94	94.48
2014	179	95	95.07
2013	166	94	94.11

2017 Commission Summary for Butler County

Commercial Real Property - Current

Number of Sales	20	Median	94.82
Total Sales Price	\$1,640,319	Mean	96.63
Total Adj. Sales Price	\$1,640,319	Wgt. Mean	92.06
Total Assessed Value	\$1,510,110	Average Assessed Value of the Base	\$211,190
Avg. Adj. Sales Price	\$82,016	Avg. Assessed Value	\$75,506

Confidence Interval - Current

95% Median C.I	85.66 to 105.24
95% Wgt. Mean C.I	85.08 to 99.05
95% Mean C.I	88.81 to 104.45
% of Value of the Class of all Real Property Value in the County	4.34
% of Records Sold in the Study Period	4.30
% of Value Sold in the Study Period	1.54

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	24	100	97.51
2015	22	100	95.62
2014	18	100	92.48
2013	19		93.63

12 Butler
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 178
 Total Sales Price : 17,764,530
 Total Adj. Sales Price : 17,692,530
 Total Assessed Value : 16,399,185
 Avg. Adj. Sales Price : 99,396
 Avg. Assessed Value : 92,130

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 95
 COD : 12.57
 PRD : 102.77

COV : 16.54
 STD : 15.76
 Avg. Abs. Dev : 11.72
 MAX Sales Ratio : 145.24
 MIN Sales Ratio : 56.27

95% Median C.I. : 90.83 to 95.94
 95% Wgt. Mean C.I. : 90.73 to 94.65
 95% Mean C.I. : 92.94 to 97.58

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	20	99.78	100.42	95.96	11.81	104.65	68.00	145.24	92.08 to 107.22	82,785	79,444
01-JAN-15 To 31-MAR-15	20	93.48	93.02	94.43	08.61	98.51	73.10	112.34	85.34 to 98.71	117,188	110,659
01-APR-15 To 30-JUN-15	19	90.72	91.86	91.56	08.94	100.33	69.15	111.17	86.88 to 96.88	141,388	129,455
01-JUL-15 To 30-SEP-15	26	91.35	94.68	91.22	10.52	103.79	71.13	139.54	86.91 to 95.12	104,056	94,918
01-OCT-15 To 31-DEC-15	25	94.78	98.54	94.03	14.47	104.80	75.53	141.78	88.27 to 109.25	88,900	83,597
01-JAN-16 To 31-MAR-16	11	97.96	106.70	98.49	14.81	108.34	82.96	139.04	89.24 to 131.39	72,091	71,002
01-APR-16 To 30-JUN-16	30	89.15	89.82	88.64	16.09	101.33	56.27	129.52	80.62 to 96.87	92,355	81,863
01-JUL-16 To 30-SEP-16	27	91.94	94.40	93.15	11.08	101.34	71.65	129.99	86.42 to 101.71	93,152	86,770
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	85	93.96	95.01	92.95	10.53	102.22	68.00	145.24	90.29 to 96.43	110,486	102,701
01-OCT-15 To 30-SEP-16	93	92.56	95.49	92.39	14.43	103.36	56.27	141.78	90.31 to 96.87	89,261	82,469
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	90	92.98	94.79	92.69	10.93	102.27	69.15	141.78	90.09 to 95.12	110,645	102,562
<u>ALL</u>	178	93.23	95.26	92.69	12.57	102.77	56.27	145.24	90.83 to 95.94	99,396	92,130

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	16	96.73	92.82	88.83	11.51	104.49	56.27	131.39	78.37 to 100.27	69,022	61,311
02	80	94.36	96.27	94.66	11.91	101.70	66.97	139.04	90.63 to 96.87	111,545	105,585
03	27	91.73	94.13	91.09	11.33	103.34	68.00	141.78	86.91 to 96.93	165,765	150,988
04	10	92.72	91.94	88.26	20.89	104.17	66.66	132.62	69.15 to 111.17	71,300	62,930
06	18	94.62	97.25	95.59	13.03	101.74	73.84	145.24	89.24 to 102.50	27,939	26,707
07	9	95.12	93.80	91.70	06.00	102.29	85.80	107.22	85.89 to 101.69	78,611	72,088
08	8	94.08	97.76	91.34	14.89	107.03	77.31	130.44	77.31 to 130.44	79,250	72,389
09	10	92.03	93.22	88.17	14.00	105.73	72.71	139.54	73.10 to 109.70	63,150	55,678
<u>ALL</u>	178	93.23	95.26	92.69	12.57	102.77	56.27	145.24	90.83 to 95.94	99,396	92,130

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	162	92.90	95.68	93.02	12.80	102.86	66.66	145.24	90.75 to 95.58	102,575	95,413
06	15	96.55	90.24	87.60	09.89	103.01	56.27	107.19	78.37 to 98.44	71,557	62,683
07	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	2,000	2,050
<u>ALL</u>	178	93.23	95.26	92.69	12.57	102.77	56.27	145.24	90.83 to 95.94	99,396	92,130

12 Butler
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 178
 Total Sales Price : 17,764,530
 Total Adj. Sales Price : 17,692,530
 Total Assessed Value : 16,399,185
 Avg. Adj. Sales Price : 99,396
 Avg. Assessed Value : 92,130

MEDIAN : 93
 WGT. MEAN : 93
 MEAN : 95
 COD : 12.57
 PRD : 102.77

COV : 16.54
 STD : 15.76
 Avg. Abs. Dev : 11.72
 MAX Sales Ratio : 145.24
 MIN Sales Ratio : 56.27

95% Median C.I. : 90.83 to 95.94
 95% Wgt. Mean C.I. : 90.73 to 94.65
 95% Mean C.I. : 92.94 to 97.58

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	3	100.50	98.14	100.09	03.67	98.05	91.43	102.50	N/A	1,900	1,902	
Less Than 15,000	8	101.50	99.97	99.79	09.01	100.18	82.00	120.50	82.00 to 120.50	7,213	7,198	
Less Than 30,000	18	102.19	101.40	102.36	13.90	99.06	73.84	145.24	89.35 to 109.70	16,122	16,502	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	175	93.14	95.21	92.69	12.68	102.72	56.27	145.24	90.75 to 95.76	101,068	93,677	
Greater Than 14,999	170	93.06	95.04	92.67	12.63	102.56	56.27	145.24	90.75 to 95.76	103,734	96,127	
Greater Than 29,999	160	92.90	94.57	92.53	12.09	102.20	56.27	141.78	90.75 to 95.23	108,765	100,638	
<u>Incremental Ranges</u>												
0 TO 4,999	3	100.50	98.14	100.09	03.67	98.05	91.43	102.50	N/A	1,900	1,902	
5,000 TO 14,999	5	103.75	101.06	99.76	11.34	101.30	82.00	120.50	N/A	10,400	10,375	
15,000 TO 29,999	10	103.95	102.55	102.99	17.56	99.57	73.84	145.24	75.50 to 129.72	23,250	23,946	
30,000 TO 59,999	35	100.59	104.23	103.16	14.78	101.04	56.27	141.78	96.55 to 111.17	43,311	44,681	
60,000 TO 99,999	48	90.78	93.21	92.76	13.49	100.49	66.66	132.62	86.88 to 96.91	76,467	70,933	
100,000 TO 149,999	44	90.94	90.95	90.76	08.64	100.21	68.00	118.82	86.67 to 94.78	123,856	112,412	
150,000 TO 249,999	28	89.61	90.24	89.98	07.98	100.29	70.58	115.51	85.89 to 95.23	184,942	166,419	
250,000 TO 499,999	5	93.14	96.08	96.20	07.00	99.88	87.06	107.70	N/A	317,600	305,539	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	178	93.23	95.26	92.69	12.57	102.77	56.27	145.24	90.83 to 95.94	99,396	92,130	

12 Butler
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 20
Total Sales Price : 1,640,319
Total Adj. Sales Price : 1,640,319
Total Assessed Value : 1,510,110
Avg. Adj. Sales Price : 82,016
Avg. Assessed Value : 75,506

MEDIAN : 95
WGT. MEAN : 92
MEAN : 97
COD : 14.40
PRD : 104.96

COV : 17.28
STD : 16.70
Avg. Abs. Dev : 13.65
MAX Sales Ratio : 137.20
MIN Sales Ratio : 71.10

95% Median C.I. : 85.66 to 105.24
95% Wgt. Mean C.I. : 85.08 to 99.05
95% Mean C.I. : 88.81 to 104.45

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13												
01-JAN-14 To 31-MAR-14	4	107.54	105.19	109.06	06.82	96.45	90.47	115.19	N/A	54,400	59,326	
01-APR-14 To 30-JUN-14	3	83.13	82.27	80.03	04.10	102.80	76.73	86.95	N/A	71,667	57,358	
01-JUL-14 To 30-SEP-14	3	104.04	102.98	91.74	10.72	112.25	85.72	119.18	N/A	71,667	65,750	
01-OCT-14 To 31-DEC-14	1	98.00	98.00	98.00	00.00	100.00	98.00	98.00	N/A	50,000	49,000	
01-JAN-15 To 31-MAR-15	2	97.68	97.68	91.36	12.31	106.92	85.66	109.69	N/A	62,250	56,870	
01-APR-15 To 30-JUN-15	2	86.06	86.06	95.21	17.38	90.39	71.10	101.01	N/A	154,110	146,733	
01-JUL-15 To 30-SEP-15												
01-OCT-15 To 31-DEC-15	1	103.37	103.37	103.37	00.00	100.00	103.37	103.37	N/A	80,000	82,695	
01-JAN-16 To 31-MAR-16	2	83.49	83.49	83.79	09.75	99.64	75.35	91.63	N/A	135,000	113,118	
01-APR-16 To 30-JUN-16	2	110.14	110.14	86.47	24.57	127.37	83.08	137.20	N/A	80,000	69,173	
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	10	97.26	97.65	93.67	13.42	104.25	76.73	119.18	83.13 to 115.19	64,760	60,663	
01-OCT-14 To 30-SEP-15	5	98.00	93.09	94.51	11.01	98.50	71.10	109.69	N/A	96,544	91,241	
01-OCT-15 To 30-SEP-16	5	91.63	98.13	87.70	17.93	111.89	75.35	137.20	N/A	102,000	89,455	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	11	98.00	97.68	93.98	12.10	103.94	76.73	119.18	83.13 to 115.19	63,418	59,603	
01-JAN-15 To 31-DEC-15	5	101.01	94.17	95.55	11.15	98.56	71.10	109.69	N/A	102,544	97,980	
<u>ALL</u>	20	94.82	96.63	92.06	14.40	104.96	71.10	137.20	85.66 to 105.24	82,016	75,506	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	8	94.82	93.74	89.79	11.13	104.40	71.10	109.84	71.10 to 109.84	63,231	56,775	
02	12	95.74	98.56	93.08	16.42	105.89	75.35	137.20	83.13 to 115.19	94,539	87,993	
<u>ALL</u>	20	94.82	96.63	92.06	14.40	104.96	71.10	137.20	85.66 to 105.24	82,016	75,506	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02	1	137.20	137.20	137.20	00.00	100.00	137.20	137.20	N/A	10,000	13,720	
03	18	91.05	94.13	90.13	13.30	104.44	71.10	119.18	83.13 to 105.24	76,769	69,189	
04	1	101.01	101.01	101.01	00.00	100.00	101.01	101.01	N/A	248,469	250,980	
<u>ALL</u>	20	94.82	96.63	92.06	14.40	104.96	71.10	137.20	85.66 to 105.24	82,016	75,506	

12 Butler
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 20
Total Sales Price : 1,640,319
Total Adj. Sales Price : 1,640,319
Total Assessed Value : 1,510,110
Avg. Adj. Sales Price : 82,016
Avg. Assessed Value : 75,506

MEDIAN : 95
WGT. MEAN : 92
MEAN : 97
COD : 14.40
PRD : 104.96

COV : 17.28
STD : 16.70
Avg. Abs. Dev : 13.65
MAX Sales Ratio : 137.20
MIN Sales Ratio : 71.10

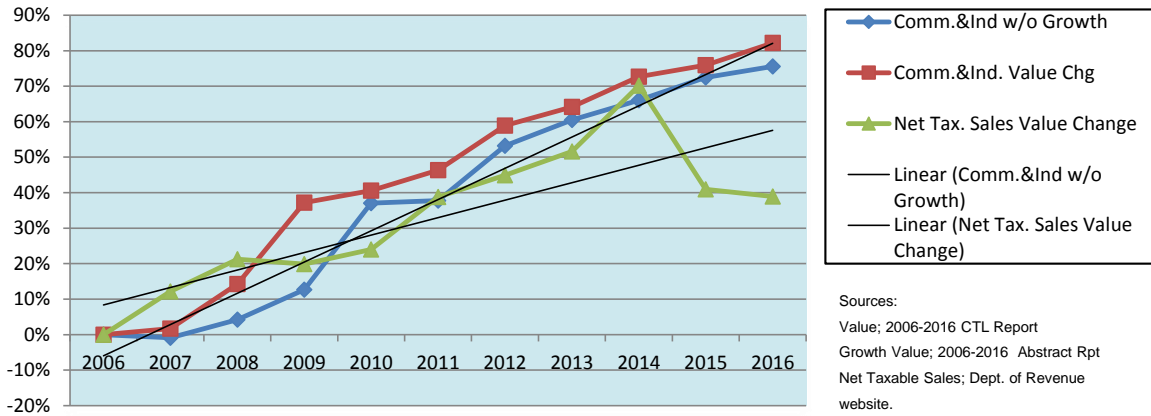
95% Median C.I. : 85.66 to 105.24
95% Wgt. Mean C.I. : 85.08 to 99.05
95% Mean C.I. : 88.81 to 104.45

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	3	109.84	111.33	111.55	15.25	99.80	86.95	137.20	N/A	8,700	9,705	
Less Than 30,000	7	109.69	108.20	106.93	11.04	101.19	86.95	137.20	86.95 to 137.20	18,871	20,179	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	20	94.82	96.63	92.06	14.40	104.96	71.10	137.20	85.66 to 105.24	82,016	75,506	
Greater Than 14,999	17	91.63	94.03	91.75	13.13	102.49	71.10	119.18	83.08 to 105.24	94,954	87,117	
Greater Than 29,999	13	85.72	90.40	90.76	12.51	99.60	71.10	115.19	76.73 to 103.37	116,017	105,297	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	109.84	111.33	111.55	15.25	99.80	86.95	137.20	N/A	8,700	9,705	
15,000 TO 29,999	4	106.87	105.85	105.79	08.04	100.06	90.47	119.18	N/A	26,500	28,035	
30,000 TO 59,999	2	84.55	84.55	83.36	15.91	101.43	71.10	98.00	N/A	54,875	45,743	
60,000 TO 99,999	4	94.52	94.35	92.97	10.54	101.48	83.13	105.24	N/A	83,750	77,864	
100,000 TO 149,999	4	84.18	89.73	89.77	16.26	99.96	75.35	115.19	N/A	125,000	112,216	
150,000 TO 249,999	3	85.72	89.94	91.76	06.98	98.02	83.08	101.01	N/A	187,823	172,350	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	20	94.82	96.63	92.06	14.40	104.96	71.10	137.20	85.66 to 105.24	82,016	75,506	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
309	1	137.20	137.20	137.20	00.00	100.00	137.20	137.20	N/A	10,000	13,720	
326	1	98.00	98.00	98.00	00.00	100.00	98.00	98.00	N/A	50,000	49,000	
344	3	83.13	83.44	80.93	05.51	103.10	76.73	90.47	N/A	77,167	62,452	
352	6	85.69	89.44	88.99	09.43	100.51	75.35	115.19	75.35 to 115.19	133,333	118,652	
353	2	103.71	103.71	103.53	00.33	100.17	103.37	104.04	N/A	52,500	54,353	
406	1	109.69	109.69	109.69	00.00	100.00	109.69	109.69	N/A	29,500	32,360	
442	1	105.24	105.24	105.24	00.00	100.00	105.24	105.24	N/A	65,000	68,405	
477	1	86.95	86.95	86.95	00.00	100.00	86.95	86.95	N/A	10,000	8,695	
481	1	119.18	119.18	119.18	00.00	100.00	119.18	119.18	N/A	25,000	29,795	
494	1	101.01	101.01	101.01	00.00	100.00	101.01	101.01	N/A	248,469	250,980	
554	1	71.10	71.10	71.10	00.00	100.00	71.10	71.10	N/A	59,750	42,485	
999	1	109.84	109.84	109.84	00.00	100.00	109.84	109.84	N/A	6,100	6,700	
___ ALL ___	20	94.82	96.63	92.06	14.40	104.96	71.10	137.20	85.66 to 105.24	82,016	75,506	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 51,670,395	\$ 1,663,545	3.22%	\$ 50,006,850	-	\$ 31,311,595	-
2007	\$ 52,564,255	\$ 1,350,030	2.57%	\$ 51,214,225	-0.88%	\$ 35,115,075	12.15%
2008	\$ 59,052,605	\$ 5,176,345	8.77%	\$ 53,876,260	2.50%	\$ 37,969,501	8.13%
2009	\$ 70,881,160	\$ 12,673,970	17.88%	\$ 58,207,190	-1.43%	\$ 37,541,943	-1.13%
2010	\$ 72,647,475	\$ 1,821,000	2.51%	\$ 70,826,475	-0.08%	\$ 38,819,650	3.40%
2011	\$ 75,624,405	\$ 4,418,440	5.84%	\$ 71,205,965	-1.98%	\$ 43,448,897	11.93%
2012	\$ 82,106,970	\$ 2,954,825	3.60%	\$ 79,152,145	4.66%	\$ 45,365,109	4.41%
2013	\$ 84,824,440	\$ 1,895,111	2.23%	\$ 82,929,329	1.00%	\$ 47,482,773	4.67%
2014	\$ 89,218,605	\$ 3,433,685	3.85%	\$ 85,784,920	1.13%	\$ 53,277,740	12.20%
2015	\$ 90,890,450	\$ 1,763,150	1.94%	\$ 89,127,300	-0.10%	\$ 44,143,550	-17.14%
2016	\$ 94,134,065	\$ 3,415,005	3.63%	\$ 90,719,060	-0.19%	\$ 43,507,032	-1.44%
Ann %chg	6.18%			Average	0.46%	3.89%	3.72%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.88%	1.73%	12.15%
2008	4.27%	14.29%	21.26%
2009	12.65%	37.18%	19.90%
2010	37.07%	40.60%	23.98%
2011	37.81%	46.36%	38.76%
2012	53.19%	58.91%	44.88%
2013	60.50%	64.16%	51.65%
2014	66.02%	72.67%	70.15%
2015	72.49%	75.90%	40.98%
2016	75.57%	82.18%	38.95%

County Number: 12
 County Name: Butler

12 Butler
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 66
Total Sales Price : 57,176,069
Total Adj. Sales Price : 57,435,746
Total Assessed Value : 40,411,730
Avg. Adj. Sales Price : 870,239
Avg. Assessed Value : 612,299

MEDIAN : 69
WGT. MEAN : 70
MEAN : 72
COD : 12.09
PRD : 102.33

COV : 16.81
STD : 12.10
Avg. Abs. Dev : 08.37
MAX Sales Ratio : 114.09
MIN Sales Ratio : 51.26

95% Median C.I. : 67.38 to 73.22
95% Wgt. Mean C.I. : 66.78 to 73.94
95% Mean C.I. : 69.08 to 74.92

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	9	67.67	69.91	67.27	11.26	103.92	51.26	82.95	63.29 to 80.27	623,037	419,124
01-JAN-14 To 31-MAR-14	2	92.85	92.85	81.18	14.45	114.38	79.43	106.27	N/A	3,720,408	3,020,065
01-APR-14 To 30-JUN-14	6	62.40	61.49	61.97	06.84	99.23	54.93	67.43	54.93 to 67.43	1,015,641	629,424
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	9	66.81	66.89	65.09	07.15	102.77	55.81	78.67	62.91 to 70.62	942,858	613,678
01-JAN-15 To 31-MAR-15	10	66.40	71.98	67.43	13.69	106.75	59.04	111.53	61.63 to 84.10	775,948	523,193
01-APR-15 To 30-JUN-15	4	76.06	73.39	70.29	12.67	104.41	58.14	83.30	N/A	622,125	437,295
01-JUL-15 To 30-SEP-15	6	73.52	80.29	76.95	15.59	104.34	67.38	114.09	67.38 to 114.09	742,333	571,230
01-OCT-15 To 31-DEC-15	5	69.65	69.58	68.99	05.64	100.86	62.00	75.22	N/A	620,530	428,130
01-JAN-16 To 31-MAR-16	8	69.92	72.02	70.70	08.82	101.87	60.47	91.39	60.47 to 91.39	1,012,559	715,846
01-APR-16 To 30-JUN-16	5	73.47	75.16	75.01	06.29	100.20	66.39	86.93	N/A	553,973	415,561
01-JUL-16 To 30-SEP-16	2	85.51	85.51	83.50	07.67	102.41	78.95	92.07	N/A	566,532	473,060
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	17	67.43	69.64	70.99	13.58	98.10	51.26	106.27	61.73 to 79.43	1,126,000	799,341
01-OCT-14 To 30-SEP-15	29	69.14	72.31	68.71	12.53	105.24	55.81	114.09	64.54 to 73.01	799,576	549,365
01-OCT-15 To 30-SEP-16	20	73.35	73.54	72.10	08.53	102.00	60.47	92.07	68.10 to 75.77	755,302	544,567
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	17	66.77	68.04	69.66	11.29	97.67	54.93	106.27	61.73 to 70.62	1,295,317	902,340
01-JAN-15 To 31-DEC-15	25	69.36	73.72	70.48	13.02	104.60	58.14	114.09	67.28 to 75.22	712,185	501,966
<u>ALL</u>	66	69.25	72.00	70.36	12.09	102.33	51.26	114.09	67.38 to 73.22	870,239	612,299

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	66	69.25	72.00	70.36	12.09	102.33	51.26	114.09	67.38 to 73.22	870,239	612,299
<u>ALL</u>	66	69.25	72.00	70.36	12.09	102.33	51.26	114.09	67.38 to 73.22	870,239	612,299

12 Butler
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 66
Total Sales Price : 57,176,069
Total Adj. Sales Price : 57,435,746
Total Assessed Value : 40,411,730
Avg. Adj. Sales Price : 870,239
Avg. Assessed Value : 612,299

MEDIAN : 69
WGT. MEAN : 70
MEAN : 72
COD : 12.09
PRD : 102.33

COV : 16.81
STD : 12.10
Avg. Abs. Dev : 08.37
MAX Sales Ratio : 114.09
MIN Sales Ratio : 51.26

95% Median C.I. : 67.38 to 73.22
95% Wgt. Mean C.I. : 66.78 to 73.94
95% Mean C.I. : 69.08 to 74.92

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	14	70.39	69.75	67.84	09.77	102.82	51.26	92.07	62.00 to 75.77	786,815	533,795
1	14	70.39	69.75	67.84	09.77	102.82	51.26	92.07	62.00 to 75.77	786,815	533,795
Dry											
County	14	67.89	72.24	70.21	11.77	102.89	58.14	111.53	64.03 to 78.67	605,821	425,330
1	14	67.89	72.24	70.21	11.77	102.89	58.14	111.53	64.03 to 78.67	605,821	425,330
Grass											
County	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
1	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
ALL	66	69.25	72.00	70.36	12.09	102.33	51.26	114.09	67.38 to 73.22	870,239	612,299

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	27	69.14	69.14	67.20	11.11	102.89	51.26	92.07	62.91 to 73.73	1,028,243	690,957
1	27	69.14	69.14	67.20	11.11	102.89	51.26	92.07	62.91 to 73.73	1,028,243	690,957
Dry											
County	23	68.10	73.38	71.08	12.32	103.24	58.14	111.53	66.77 to 76.41	664,445	472,256
1	23	68.10	73.38	71.08	12.32	103.24	58.14	111.53	66.77 to 76.41	664,445	472,256
Grass											
County	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
1	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
ALL	66	69.25	72.00	70.36	12.09	102.33	51.26	114.09	67.38 to 73.22	870,239	612,299

Butler County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Butler	1	7324	6525	6315	6172	6168	6115	5305	5173	6604
Colfax	1	6575	6250	6150	6050	5725	5500	5400	4975	5983
Dodge	1	6737	6521	6302	6100	5869	5670	5455	5240	6214
Platte	3	6298	n/a	5750	5423	5125	4697	4500	4050	5205
Platte	6	8920	8400	7629	7214	6930	6510	6092	5460	7465
Polk	1	7493	6798	6366	5970	5515	5405	5218	4629	6847
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	7066
Seward	2	6800	6700	6500	n/a	5800	4900	4700	3800	6411
York	1	7300	7100	6940	6940	6380	n/a	6200	6200	7034

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Butler	1	6300	5300	5199	5076	4598	4298	3400	3300	4795
Colfax	1	5835	5745	5549	5449	5250	5026	4704	4316	5266
Dodge	1	6634	6411	6205	5454	5745	5559	5343	5132	6027
Platte	3	5575	n/a	5175	4851	4725	4227	3600	3000	4544
Platte	6	7596	7280	6706	6466	6345	5929	5100	4060	6436
Polk	1	5636	5336	4040	4040	3680	3580	3470	3470	4914
Seward	1	5900	5800	5300	5300	5300	3850	3800	2900	5216
Seward	2	5900	5800	5300	5300	5300	3845	3800	2900	4873
York	1	5376	5376	4900	4900	4700	n/a	4600	4600	5100

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Butler	1	2646	2597	2556	2543	2493	2448	2373	2348	2419
Colfax	1	2335	2335	2200	2200	2050	2050	1800	1800	2055
Dodge	1	2460	2460	2355	2355	2245	2245	2144	2140	2274
Platte	3	1488	n/a	1500	1485	1325	1325	1325	1302	1328
Platte	6	1977	1800	1677	1688	1789	1647	1600	1574	1669
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2153
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1743
Seward	2	2100	2100	1991	2000	1799	1798	1700	1600	1739
York	1	2117	2045	1804	1801	1684	n/a	1564	1559	1669

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	78	Median :	70	COV :	16.33	95% Median C.I. :	67.57 to 73.73
Total Sales Price :	60,566,186	Wgt. Mean :	71	STD :	11.84	95% Wgt. Mean C.I. :	67.18 to 73.91
Total Adj. Sales Price :	60,815,863	Mean :	73	Avg. Abs. Dev :	08.49	95% Mean C.I. :	69.87 to 75.13
Total Assessed Value :	42,902,455						
Avg. Adj. Sales Price :	779,691	COD :	12.12	MAX Sales Ratio :	114.09		
Avg. Assessed Value :	550,031	PRD :	102.78	MIN Sales Ratio :	51.26		

Printed : 04/05/2017

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	9	67.67	69.91	67.27	11.26	103.92	51.26	82.95	63.29 to 80.27	623,037	419,124
01/01/2014 To 03/31/2014	4	84.35	88.58	81.27	10.88	108.99	79.37	106.27	N/A	1,972,204	1,602,835
04/01/2014 To 06/30/2014	7	63.07	64.77	62.74	10.65	103.24	54.93	84.48	54.93 to 84.48	901,407	565,574
07/01/2014 To 09/30/2014	1	92.78	92.78	92.78		100.00	92.78	92.78	N/A	165,000	153,080
10/01/2014 To 12/31/2014	9	66.81	66.89	65.09	07.15	102.77	55.81	78.67	62.91 to 70.62	942,858	613,678
01/01/2015 To 03/31/2015	14	67.16	71.38	67.83	11.23	105.23	59.04	111.53	64.03 to 74.93	648,677	440,004
04/01/2015 To 06/30/2015	5	71.57	73.02	70.45	10.77	103.65	58.14	83.30	N/A	567,206	399,578
07/01/2015 To 09/30/2015	7	71.12	76.79	75.68	16.89	101.47	55.78	114.09	55.78 to 114.09	676,989	512,330
10/01/2015 To 12/31/2015	5	69.65	69.58	68.99	05.64	100.86	62.00	75.22	N/A	620,530	428,130
01/01/2016 To 03/31/2016	10	72.58	72.66	71.00	08.00	102.34	60.47	91.39	65.87 to 76.17	869,714	617,496
04/01/2016 To 06/30/2016	5	73.47	75.16	75.01	06.29	100.20	66.39	86.93	N/A	553,973	415,561
07/01/2016 To 09/30/2016	2	85.51	85.51	83.50	07.67	102.41	78.95	92.07	N/A	566,532	473,060
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	21	67.67	72.85	71.58	16.27	101.77	51.26	106.27	63.29 to 80.27	951,000	680,741
10/01/2014 To 09/30/2015	35	69.14	71.54	68.68	11.64	104.16	55.78	114.09	65.66 to 71.57	718,347	493,353
10/01/2015 To 09/30/2016	22	73.60	73.70	72.21	07.95	102.06	60.47	92.07	68.10 to 76.05	713,760	515,433
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	21	67.43	71.55	70.23	14.56	101.88	54.93	106.27	63.06 to 79.37	1,088,066	764,121
01/01/2015 To 12/31/2015	31	69.36	72.58	70.27	11.91	103.29	55.78	114.09	66.75 to 73.73	637,390	447,900

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	78	70.06	72.50	70.54	12.12	102.78	51.26	114.09	67.57 to 73.73	779,691	550,031

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	78	Median :	70	COV :	16.33	95% Median C.I. :	67.57 to 73.73
Total Sales Price :	60,566,186	Wgt. Mean :	71	STD :	11.84	95% Wgt. Mean C.I. :	67.18 to 73.91
Total Adj. Sales Price :	60,815,863	Mean :	73	Avg. Abs.Dev :	08.49	95% Mean C.I. :	69.87 to 75.13
Total Assessed Value :	42,902,455						
Avg. Adj. Sales Price :	779,691	COD :	12.12	MAX Sales Ratio :	114.09		
Avg. Assessed Value :	550,031	PRD :	102.78	MIN Sales Ratio :	51.26		

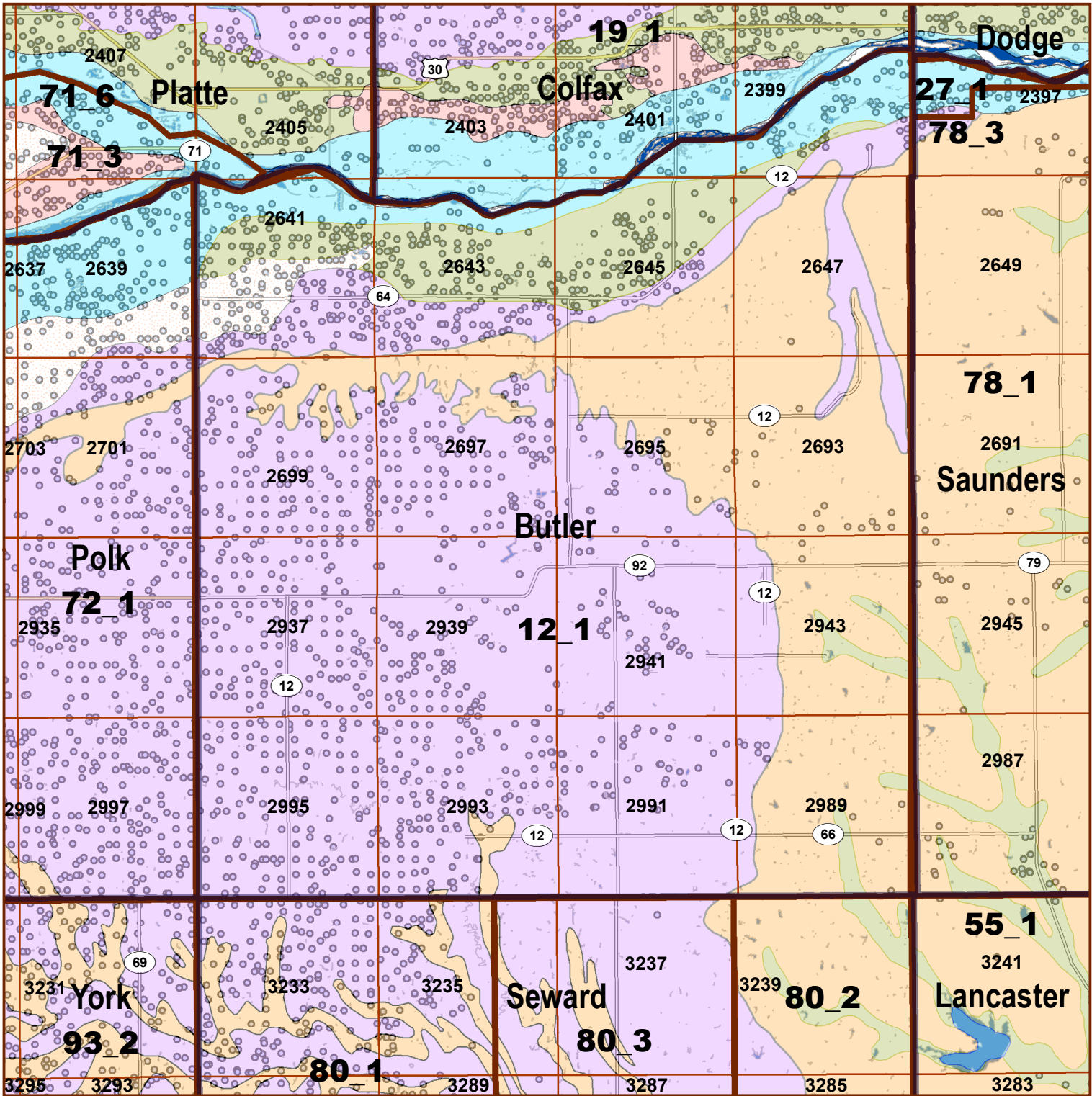
Printed : 04/05/2017

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	17	71.57	70.69	68.41	08.86	103.33	51.26	92.07	62.91 to 75.77	705,198	482,425
1	17	71.57	70.69	68.41	08.86	103.33	51.26	92.07	62.91 to 75.77	705,198	482,425
<u>Dry</u>											
County	16	67.89	72.66	70.46	11.93	103.12	58.14	111.53	64.54 to 78.67	558,969	393,831
1	16	67.89	72.66	70.46	11.93	103.12	58.14	111.53	64.54 to 78.67	558,969	393,831
<u>Grass</u>											
County	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
1	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
<u>ALL</u>											
10/01/2013 To 09/30/2016	78	70.06	72.50	70.54	12.12	102.78	51.26	114.09	67.57 to 73.73	779,691	550,031

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Irrigated</u>											
County	33	70.87	69.84	67.58	10.03	103.34	51.26	92.07	65.66 to 73.73	903,379	610,541
1	33	70.87	69.84	67.58	10.03	103.34	51.26	92.07	65.66 to 73.73	903,379	610,541
<u>Dry</u>											
County	28	68.54	73.70	71.22	13.32	103.48	55.78	111.53	66.77 to 76.41	587,693	418,556
1	28	68.54	73.70	71.22	13.32	103.48	55.78	111.53	66.77 to 76.41	587,693	418,556
<u>Grass</u>											
County	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
1	3	69.36	69.46	65.43	14.01	106.16	54.93	84.10	N/A	225,463	147,530
<u>ALL</u>											
10/01/2013 To 09/30/2016	78	70.06	72.50	70.54	12.12	102.78	51.26	114.09	67.57 to 73.73	779,691	550,031



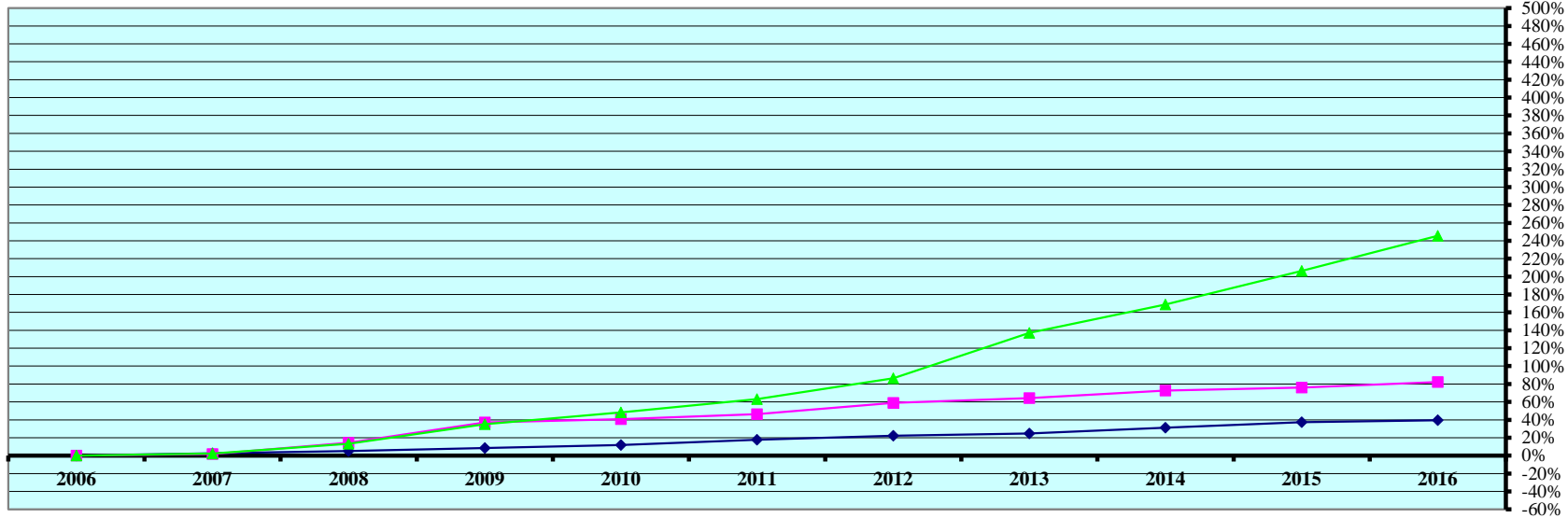
Legend

- 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

Butler County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	185,360,055	--	--	--	51,670,395	--	--	--	508,807,150	--	--	--
2007	190,195,455	4,835,400	2.61%	2.61%	52,564,255	893,860	1.73%	1.73%	521,228,850	12,421,700	2.44%	2.44%
2008	194,778,475	4,583,020	2.41%	5.08%	59,052,605	6,488,350	12.34%	14.29%	576,731,290	55,502,440	10.65%	13.35%
2009	201,128,955	6,350,480	3.26%	8.51%	70,881,160	11,828,555	20.03%	37.18%	686,741,695	110,010,405	19.07%	34.97%
2010	207,054,715	5,925,760	2.95%	11.70%	72,647,475	1,766,315	2.49%	40.60%	754,017,735	67,276,040	9.80%	48.19%
2011	218,165,315	11,110,600	5.37%	17.70%	75,624,405	2,976,930	4.10%	46.36%	829,690,145	75,672,410	10.04%	63.07%
2012	226,498,455	8,333,140	3.82%	22.19%	82,106,970	6,482,565	8.57%	58.91%	948,882,795	119,192,650	14.37%	86.49%
2013	231,427,060	4,928,605	2.18%	24.85%	84,824,440	2,717,470	3.31%	64.16%	1,206,057,260	257,174,465	27.10%	137.04%
2014	243,306,770	11,879,710	5.13%	31.26%	89,218,605	4,394,165	5.18%	72.67%	1,367,091,430	161,034,170	13.35%	168.69%
2015	254,394,350	11,087,580	4.56%	37.24%	90,890,450	1,671,845	1.87%	75.90%	1,558,443,105	191,351,675	14.00%	206.29%
2016	258,545,780	4,151,430	1.63%	39.48%	94,134,065	3,243,615	3.57%	82.18%	1,758,458,995	200,015,890	12.83%	245.60%

Rate Annual %chg: Residential & Recreational 3.38%

Commercial & Industrial 6.18%

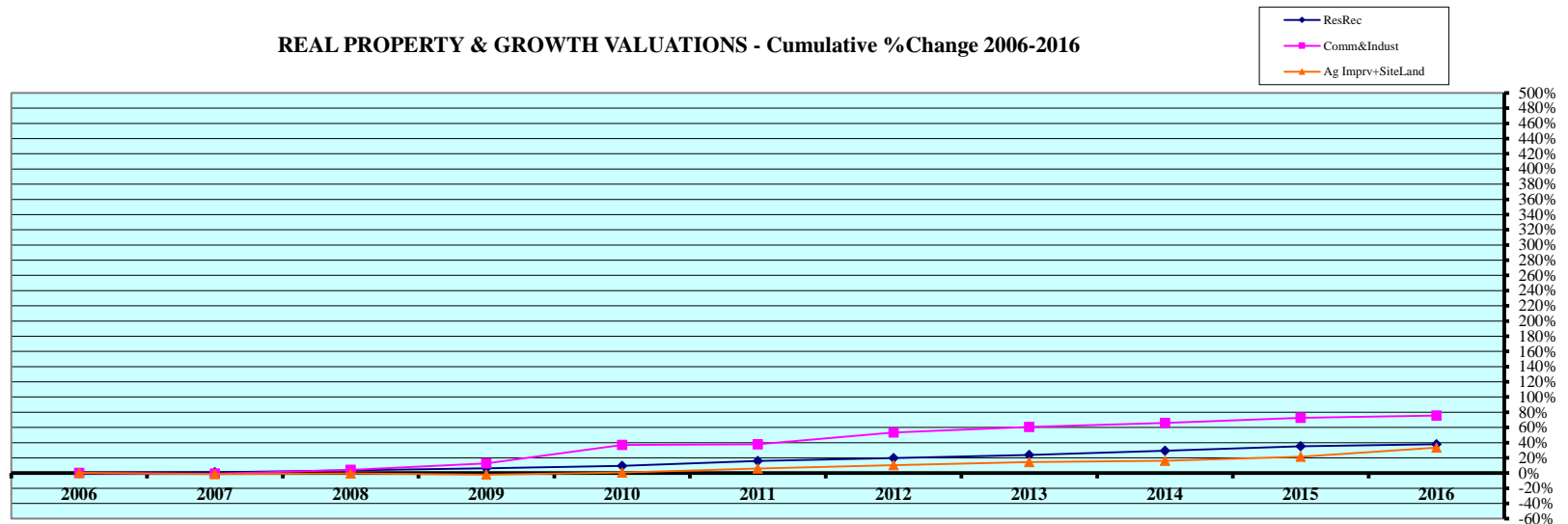
Agricultural Land 13.20%

Cnty# 12
County BUTLER

CHART 1 EXHIBIT 12B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	185,360,055	3,761,102	2.03%	181,598,953	--	--	51,670,395	1,663,545	3.22%	50,006,850	--	--	
2007	190,195,455	2,955,785	1.55%	187,239,670	1.01%	1.01%	52,564,255	1,350,030	2.57%	51,214,225	-0.88%	-0.88%	
2008	194,778,475	2,984,960	1.53%	191,793,515	0.84%	3.47%	59,052,605	5,176,345	8.77%	53,876,260	2.50%	4.27%	
2009	201,128,955	4,296,000	2.14%	196,832,955	1.05%	6.19%	70,881,160	12,673,970	17.88%	58,207,190	-1.43%	12.65%	
2010	207,054,715	4,223,900	2.04%	202,830,815	0.85%	9.43%	72,647,475	1,821,000	2.51%	70,826,475	-0.08%	37.07%	
2011	218,165,315	3,234,053	1.48%	214,931,262	3.80%	15.95%	75,624,405	4,418,440	5.84%	71,205,965	-1.98%	37.81%	
2012	226,498,455	4,790,149	2.11%	221,708,306	1.62%	19.61%	82,106,970	2,954,825	3.60%	79,152,145	4.66%	53.19%	
2013	231,427,060	2,163,140	0.93%	229,263,920	1.22%	23.69%	84,824,440	1,895,111	2.23%	82,929,329	1.00%	60.50%	
2014	243,306,770	3,486,001	1.43%	239,820,769	3.63%	29.38%	89,218,605	3,433,685	3.85%	85,784,920	1.13%	66.02%	
2015	254,394,350	4,035,865	1.59%	250,358,485	2.90%	35.07%	90,890,450	1,763,150	1.94%	89,127,300	-0.10%	72.49%	
2016	258,545,780	2,952,625	1.14%	255,593,155	0.47%	37.89%	94,134,065	3,415,005	3.63%	90,719,060	-0.19%	75.57%	
Rate Ann%chg	3.38%					1.74%	6.18%					C & I w/o growth	0.46%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	58,479,300	35,313,025	93,792,325	943,455	1.01%	92,848,870	--	--
2007	58,914,570	35,155,725	94,070,295	1,496,245	1.59%	92,574,050	-1.30%	-1.30%
2008	58,973,050	35,594,345	94,567,395	1,223,757	1.29%	93,343,638	-0.77%	-0.48%
2009	58,753,925	34,595,145	93,349,070	1,537,800	1.65%	91,811,270	-2.91%	-2.11%
2010	57,697,310	38,987,435	96,684,745	2,179,245	2.25%	94,505,500	1.24%	0.76%
2011	60,768,290	40,193,230	100,961,520	1,649,315	1.63%	99,312,205	2.72%	5.89%
2012	65,363,320	42,820,105	108,183,425	4,665,965	4.31%	103,517,460	2.53%	10.37%
2013	65,131,025	43,904,670	109,035,695	1,777,901	1.63%	107,257,794	-0.86%	14.36%
2014	66,186,315	45,661,235	111,847,550	2,808,970	2.51%	109,038,580	0.00%	16.26%
2015	69,772,195	48,330,020	118,102,215	4,256,340	3.60%	113,845,875	1.79%	21.38%
2016	74,047,195	55,475,545	129,522,740	4,381,725	3.38%	125,141,015	5.96%	33.42%
Rate Ann%chg	2.39%	4.62%	3.28%	Ag Imprv+Site w/o growth		0.84%		

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

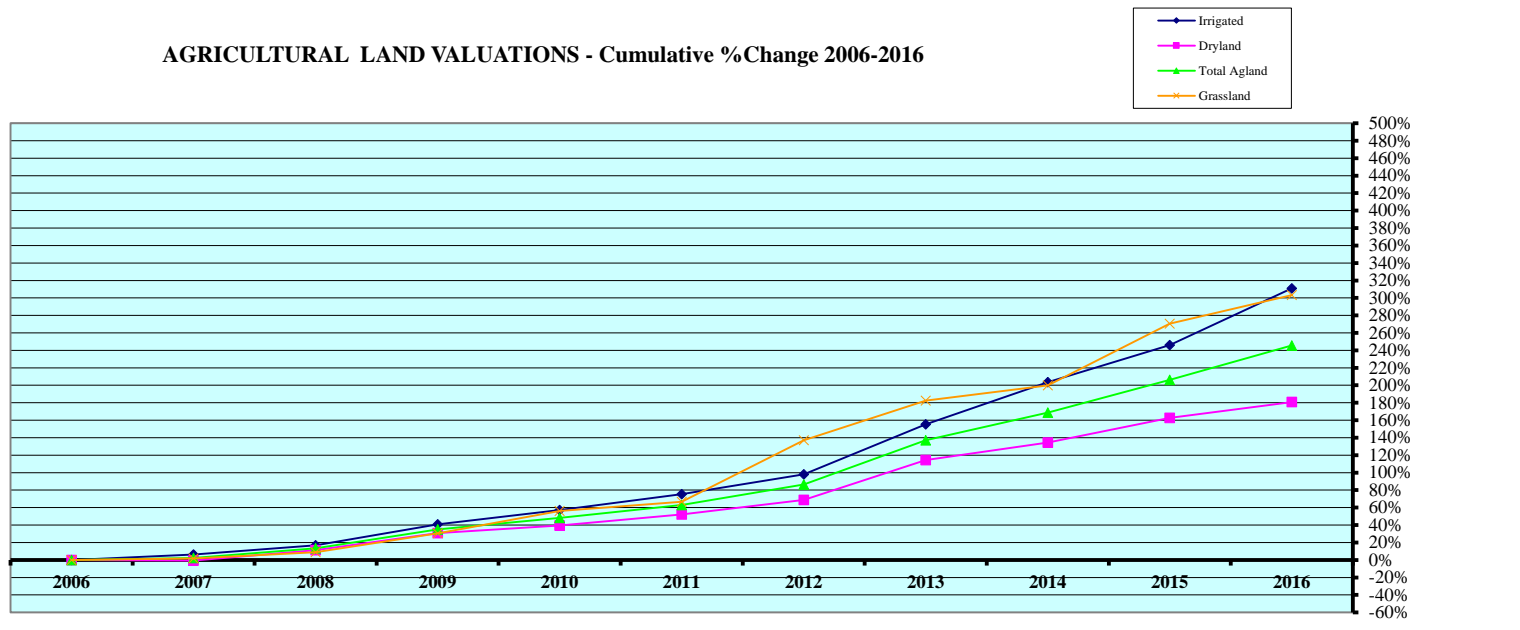
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 12
County BUTLER

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	215,850,540	--	--	--	253,126,125	--	--	--	39,281,715	--	--	--
2007	229,287,325	13,436,785	6.23%	6.23%	251,461,690	-1,664,435	-0.66%	-0.66%	39,945,165	663,450	1.69%	1.69%
2008	252,017,060	22,729,735	9.91%	16.76%	281,388,165	29,926,475	11.90%	11.17%	42,798,195	2,853,030	7.14%	8.95%
2009	303,924,450	51,907,390	20.60%	40.80%	330,880,925	49,492,760	17.59%	30.72%	51,244,435	8,446,240	19.74%	30.45%
2010	339,030,245	35,105,795	11.55%	57.07%	353,135,585	22,254,660	6.73%	39.51%	61,323,170	10,078,735	19.67%	56.11%
2011	378,589,570	39,559,325	11.67%	75.39%	385,021,785	31,886,200	9.03%	52.11%	65,435,075	4,111,905	6.71%	66.58%
2012	427,766,490	49,176,920	12.99%	98.18%	427,181,600	42,159,815	10.95%	68.76%	93,143,235	27,708,160	42.34%	137.12%
2013	551,286,185	123,519,695	28.88%	155.40%	543,017,175	115,835,575	27.12%	114.52%	110,986,790	17,843,555	19.16%	182.54%
2014	655,016,995	103,730,810	18.82%	203.46%	593,462,370	50,445,195	9.29%	134.45%	117,825,240	6,838,450	6.16%	199.95%
2015	747,092,455	92,075,460	14.06%	246.12%	664,737,035	71,274,665	12.01%	162.61%	145,568,875	27,743,635	23.55%	270.58%
2016	887,152,270	140,059,815	18.75%	311.00%	710,677,080	45,940,045	6.91%	180.76%	158,403,125	12,834,250	8.82%	303.25%

Rate Ann.%chg: Irrigated Dryland Grassland

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	544,930	--	--	--	3,840	--	--	--	508,807,150	--	--	--
2007	534,670	-10,260	-1.88%	-1.88%	0	-3,840	-100.00%	-100.00%	521,228,850	12,421,700	2.44%	2.44%
2008	527,870	-6,800	-1.27%	-3.13%	0	0			576,731,290	55,502,440	10.65%	13.35%
2009	691,885	164,015	31.07%	26.97%	0	0			686,741,695	110,010,405	19.07%	34.97%
2010	205,050	-486,835	-70.36%	-62.37%	323,685	323,685		8329.30%	754,017,735	67,276,040	9.80%	48.19%
2011	245,320	40,270	19.64%	-54.98%	398,395	74,710	23.08%	10274.87%	829,690,145	75,672,410	10.04%	63.07%
2012	313,475	68,155	27.78%	-42.47%	477,995	79,600	19.98%	12347.79%	948,882,795	119,192,650	14.37%	86.49%
2013	306,120	-7,355	-2.35%	-43.82%	460,990	-17,005	-3.56%	11904.95%	1,206,057,260	257,174,465	27.10%	137.04%
2014	325,835	19,715	6.44%	-40.21%	460,990	0	0.00%	11904.95%	1,367,091,430	161,034,170	13.35%	168.69%
2015	430,095	104,260	32.00%	-21.07%	614,645	153,655	33.33%	15906.38%	1,558,443,105	191,351,675	14.00%	206.29%
2016	680,040	249,945	58.11%	24.79%	1,546,480	931,835	151.61%	40172.92%	1,758,458,995	200,015,890	12.83%	245.60%

Cnty#
County

Rate Ann.%chg: Total Agric Land

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	215,065,465	115,386	1,864			253,961,920	172,852	1,469			39,134,060	58,815	665		
2007	229,282,190	119,572	1,918	2.88%	2.88%	251,517,850	169,317	1,485	1.11%	1.11%	39,901,100	58,348	684	2.78%	2.78%
2008	251,394,485	122,478	2,053	7.04%	10.12%	282,193,110	166,715	1,693	13.95%	15.21%	42,735,425	57,937	738	7.86%	10.86%
2009	303,409,725	123,234	2,462	19.95%	32.09%	331,452,740	166,001	1,997	17.96%	35.90%	51,253,540	57,906	885	20.00%	33.03%
2010	338,976,695	124,497	2,723	10.59%	46.08%	353,831,395	164,975	2,145	7.42%	45.98%	45,816,155	45,249	1,013	14.39%	52.18%
2011	378,398,760	126,154	3,000	10.16%	60.93%	385,264,820	163,188	2,361	10.08%	60.69%	50,112,520	44,961	1,115	10.08%	67.51%
2012	427,268,210	127,335	3,355	11.87%	80.03%	430,004,635	155,529	2,765	17.11%	88.18%	73,856,235	51,448	1,436	28.80%	115.75%
2013	550,241,355	129,974	4,233	26.17%	127.13%	544,132,340	152,069	3,578	29.42%	143.54%	93,970,985	52,010	1,807	25.86%	171.54%
2014	654,712,450	132,731	4,933	16.51%	164.64%	594,375,905	150,156	3,958	10.63%	169.42%	117,235,210	68,036	1,723	-4.63%	158.97%
2015	746,353,155	133,575	5,588	13.28%	199.78%	665,185,415	147,715	4,503	13.76%	206.50%	145,745,385	69,608	2,094	21.51%	214.68%
2016	887,714,965	134,449	6,603	18.17%	254.24%	710,913,470	148,286	4,794	6.46%	226.30%	158,204,325	68,310	2,316	10.61%	248.07%

Rate Annual %chg Average Value/Acre: 13.48%

12.55%

13.28%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	545,080	7,266	75			0	0				508,706,525	354,321	1,436		
2007	534,230	7,122	75	0.00%	0.00%	0	0				521,235,370	354,359	1,471	2.45%	2.45%
2008	527,420	7,031	75	0.00%	0.00%	0	0				576,850,440	354,161	1,629	10.73%	13.45%
2009	690,585	6,906	100	33.31%	33.30%	0	0				686,806,590	354,046	1,940	19.10%	35.11%
2010	203,670	978	208	108.32%	177.69%	15,678,140	18,660	840			754,506,055	354,360	2,129	9.76%	48.30%
2011	245,335	980	250	20.16%	233.68%	15,696,325	18,591	844	0.49%		829,717,760	353,873	2,345	10.12%	63.31%
2012	291,910	973	300	19.85%	299.89%	17,472,370	18,588	940	11.33%		948,893,360	353,873	2,681	14.36%	86.77%
2013	303,150	1,011	300	0.00%	299.89%	17,393,075	18,467	942	0.20%		1,206,040,905	353,530	3,411	27.22%	137.61%
2014	324,180	1,081	300	0.00%	299.89%	460,990	1,537	300	-68.15%		1,367,108,735	353,541	3,867	13.35%	169.33%
2015	430,110	1,075	400	33.33%	433.16%	614,655	1,537	400	33.34%		1,558,328,720	353,510	4,408	14.00%	207.03%
2016	674,370	1,124	600	50.03%	699.91%	1,554,220	1,554	1,000	150.00%		1,759,061,350	353,724	4,973	12.81%	246.37%

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BUTLER

Rate Annual %chg Average Value/Acre: 13.23%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
8,395	BUTLER	96,208,139	71,405,421	28,787,432	245,370,825	71,754,280	22,379,785	13,174,955	1,758,458,995	74,047,195	55,475,545	0	2,437,062,572
cnty sector/value % of total value:		3.95%	2.93%	1.18%	10.07%	2.94%	0.92%	0.54%	72.15%	3.04%	2.28%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
69	ABIE	329,683	2,436	441	1,123,665	119,835	0	0	0	0	20,480	0	1,596,540
0.82%	%sector of county sector	0.34%	0.00%	0.00%	0.46%	0.17%					0.04%		0.07%
	%sector of municipality	20.65%	0.15%	0.03%	70.38%	7.51%					1.28%		100.00%
435	BELLWOOD	696,346	106,604	238,477	10,843,285	3,139,260	0	0	7,310	0	0	0	15,031,282
5.18%	%sector of county sector	0.72%	0.15%	0.83%	4.42%	4.38%			0.00%				0.82%
	%sector of municipality	4.63%	0.71%	1.59%	72.14%	20.88%			0.05%				100.00%
332	BRAINARD	2,589,657	239,303	841,237	11,958,765	5,936,350	0	0	9,595	0	0	0	21,574,907
3.95%	%sector of county sector	2.69%	0.34%	2.92%	4.87%	8.27%			0.00%				0.89%
	%sector of municipality	12.00%	1.11%	3.90%	55.43%	27.52%			0.04%				100.00%
99	BRUNO	52,136	37,599	6,812	1,663,740	354,750	0	0	155,975	0	22,015	0	2,293,027
1.18%	%sector of county sector	0.05%	0.05%	0.02%	0.68%	0.49%			0.01%		0.04%		0.09%
	%sector of municipality	2.27%	1.64%	0.30%	72.56%	15.47%			6.80%		0.96%		100.00%
2,915	DAVID CITY	9,150,443	958,334	983,035	93,051,330	19,436,310	7,371,435	0	127,690	0	0	0	131,078,577
34.72%	%sector of county sector	9.51%	1.34%	3.41%	37.92%	27.09%	32.94%		0.01%				5.38%
	%sector of municipality	6.98%	0.73%	0.75%	70.99%	14.83%	5.62%		0.10%				100.00%
204	DWIGHT	445,403	29,651	5,372	7,159,775	1,177,900	0	0	85,570	0	0	0	8,903,671
2.43%	%sector of county sector	0.46%	0.04%	0.02%	2.92%	1.64%			0.00%				0.37%
	%sector of municipality	5.00%	0.33%	0.06%	80.41%	13.23%			0.96%				100.00%
54	GARRISON	676,317	77,005	210,699	881,455	3,324,205	0	0	32,730	0	0	0	5,202,411
0.64%	%sector of county sector	0.70%	0.11%	0.73%	0.36%	4.63%			0.00%				0.21%
	%sector of municipality	13.00%	1.48%	4.05%	16.94%	63.90%			0.63%				100.00%
88	LINWOOD	260,463	0	0	1,191,970	136,755	0	0	667,050	18,000	48,035	0	2,322,273
1.05%	%sector of county sector	0.27%			0.49%	0.19%			0.04%		0.09%		0.10%
	%sector of municipality	11.22%			51.33%	5.89%			28.72%		0.78%		2.07%
127	OCTAVIA	5,647	32,540	5,896	1,960,325	1,300	0	0	136,535	0	0	0	2,142,243
1.51%	%sector of county sector	0.01%	0.05%	0.02%	0.80%	0.00%			0.01%				0.09%
	%sector of municipality	0.26%	1.52%	0.28%	91.51%	0.06%			6.37%				100.00%
374	RISING CITY	987,291	262,188	415,822	9,061,165	4,407,560	0	0	170,170	0	2,400	0	15,306,596
4.46%	%sector of county sector	1.03%	0.37%	1.44%	3.69%	6.14%			0.01%		0.00%		0.63%
	%sector of municipality	6.45%	1.71%	2.72%	59.20%	28.80%			1.11%		0.02%		100.00%
43	SURPRISE	16,047	32,240	5,841	631,275	175,150	0	0	726,695	65,465	14,240	0	1,666,953
0.51%	%sector of county sector	0.02%	0.05%	0.02%	0.26%	0.24%			0.04%		0.09%		0.07%
	%sector of municipality	0.96%	1.93%	0.35%	37.87%	10.51%			43.59%		3.93%		0.85%
171	ULYSSES	509,872	358,286	235,864	2,851,530	1,695,690	0	0	7,780	0	0	0	5,659,022
2.04%	%sector of county sector	0.53%	0.50%	0.82%	1.16%	2.36%			0.00%		0.00%		0.23%
	%sector of municipality	9.01%	6.33%	4.17%	50.39%	29.96%			0.14%				100.00%
4,911	Total Municipalities	15,719,305	2,136,186	2,949,496	142,378,280	39,905,065	7,371,435	0	2,127,100	83,465	107,170	0	212,777,502
58.50%	%all municip.sect of cnty	16.34%	2.99%	10.25%	58.03%	55.61%	32.94%		0.12%	0.11%	0.19%		8.73%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
12	BUTLER

CHART 5

EXHIBIT

12B

Page 5

Total Real Property
Sum Lines 17, 25, & 30

Records : 7,967

Value : 2,262,126,170

Growth 11,627,224

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	232	1,384,415	0	0	71	702,605	303	2,087,020	
02. Res Improve Land	2,031	16,304,880	0	0	705	18,389,935	2,736	34,694,815	
03. Res Improvements	2,084	130,902,600	0	0	789	87,703,965	2,873	218,606,565	
04. Res Total	2,316	148,591,895	0	0	860	106,796,505	3,176	255,388,400	3,247,699
% of Res Total	72.92	58.18	0.00	0.00	27.08	41.82	39.86	11.29	27.93
05. Com UnImp Land	44	295,650	0	0	11	1,684,090	55	1,979,740	
06. Com Improve Land	308	2,721,430	0	0	60	7,608,500	368	10,329,930	
07. Com Improvements	321	37,274,975	0	0	78	26,246,740	399	63,521,715	
08. Com Total	365	40,292,055	0	0	89	35,539,330	454	75,831,385	3,569,100
% of Com Total	80.40	53.13	0.00	0.00	19.60	46.87	5.70	3.35	30.70
09. Ind UnImp Land	2	51,230	0	0	0	0	2	51,230	
10. Ind Improve Land	8	662,495	0	0	1	937,325	9	1,599,820	
11. Ind Improvements	8	6,657,710	0	0	1	14,063,120	9	20,720,830	
12. Ind Total	10	7,371,435	0	0	1	15,000,445	11	22,371,880	0
% of Ind Total	90.91	32.95	0.00	0.00	9.09	67.05	0.14	0.99	0.00
13. Rec UnImp Land	0	0	0	0	34	2,108,925	34	2,108,925	
14. Rec Improve Land	0	0	0	0	43	1,957,065	43	1,957,065	
15. Rec Improvements	0	0	0	0	250	11,510,925	250	11,510,925	
16. Rec Total	0	0	0	0	284	15,576,915	284	15,576,915	417,484
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.56	0.69	3.59
Res & Rec Total	2,316	148,591,895	0	0	1,144	122,373,420	3,460	270,965,315	3,665,183
% of Res & Rec Total	66.94	54.84	0.00	0.00	33.06	45.16	43.43	11.98	31.52
Com & Ind Total	375	47,663,490	0	0	90	50,539,775	465	98,203,265	3,569,100
% of Com & Ind Total	80.65	48.54	0.00	0.00	19.35	51.46	5.84	4.34	30.70
17. Taxable Total	2,691	196,255,385	0	0	1,234	172,913,195	3,925	369,168,580	7,234,283
% of Taxable Total	68.56	53.16	0.00	0.00	31.44	46.84	49.27	16.32	62.22

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	6	1,082,200	1,022,110	0	0	0
20. Industrial	3	4,272,735	4,036,010	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	6	1,082,200	1,022,110
20. Industrial	0	0	0	3	4,272,735	4,036,010
21. Other	0	0	0	0	0	0
22. Total Sch II				9	5,354,935	5,058,120

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	267	0	444	711

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	101	1,908,285	0	0	2,607	1,132,873,745	2,708	1,134,782,030
28. Ag-Improved Land	3	170,050	0	0	1,262	654,662,580	1,265	654,832,630
29. Ag Improvements	5	119,130	0	0	1,329	103,223,800	1,334	103,342,930
30. Ag Total							4,042	1,892,957,590

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	1.00	18,000	0	0.00	0	
32. HomeSite Improv Land	1	1.00	18,000	0	0.00	0	
33. HomeSite Improvements	1	1.00	45,640	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	3	1.91	6,825	0	0.00	0	
36. FarmSite Improv Land	3	5.74	18,445	0	0.00	0	
37. FarmSite Improvements	5	0.00	73,490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	4.88	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	8	7.47	145,000	9	8.47	163,000	
32. HomeSite Improv Land	771	786.80	14,185,240	772	787.80	14,203,240	
33. HomeSite Improvements	789	774.80	63,806,165	790	775.80	63,851,805	4,392,941
34. HomeSite Total				799	796.27	78,218,045	
35. FarmSite UnImp Land	55	276.57	1,021,545	58	278.48	1,028,370	
36. FarmSite Improv Land	1,212	3,230.67	15,094,445	1,215	3,236.41	15,112,890	
37. FarmSite Improvements	1,294	0.00	39,417,635	1,299	0.00	39,491,125	0
38. FarmSite Total				1,357	3,514.89	55,632,385	
39. Road & Ditches	0	7,642.89	0	0	7,647.77	0	
40. Other- Non Ag Use	0	728.55	1,821,375	0	728.55	1,821,375	
41. Total Section VI				2,156	12,687.48	135,671,805	4,392,941

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	1	0.00	1,010,050	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	316.95	740,225	3	316.95	1,750,275

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	52,847.89	39.60%	387,067,430	43.92%	7,324.18
46. 1A	20,610.07	15.45%	134,478,170	15.26%	6,524.88
47. 2A1	13,704.87	10.27%	86,543,910	9.82%	6,314.83
48. 2A	12,623.07	9.46%	77,910,080	8.84%	6,172.04
49. 3A1	14,096.09	10.56%	86,946,740	9.87%	6,168.15
50. 3A	6,118.85	4.59%	37,417,145	4.25%	6,115.06
51. 4A1	9,989.95	7.49%	53,000,105	6.01%	5,305.34
52. 4A	3,450.75	2.59%	17,849,365	2.03%	5,172.60
53. Total	133,441.54	100.00%	881,212,945	100.00%	6,603.74
Dry					
54. 1D1	33,297.31	22.37%	209,767,070	29.38%	6,299.82
55. 1D	21,184.41	14.23%	112,269,110	15.73%	5,299.61
56. 2D1	18,451.60	12.39%	95,921,205	13.44%	5,198.53
57. 2D	4,341.02	2.92%	22,034,460	3.09%	5,075.87
58. 3D1	14,017.89	9.42%	64,461,185	9.03%	4,598.49
59. 3D	15,935.48	10.70%	68,489,830	9.59%	4,297.95
60. 4D1	35,313.01	23.72%	120,059,845	16.82%	3,399.88
61. 4D	6,332.63	4.25%	20,897,655	2.93%	3,300.00
62. Total	148,873.35	100.00%	713,900,360	100.00%	4,795.35
Grass					
63. 1G1	1,334.86	1.94%	4,345,505	2.72%	3,255.40
64. 1G	3,088.80	4.48%	9,386,485	5.87%	3,038.88
65. 2G1	3,829.00	5.56%	11,343,785	7.09%	2,962.60
66. 2G	1,180.37	1.71%	3,359,220	2.10%	2,845.90
67. 3G1	3,248.93	4.71%	9,172,915	5.73%	2,823.36
68. 3G	7,916.88	11.49%	21,048,560	13.16%	2,658.69
69. 4G1	15,504.34	22.50%	38,488,300	24.06%	2,482.42
70. 4G	32,809.30	47.61%	62,802,110	39.26%	1,914.16
71. Total	68,912.48	100.00%	159,946,880	100.00%	2,321.01
Irrigated Total					
	133,441.54	37.70%	881,212,945	50.15%	6,603.74
Dry Total					
	148,873.35	42.06%	713,900,360	40.63%	4,795.35
Grass Total					
	68,912.48	19.47%	159,946,880	9.10%	2,321.01
72. Waste	1,162.44	0.33%	697,500	0.04%	600.03
73. Other	1,535.84	0.43%	1,528,100	0.09%	994.96
74. Exempt	3,429.06	0.97%	0	0.00%	0.00
75. Market Area Total	353,925.65	100.00%	1,757,285,785	100.00%	4,965.13

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	88.64	576,575	0.00	0	133,352.90	880,636,370	133,441.54	881,212,945
77. Dry Land	242.74	1,283,080	0.00	0	148,630.61	712,617,280	148,873.35	713,900,360
78. Grass	75.27	155,245	0.00	0	68,837.21	159,791,635	68,912.48	159,946,880
79. Waste	3.61	2,165	0.00	0	1,158.83	695,335	1,162.44	697,500
80. Other	0.00	0	0.00	0	1,535.84	1,528,100	1,535.84	1,528,100
81. Exempt	7.27	0	0.00	0	3,421.79	0	3,429.06	0
82. Total	410.26	2,017,065	0.00	0	353,515.39	1,755,268,720	353,925.65	1,757,285,785

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	133,441.54	37.70%	881,212,945	50.15%	6,603.74
Dry Land	148,873.35	42.06%	713,900,360	40.63%	4,795.35
Grass	68,912.48	19.47%	159,946,880	9.10%	2,321.01
Waste	1,162.44	0.33%	697,500	0.04%	600.03
Other	1,535.84	0.43%	1,528,100	0.09%	994.96
Exempt	3,429.06	0.97%	0	0.00%	0.00
Total	353,925.65	100.00%	1,757,285,785	100.00%	4,965.13

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 Abie	4	2,155	51	35,530	51	1,205,055	55	1,242,740	42,017
83.2 Acreage	0	0	609	15,966,535	609	69,515,495	609	85,482,030	1,486,891
83.3 Acreage Unimproved	49	392,715	0	0	0	0	49	392,715	0
83.4 Adamy Subdivision	2	54,270	12	242,085	12	2,277,335	14	2,573,690	0
83.5 Bay Meadows Trlr Crt	0	0	0	0	6	81,355	6	81,355	0
83.6 Bellwood	17	60,760	176	822,815	189	9,992,120	206	10,875,695	12,125
83.7 Bellwood Lakes	0	0	0	0	55	1,493,890	55	1,493,890	78,365
83.8 Benesch Lakes	0	0	0	0	27	368,235	27	368,235	6,365
83.9 Brainard	17	130,165	163	793,925	164	11,101,305	181	12,025,395	36,075
83.10 Brandenburgh Lakes	0	0	0	0	87	6,573,285	87	6,573,285	91,261
83.11 Bruno	15	16,640	66	72,910	66	1,582,920	81	1,672,470	37,706
83.12 Clear Lake	2	30,365	37	1,319,275	37	5,061,915	39	6,411,555	10,310
83.13 Cornell Subdivision	1	22,525	6	171,000	6	693,105	7	886,630	4,465
83.14 David City	44	965,055	992	12,865,475	998	84,130,395	1,042	97,960,925	403,235
83.15 Dwight	8	43,005	114	678,835	114	6,941,505	122	7,663,345	521,885
83.16 Gans Lake	19	381,250	17	329,040	25	594,705	44	1,304,995	709
83.17 Garrison	6	3,500	35	39,155	35	838,800	41	881,455	0
83.18 Jarecki Lake	0	0	0	0	33	2,925,820	33	2,925,820	127,220
83.19 Jarecki Subdivision	0	0	13	241,085	13	1,254,325	13	1,495,410	5,273
83.20 Lakeside Estates	0	0	0	0	27	377,560	27	377,560	1,855
83.21 Linwood	29	33,735	49	107,435	50	1,032,630	79	1,173,800	21,320
83.22 Loma	9	6,545	8	7,980	9	226,785	18	241,310	1,785
83.23 Octavia	10	6,025	56	85,385	60	1,906,635	70	1,998,045	5,280
83.24 Rising City	33	68,470	180	588,335	181	8,554,020	214	9,210,825	51,720
83.25 Riverside Meadows	8	346,755	9	246,785	10	1,206,355	18	1,799,895	367,135
83.26 Riverview Lake Sub	5	85,305	26	540,280	26	781,065	31	1,406,650	85,360
83.27 Rural Ioll	0	0	0	0	26	3,317,255	26	3,317,255	72,858
83.28 Rural Recreational	9	1,455,695	4	1,157,255	24	520,955	33	3,133,905	22,760
83.29 Shyla Subdivison	1	36,105	1	13,525	1	204,860	2	254,490	0
83.30 Smokie L Lake	0	0	0	0	27	1,621,205	27	1,621,205	89,133
83.31 Surprise	14	9,070	24	28,695	24	596,570	38	634,335	0
83.32 Ulysses	35	45,835	125	165,755	125	2,633,790	160	2,845,380	18,295
83.33 Valley Heights	0	0	6	132,785	6	506,240	6	639,025	63,780
84 Residential Total	337	4,195,945	2,779	36,651,880	3,123	230,117,490	3,460	270,965,315	3,665,183

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Abie	4	3,335	5	5,780	6	99,145	10	108,260	1,960
85.2	Bay Meadows Trlr Crt	0	0	0	0	1	88,260	1	88,260	0
85.3	Bellwood	6	7,925	22	63,960	26	3,209,075	32	3,280,960	121,925
85.4	Brainard	4	10,595	34	117,565	35	5,806,320	39	5,934,480	0
85.5	Bruno	1	65	14	8,380	14	286,680	15	295,125	0
85.6	Clear Lake	0	0	5	173,335	5	503,130	5	676,465	0
85.7	David City	15	313,310	169	3,027,820	172	23,595,030	187	26,936,160	159,930
85.8	Dwight	0	0	20	49,800	20	1,399,175	20	1,448,975	269,175
85.9	Garrison	0	0	4	4,390	5	3,319,815	5	3,324,205	0
85.10	Linwood	1	300	3	2,510	3	132,525	4	135,335	0
85.11	Loma	1	490	2	745	2	14,335	3	15,570	0
85.12	Octavia	0	0	1	100	1	1,200	1	1,300	0
85.13	Rising City	6	6,290	25	90,655	28	4,262,675	34	4,359,620	17,190
85.14	Rural Improved	0	0	54	8,371,745	54	37,322,505	54	45,694,250	2,183,225
85.15	Rural Ioll	0	0	0	0	16	2,360,990	16	2,360,990	815,695
85.16	Rural Unimproved	10	1,683,600	0	0	0	0	10	1,683,600	0
85.17	Surprise	3	1,350	5	4,775	5	169,025	8	175,150	0
85.18	Ulysses	6	3,710	14	8,190	15	1,672,660	21	1,684,560	0
86	Commercial Total	57	2,030,970	377	11,929,750	408	84,242,545	465	98,203,265	3,569,100

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	1,034.39	2.44%	2,736,485	2.66%	2,645.51
88. 1G	2,374.04	5.59%	6,166,525	6.00%	2,597.48
89. 2G1	2,987.19	7.03%	7,636,715	7.43%	2,556.49
90. 2G	980.74	2.31%	2,493,825	2.43%	2,542.80
91. 3G1	2,491.02	5.87%	6,209,470	6.04%	2,492.74
92. 3G	6,533.60	15.38%	15,992,655	15.56%	2,447.76
93. 4G1	12,217.47	28.77%	28,996,845	28.22%	2,373.39
94. 4G	13,854.01	32.62%	32,522,375	31.65%	2,347.51
95. Total	42,472.46	100.00%	102,754,895	100.00%	2,419.33
CRP					
96. 1C1	300.47	3.37%	1,609,020	5.20%	5,355.01
97. 1C	714.76	8.01%	3,219,960	10.41%	4,504.95
98. 2C1	841.81	9.43%	3,707,070	11.98%	4,403.69
99. 2C	199.63	2.24%	865,395	2.80%	4,334.99
100. 3C1	757.91	8.49%	2,963,445	9.58%	3,910.02
101. 3C	1,383.28	15.50%	5,055,905	16.34%	3,655.01
102. 4C1	3,286.87	36.83%	9,491,455	30.68%	2,887.69
103. 4C	1,439.52	16.13%	4,029,485	13.02%	2,799.19
104. Total	8,924.25	100.00%	30,941,735	100.00%	3,467.15
Timber					
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	17,515.77	100.00%	26,250,250	100.00%	1,498.66
113. Total	17,515.77	100.00%	26,250,250	100.00%	1,498.66
<hr/>					
Grass Total	42,472.46	61.63%	102,754,895	64.24%	2,419.33
CRP Total	8,924.25	12.95%	30,941,735	19.35%	3,467.15
Timber Total	17,515.77	25.42%	26,250,250	16.41%	1,498.66
114. Market Area Total	68,912.48	100.00%	159,946,880	100.00%	2,321.01

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

12 Butler

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	245,370,825	255,388,400	10,017,575	4.08%	3,247,699	2.76%
02. Recreational	13,174,955	15,576,915	2,401,960	18.23%	417,484	15.06%
03. Ag-Homesite Land, Ag-Res Dwelling	74,047,195	78,218,045	4,170,850	5.63%	4,392,941	-0.30%
04. Total Residential (sum lines 1-3)	332,592,975	349,183,360	16,590,385	4.99%	8,058,124	2.57%
05. Commercial	71,754,280	75,831,385	4,077,105	5.68%	3,569,100	0.71%
06. Industrial	22,379,785	22,371,880	-7,905	-0.04%	0	-0.04%
07. Total Commercial (sum lines 5-6)	94,134,065	98,203,265	4,069,200	4.32%	3,569,100	0.53%
08. Ag-Farmsite Land, Outbuildings	55,475,545	55,632,385	156,840	0.28%	0	0.28%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	1,821,375	1,821,375			
11. Total Non-Agland (sum lines 8-10)	55,475,545	57,453,760	1,978,215	3.57%	0	3.57%
12. Irrigated	887,152,270	881,212,945	-5,939,325	-0.67%		
13. Dryland	710,677,080	713,900,360	3,223,280	0.45%		
14. Grassland	158,403,125	159,946,880	1,543,755	0.97%		
15. Wasteland	680,040	697,500	17,460	2.57%		
16. Other Agland	1,546,480	1,528,100	-18,380	-1.19%		
17. Total Agricultural Land	1,758,458,995	1,757,285,785	-1,173,210	-0.07%		
18. Total Value of all Real Property (Locally Assessed)	2,240,661,580	2,262,126,170	21,464,590	0.96%	11,627,224	0.44%

2017 Assessment Survey for Butler County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$210,642
7.	Adopted budget, or granted budget if different from above:
	\$210,642 This includes benefits; health insurance, Social Security and retirement.
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$51,037
10.	Part of the assessor's budget that is dedicated to the computer system:
	0. This comes from county data processing, not the assessor's budget.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,000
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	about 4%

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thompson Reuters
2.	CAMA software:
	Thompson Reuters
3.	Are cadastral maps currently being used?
	Cadastral maps are available, but are not updated. GIS processes have replaced their function
4.	If so, who maintains the Cadastral Maps?
	They are not being maintained; Since 2004, the cadastral maps have been created and updated in the GIS system.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; butler.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor and Staff
8.	Personal Property software:
	Thompson Reuters

C. Zoning Information

1.	Does the county have zoning?
	Yes; but only in some of the towns
2.	If so, is the zoning countywide?
	No; there is no zoning in the rural
3.	What municipalities in the county are zoned?
	Bellwood, Brainard, David City, Octavia, Ulysses
4.	When was zoning implemented?
	Zoning was implemented in 1985 for David City, Octavia was added in 2005, and the other three are not known.

D. Contracted Services

1.	Appraisal Services:
	Large Commercial properties are occasionally contracted out.
2.	GIS Services:
	GIS programming, programming support and instruction are provided through GIS workshop.
3.	Other services:
	The administrative, appraisal, programming, and support functions are contracted through Thompson Reuters.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Occasionally; only for large commercial or industrial appraisals
2.	If so, is the appraisal or listing service performed under contract?
	Verbal agreement
3.	What appraisal certifications or qualifications does the County require?
	The county was aware of the appraiser's certifications, but was more concerned that the appraiser had the experience to appraise the type of property that the county was unable to do themselves.
4.	Have the existing contracts been approved by the PTA?
	No; The county has had no recent contracts.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes; On the infrequent occasions that the county needs assistance; they rely on the appraiser to value and defend the value of the property. The assessor always reviews the work, but relies on the appraiser's value. The most recent such project was for a large regional private landfill.

2017 Residential Assessment Survey for Butler County

1.	Valuation data collection done by:																				
	Assessor and Staff																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	The cost approach is used to estimate value in the residential class with Marshall Swift information used as the cost estimator.																				
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																				
	Depreciation schedules are based on local market information.																				

5. Are individual depreciation tables developed for each valuation grouping?

Yes; the county develops a general physical depreciation table for use countywide. They then analyze the market of each individual valuation grouping and prepares economic and location factors to be separately applied to the parcels in each specific valuation group.

6. Describe the methodology used to determine the residential lot values?

The county uses an analysis of vacant residential sales to establish assessments for the land component of the assessed value.

7. Describe the methodology used to determine value for vacant lots being held for sale or resale?

Presently, there are five minor subdivisions that use a discounted cash flow (DCF) methodology to value the undeveloped lots. All of these procedures were in place prior to this year and are reviewed and updated annually. The county has used these techniques to estimate the present market value of all of the lots in a development that remain for sale.

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>
01	2015-2016	2014	2015-2016	2012-2016
02	2015	2014	2015	2014
03	2016	2014	2016	2012-2016
04	2015	2014	2015	2015
06	2015	2014	2015-2016	2013-2016
07	2015	2014	2015	2015
08	2015	2014	2015	2015
09	2015	2014	2015	2013
Ag	2016	2014	2016	2012-2016

Valuation Grouping; Description of unique characteristics:
 ---The assessor considers the assessor locations and some particular subdivisions as unique. Each has characteristics that define their individual market. The predominant characteristics that separate them are location, schools, commercial activity and present use. ---Valuation Group #3 represents the residences on agricultural parcels. They are inspected in the same time period as acreages and other named subdivisions that are included in Valuation Group #3. ---The county's practice is to identify areas of the county by Geocode and inspect all parcels in that area in a given year. ---The towns forming Group #6 are inspected and reviewed over a 4 year time period.

2017 Commercial Assessment Survey for Butler County

1.	Valuation data collection done by:			
	Assessor and Staff			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	1	Includes all commercial parcels in Butler County outside the city limits of David City: Parcels in this area are generally clustered in small numbers and exist in either small towns or rural areas. Specific characteristics of each property are diverse but the overall level of commercial activity of any kind is important.		
	2	David City: Parcels in the town of David City are part of a commercial district and serve as the commercial hub for the county.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	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.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Butler County has a limited number of unique properties, but when they do value one, they develop the cost approach and often rely on the expertise of a contract appraiser for the value and also make comparisons to any known similar property in other counties.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation tables are developed using information derived from the market.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	The basic physical depreciation tables are used throughout the commercial class. There are variations developed for locational or economic considerations. The economic variations are more related to the type and use of the structure and the locational variations more closely related to the valuation groups.			
6.	Describe the methodology used to determine the commercial lot values.			
	Vacant commercial lots are valued primarily using market information from vacant lot sales.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	1	2015	2014	2015
	2	2015	2014	2015
				<u>Date of Last Inspection</u>
				2012-2016
				2014

Description of unique characteristics:

----In Butler County, the most important characteristic that contributes to the commercial value is the location, particularly as it relates to commercial activity. The only commercial area with broad and diverse commercial activity is David City, so it stands alone.

----Depreciation tables are updated in conjunction with revaluations of particular areas; but for 2015, all costs were updated so all depreciations were also reviewed and updated. Revaluations or updates are completed at least once every five years.

----The cost date is 06/2014 and used for the entire commercial class.

----Lot values were last updated or affirmed in each area in conjunction with the new costs. Both were implemented during 2014 and first used for 2015.

2017 Agricultural Assessment Survey for Butler County

1.	Valuation data collection done by:							
	Assessor and Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
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1	There is only one market area maintained in Butler County. Years of analysis of the agricultural sales have not produced information that persuaded the county to develop multiple market areas.	2012-2016						
	<p>---The date range reported in the "Land Use Completed" column reports the time period when on-site inspections last took place. Since, the county has reviewed land use and building changes using the 2012 GIS photo base compared to the 2014 GIS photo base. This was completed and first used for the 2015 assessment year.</p>							
3.	Describe the process used to determine and monitor market areas.							
	The county reviews sale information and identifies common characteristics of the parcels. At this time all parcels in the county are influenced by the same market forces, so one market area has been defined.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county considers a parcel agricultural if it is primarily used for the production of an ag product, residential if it is not being used for ag and has a primary residence, and it is recreational if seasonal dwellings exist or non ag uses are predominant.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites and rural residential home sites are valued the same. The base home site value is \$18,000. There is a location in the Northwest part of the county near Columbus where the home site values are slightly higher at \$19,000, but the two types of sites are the same within those locations.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	The county has only eight known WRP parcels. Most of those parcels were sold after the easement was implemented several years ago. Those sales were the primary information used to estimate the probable market value per acre of the WRP land. The value per acre is reviewed and potentially adjusted each year. Presently, the value was estimated to be \$2,500 per acre.							

**BUTLER COUNTY
2016 PLAN OF ASSESSMENT
For years 2017, 2018 & 2019**

Plan of Assessment Requirements:

Pursuant to Statute 77-1311.02, on or before June 15 each year, the assessor shall prepare a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate classes, or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the level of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements:

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

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 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2016:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	94%	11.63	102.58
Commercial	100%	11.19	94.62
Agricultural Land	70%	17.16	102.20

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high).

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median.

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio.

Aggregate: The sum of the assessed values divided by the sum of the sales prices.

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales.

Mean: The sum of the ratios divided by the number of sales.

GENERAL DESCRIPTION OF REAL PROPERTY IN BUTLER COUNTY

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

	Parcels	% of Total Parcels	% of Taxable Value
Residential	3158	36.56	10.90
Commercial	454	5.25	3.15
Industrial	11	.13	.99
Agricultural	4028	46.63	83.83
Recreational	272	3.15	.59
Game & Parks	3	.03	.08
Tax Increment Financing	9	.10	.46
Exempt	704	8.15	-----
Total	8639	100.00	100.00

Agricultural land	Taxable Acres	Total Value
Irrigated Acres	134,449.12	887,714,965
Dry Acres	148,286.18	710,913,470
Grass Acres	42,037.93	101,837,365
Waste Acres	1,123.86	674,370
Other Acres (Accr)	1,554.22	1,554,220
CRP	8,860.92	30,257,435
Timber	17,411.28	26,109,525
Exempt Acres	3,427.32	-----
Total Acres	357,150.83	1,759,061,350

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

ASSESSMENT PLAN/PROCEDURES MANUAL

The primary goal for the Butler County Assessor's Office is doing the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

The Department of Property Assessment and Taxation has prepared the progress report for Butler County which is on file in the Assessor's office and serves as additional information for this report. The 2016 Butler County statistical measures are on file in the annual report and kept on file in the Assessor's Office.

Office Staff and Budget Information

Butler County Assessor's Office currently employs 3 full time clerks, along with the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

The Department of Revenue Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor are filed in the office and are implemented in the assessor's office. An informal manual of office and assessment procedures is also on file. A formal annual assessment plan includes a 4 to 5 year cycle of reappraisal and inspection, which has been a part of the county's plan of the assessment.

RECORD MAINTENANCE/RESPONSIBILITIES

A property record card is on file for every parcel of real property including improvements on leased land. The cards are updated to include any changes made to the assessment information of the property. The record cards contain current ownership, address, legal description, situs address, book and page numbers of the last deed recorded and any changes of record of ownership. Also included are the pictures of improvements or main structure, sketches and valuation information. A unique number is assigned to each property record card along with tax district codes and other codes created relevant to the specific parcel.

The assessment records are kept and updated in the computerized administration system, Terra Scan. Hard copy forms with updates are made in the form of inserts. The owner/valuations history is kept on the face of the hard copy and updated to reflect all changes made.

The office maintains a cadastral map system. The Mylar cadastral maps were done in 1964. The Mylar cadastral maps have not been revised with name change, legal description and new subdivisions since January 2004. This was when the cadastral maps and updates began on GIS mapping program only. March 2001 is when we began implementing a GIS program for updating our current cadastral maps as well as other reports required by our office. The office staff has completed identifying each parcel and attaching the parcel identification number used in the Terra Scan CAMA system. A land use layer and an improvement on leased land layer has been created and added also.

ArcView is the GIS software and ARC 10.2.2 is currently being used by Butler County and is supported by GIS Workshop in Lincoln, Nebraska. GIS Workshop also is the host for the Butler County Assessor's Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use, soil types, flood plain, digital photos and sketches and aerial photos on the rural sites. GIS annotation layer is available and all the towns located in Butler County will be completed in 2016. Other layers: tax district, fire district, cemetery are also available on the website. Additional layers will be added in 2016.

The Butler County Assessor's office is continually maintaining their GIS mapping system. Parcel splits are entered into the GIS program as the deeds are filed reflecting the split and become available in the Assessor's office. The County Surveyor is also working closely with the Assessor's Office to achieve the most accurate mapping available. A Butler County Assessor web site has been on line since June 2004. At the beginning of 2016, funds were made available and new aerial obliques were flown and are being processed and added to the website. Website address is butler.gisworkshop.com.

2016 aerial obliques were flown and are available in our office. Each oblique will be printed and placed in the property record cards; these aeriels are being added to our CAMA package so that they are available directly on our property record cards.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift cost. All data collected in all classifications of property have been entered in CAMA. A sketch of each house is entered into CAMA and was completed in 2001. Digital photos for each property have been entered into the system. 1992, 1998, 2005 & 2010 aerial photos are also a part of the property record card. 2014 colored imagery have been copied into the GIS and are being used to determine land use. 2011 digital obliques have been added to GIS and copied to the Terra Scan property record information. 2016 aeriels will be completed by the end of the year.

Deeds are received from the Registrar of Deeds that affect this office. Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and updated on the website. Building permits are flagged in the computer for review. Pick-up work is to be completed by March 19th of each year.

Several "Sales Books" are continually kept updated reflecting current sales in agricultural, residential, commercial & miscellaneous properties. These Sales Books are used by incoming independent appraisers, the general public, and office staff. It is a continuing practice to send out questionnaires to property owners to maintain the current information on the properties throughout the county.

Splits and subdivision changes are made as they become available to the Assessor's office from County Clerk through a filed survey and/or deed. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer Administrative Package. The Assessor's office verifies any surveys that may be reflective of the new deed with the County Surveyor.

Homestead Exemption applications are accepted in the office from February 1 to June 30. Notice to file is published in the local newspaper March, April, May and June. Pre-printed forms are mailed to the applicants that filed for the Homestead Exemption the prior year. The applicant is verified for owner/occupant. Signed applications, income statements, U.S. Citizenship Attestation and doctor's certification of disability (where required) are forwarded to the Nebraska Department of Revenue on or before August 1. The Nebraska Department of Revenue returns a roster in October of approved (with a percentage) and disapproved applications for final processing.

Permissive exemptions- The assessor and staff administer annual filings of applications for new or continued exempt use properties. The properties are reviewed and recommendations are made to the County Board of Equalization.

Taxable Government Owned Property - Annual review of government owned property not used for public purpose, send notices of intent to tax, etc.

Tax Increment Financing- Management of record/valuation information for properties in Community Redevelopment Projects for proper reporting on administrative reports and allocation of ad valorem tax.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the County Board of Equalizations approval.

County Board of Equalization - Attend county board of equalization meetings, including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals- Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

REPORT GENERATION

The major reports required by the Assessor are: (but not limited to):

County Abstract of Assessment for Real Property
Certify completion of real property assessment roll & publish in newspaper
Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
Prepare the plan of assessment for the next 3 assessment years
Personal Property Abstract
File 3-year plan of Assessment with the County Board of Equalization
Review the ownership and use of all cemetery real property and report such review to the County Board
Certification of Values to Political Subdivisions
School District Taxable Value Report
Deliver Tax Rolls to Treasurer
Certificate of Taxes Levied
Assessor Survey
Sales information including rosters & annual Assessed Value Update w/Abstract

PERSONAL PROPERTY

A Nebraska Personal Property Return for all depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year must be filed on or before May 1. For a late filing after May 1, but before July 1, a 10 percent penalty is applied.

After July 1, a 25 percent penalty is applied to the taxes due. Notice to file is published in the local newspaper February, March and April. In February a notice to file letter is mailed to each individual who previously filed.

SALES REVIEW/VERIFICATION

The assessor and office staff attempts to obtain 100% coverage of each sale, which contains a doc. stamp, beginning with the buyer, seller and then the broker. Questionnaires are mailed on each of these sales. Questionnaires consist of information about the sale and also about the property. Coding and the computerized sale file track the mailings. A drive-by review is done on the parcels sold and also an on-site inspection.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The qualification process involves a careful review of the information on the 521 Real Estate Transfers and utilizes the personal knowledge of the assessor and staff to make a decision about the usability of the sales. Some are later modified based on information discovered during the verification and inspection processes. The county attempts to inspect all improved sales in the sales roster.

We continue to work with the NRD for accurate and up to date land use information. We track our permits in our administrative program and we are then able to run a list of permits from this system. All pick-up work is entered on corresponding property record cards.

Pick-up work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures is done on a continuous year round basis.

EDUCATION

No person shall be eligible to file, assume, or be appointed to, or hold the office of county assessor, serve as a deputy assessor, or hold the position of state assessment manager unless he or she holds a County Assessor Certificate issued by the Property Tax Administrator or State Tax Commissioner. In order to obtain a County Assessor Certificate, each person must successfully complete an examination given by the Property Tax Administrator. In order to retain certification, all certificate holders must obtain 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. Credit hours are obtained by the completion of approved courses that are recommended by the Nebraska Assessment Education and Certification Advisory Board and approved by the Property Tax Administrator. Courses are available throughout the year and are attended by the Assessor and Deputy Assessor to gain greater professionalism in their duties by offering a means of state certification.

REAL PROPERTY

An on-site review of all properties is on a rotation plan. The assessor and/or office staff reviews approximately four towns and four townships annually, depending on the size and amount of parcels within them. This is to maintain a continuation of the rotation throughout the county. A conducted market study of all properties is done annually throughout the county to maintain ratios and statistics mandated by the Tax Equalization and Review Commission.

The Rotation review for 2017:

Residential – Abie, Bruno, Linwood as part of the 6-year inspection

Commercial – Abie, Bruno, Linwood and any commercial within the townships for 2017 rotational review.

Agricultural Land and Improvements – Bone Creek, Linwood & Platte Townships as part of the 6-year inspection.

All reviews will include new digital photos for the property record cards.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value on all classes of property.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

Complete pick-up work, including building permits on new construction.

For the 2015-2016 budget funds were made available and new aerial obliques were flown of the entire county. The photos will be reviewed, printed and processed into our pricing system and also on the website.

All agland properties that may have had a change due to the current soils map will be reviewed and adjusted on the properties that have changes to be made.

The Rotation review for 2018:

Residential – Octavia, Garrison, Bellwood, Surprise as part of the 6-year inspection

Commercial – Octavia, Garrison, Bellwood, Surprise and any commercial within the townships for 2017 rotational review.

Agricultural Land and Improvements – Savannah & Alexis Townships as part of the 6-year inspection.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

All reviews will include new digital photos for the property record cards.

Complete pick-up work, including building permits on new construction.

The Rotation review for 2019:

Residential – David City as part of the 6-year inspection

Commercial – David City and any commercial within the townships for 2017 rotational review.

Agricultural Land and Improvements – Read, Ulysses, Reading & Union Townships as part of the 6-year inspection.

Review & analyze sales for market trends and revalue land as needed to comply with the required levels of value.

Continue to monitor land use changes using GIS, FSA records, maps, owner info and inspection of properties.

All reviews will include new digital photos for the property record cards.

Complete pick-up work, including building permits on new construction.

Respectfully submitted:

Signature: *Vickie Donoghue*

Vickie Donoghue
Butler County Assessor
June 14, 2016

Filed with the County Board of Equalization, July 18, 2016

David Mach, Chairperson

 David W. Mach