

NEBRASKA

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DEPARTMENT OF REVENUE

**2020 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CEDAR COUNTY



Pete Ricketts, Governor

April 7, 2020

Commissioner Hotz:

The Property Tax Administrator has compiled the 2020 Reports and Opinions of the Property Tax Administrator for Cedar 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 Cedar 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: Don Hoelsing, Cedar County Assessor

Table of Contents

2020 Reports and Opinions of the Property Tax Administrator:

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

Appendices:

- Commission Summary

Statistical Reports and Displays:

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

- Market Area Map
- Valuation History Charts

County Reports:

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

Introduction

Pursuant to [Neb. Rev. Stat. § 77-5027](#), annually, the Property Tax Administrator (PTA) shall prepare and deliver to each county assessor and to the Tax Equalization and Review Commission (Commission) the Reports and Opinions (R&O). The R&O contains statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property in each county. In addition, the PTA may make nonbinding recommendations for class or subclass adjustments for consideration by the Commission.

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

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

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

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

In 2019, [Neb. Rev. Stat. § 77-1363](#) was amended with the passage of LB 372. The bill became operative on August 31, 2019 and specified that Land Capability Group (LCG) classifications must be based on land-use specific productivity data from the Natural Resources Conservation Service (NRCS). The Division used the NRCS data to develop a new LCG structure to comply with the statutory change. Each county received the updated land capability group changes and applied them to the inventory of land in the 2020 assessment year.

Statistical Analysis:

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

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

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

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

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

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

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

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

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

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

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist. Pursuant to [Neb. Rev. Stat. §77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

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

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

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

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level

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

Analysis of Assessment Practices:

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

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

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

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

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

are reviewed to ensure taxpayers are served with such transparency.

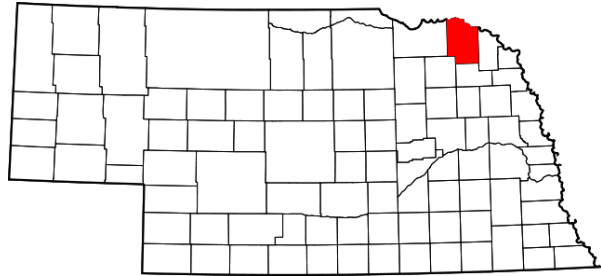
Comprehensive review of assessment practices in each county is conducted throughout the year. When practical, potential issues are identified they are presented to the county assessor for clarification and correction, if necessary. The county assessor can then work to implement corrective measures prior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

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

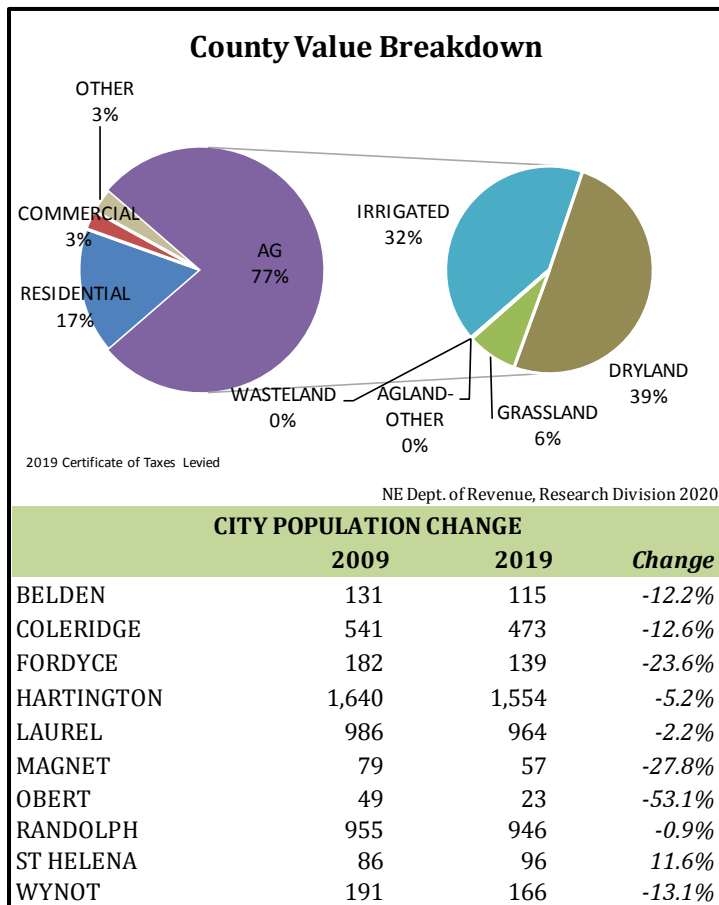
**Further information may be found in Exhibit 94*

County Overview

With a total area of 740 square miles, Cedar County had 8,446 residents, per the Census Bureau Quick Facts for 2018, a nearly 5% population decline from the 2010 U.S. Census. Reports indicated that 61% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts). The average home value is \$105,315 (2019 Average Residential Value, Neb. Rev. Stat. § 77-3506.02).



The majority of the commercial properties in Cedar County are evenly disbursed among Hartington, Randolph, and Laurel. According to the latest information available from the U.S. Census Bureau, there were 303 employer establishments with total employment of 1,888.



Cedar County's valuation base relies heavily on agricultural land. A mix of dry and irrigated land makes up a majority of the land in the county. Cedar County is included in both the Lewis and Clark and Lower Elkhorn Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Cedar County ranks third in corn for silage and fourth in oats for grain (USDA AgCensus).

2020 Residential Correlation for Cedar County

Assessment Actions

The County Assessor reviewed and revalued residences in the town of Laurel and implemented an economic adjustment to increase properties 5% which was applied to homes only in the First Addition and all Hillcrest Additions.

Rural residential house values and buildings in Precinct 1-10 were reviewed and aerial pictures were updated on the property cards.

All pick-up work was completed in a timely fashion.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

The random Real Estate Transfer Statements (Form 521) analysis identifies that the county assessor is having difficulties entering sales into the state sales file accurately. The county assessor was strongly encouraged to develop a procedure to accurately and timely enter sales into their Computer-Assisted Mass Appraisal (CAMA) system, ultimately all sales in the state sales file have been received accurately.

The review and analysis indicates that the county assessor has adequately identified economic areas and geographic locations within the County with the eight assigned valuation groups being used for the residential class. Lot values are reviewed when reappraisal is done for each valuation group by analyzing land to building ratios and vacant lot sales. The county assessor determines values by utilizing the income, cost and sales comparison approaches.

The county assessor has an established six-year inspection plan and is current in their review process. The county assessor is in the process of writing a formal, written Real Property Valuation Methodology report that explains the assessor's assessment practices. Depreciation and costing tables being utilized are 2015-2018.

2020 Residential Correlation for Cedar County

Description of Analysis

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

Valuation Group	Description
1	Hartington
5	Laurel
10	Randolph
15	Coleridge
20	Belden, Fordyce, Magnet, Obert, St. Helena and Wynot
30	Rural, Bud Becker Sub, Bow Valley
40	Sand Bar Ridge, Brooky Bottom
50	West River Recreational

For the residential property class, there were 193 qualified sales representing all valuation groups. All valuation groups with qualified sales fall within the acceptable ranges.

Analysis shows that all three measures of central tendency are within the acceptable range for the residential class as a whole indicating the statistics are reliable. COD is within the IAAO recommended range for more rural areas, and PRD is high, but is heavily impacted by low dollar sales. While PRDs are a measure of vertical equity, they are inherently affected by extreme sales prices. As the extreme low dollar sales prices are removed, the statistics do not support regressivity in the sample. In property type 6, there are 12 qualified sales with a median outside the range. Of these 12 sales, 9 of the sales are in Valuation Group 50 which is within the range. An adjustment based on this small sample would not improve equalization within the county.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 Compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates a change in value of approximately 1% to the residential class excluding growth. This supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

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

2020 Residential Correlation for Cedar County

The quality of assessment of the residential property in Cedar County complies with generally accepted mass appraisal techniques.

VALUATION GROUP						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	46	93.70	102.84	93.20	21.69	110.34
5	39	91.78	93.75	91.04	18.71	102.98
10	29	93.08	97.73	90.42	21.69	108.08
15	23	94.08	87.60	84.47	11.22	103.71
20	13	94.40	114.59	100.06	32.78	114.52
30	32	96.34	95.43	92.82	11.65	102.81
40	2	78.65	78.65	78.79	00.64	99.82
50	9	92.69	84.11	86.96	24.27	96.72
<u> </u> ALL <u> </u>	193	93.64	96.86	91.42	19.07	105.95

Level of Value

Based on analysis of all available information, the level of value for the residential property in Cedar County is 94%.

2020 Commercial Correlation for Cedar County

Assessment Actions

Minimal changes were made to commercial values. Pick-up work was completed in a timely fashion.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

The usability rate for sales is somewhat lower than the statewide average. The non-qualified sales were reviewed and the review revealed 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 review and analysis indicates that the county assessor has adequately identified economic areas and geographic locations within the county with the six assigned valuation groups being used for the commercial class.

The County Assessor has an established six-year inspection plan and is current in their review process. All of their commercial properties were reviewed in 2018-2019. Lot values are appraised by the square foot cost approach and reviewed when reappraisal is done by analyzing sales.

The County Assessor is in the process of writing a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The County Assessor uses the Income, Cost and Sales Comparison approaches to value. Depreciation and costing tables being utilized are 2009.

Description of Analysis

Commercial parcels are analyzed utilizing six valuation groups that are based on assessor locations in the county.

Valuation Group	Description
1	Hartington
5	Laurel
10	Randolph
15	Coleridge
20	Belden, Fordyce, Magnet, Obert, St. Helena and Wynot
30	Rural, Bud Bucker Sub, Bow Valley

2020 Commercial Correlation for Cedar County

The majority of the commercial activity in the county is in Valuation Group 1 of Hartington. The other small towns in their respective valuation groups have minimal commercial activity.

For the commercial property class, there were 25 qualified sales representing all valuation groups. Valuation Group 1 represents 40% of the qualified commercial sales in the county and is within the acceptable range. All of the other remaining qualified sales fall within the other valuation groups but do not have enough qualified sales to be used for measurement. Two of the three measures of central tendency are within the acceptable range for the commercial class as a whole with the median being the best indicator the statistics are reliable.

Analysis of the 2020 County Abstract of Assessment for Real Property, Form 45 compared to the 2019 Certificate of Taxes Levied Report (CTL) indicates no change in value to the commercial class excluding growth. This value change supports the assessment actions taken by the County Assessor.

Equalization and Quality of Assessment

With only 25 total qualified sales, with 10 of those in Valuation Group 1, the sample is too small to base an overall level of value. However, a review of the statistics with sufficient sales, along with all other information available, and the assessment practices suggest that assessments within the county are valued within accepted parameters, and therefore considered equalized. The quality of assessment of the commercial property in Cedar County complies with generally accepted mass appraisal techniques.

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	OOD	PRD
1	10	96.60	101.20	84.54	38.78	119.71
5	3	109.14	109.37	77.88	23.69	140.43
10	5	87.46	84.56	78.99	15.52	107.05
15	3	40.63	87.97	46.20	135.56	190.41
20	4	86.69	82.20	72.81	14.44	112.90
<u>ALL</u>	25	94.17	94.22	79.50	34.61	118.52

Level of Value

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

2020 Agricultural Correlation for Cedar County

Assessment Actions

After reviewing sales and conducting a market analysis, the County Assessor decreased overall irrigated land values approximately 2%, decreased overall dryland values approximately 4% and increased overall grassland values 24%.

Assessment Practice Review

As explained in the Introduction of this Report and Opinion, the review of the assessment practices to determine compliance and the review to ensure that all data submitted to the State sales file is timely and accurate, were completed

The usability percentage was below the state average so further review of the sales was done to ensure that the County Assessor had documented reasons for sales disqualification. The review 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.

A review of the two market areas shows the markets adequately identify the economic markets in the county. Market Area 1 is the northern portion of the county consisting of smaller fields, the Missouri River flows along the Northern edge. Market Area 2 is the southern portion of the county consisting of larger fields.

The County has an established six-year inspection plan and is current in their review process. Aerial imagery is utilized to inventory land classification groups and 2018 land photos were used to verify land use in 2019. The county has not identified any intensive use.

The County Assessor is in the process of writing a formal, written Real Property Valuation Methodology report that explains the County Assessor's assessment practices. The depreciation and costing tables being used for agricultural improvements is from 2018/2019.

Description of Analysis

There are two market areas in the county. Market Area 1 is the northern part of the county and has the majority agricultural sales in the county. The Missouri River flows along the Northern edge of this area. The majority of sales are dryland sales in this market. The grassland is limited in quantity so there is high demand and a strong market for these types of parcels in this market area. Market Area 2 is the southern portion of the county with more irrigation potential and larger crop fields.

The county had 53 total qualified sales in all market areas for the study period used for analysis. Overall all three measures of central tendency are within the acceptable range and the COD is within the IAAO recommended range lending credibility to the statistics.

Analysis was conducted on the sales that have 80% or more of the acres in a single Major Land Use (MLU) category. There are 10 total qualified irrigated sales in both market areas, 21 total

2020 Agricultural Correlation for Cedar County

qualified dryland sales in both market areas and 7 qualified grassland sales in Market Area 1. The medians for all three land classes fell in the acceptable range.

The County Assessor analyzed Market Area 2 grassland values and made the determination to increase grassland values 24%. This adjustment is not typical for the current market, and the resulting values are 13-50% higher than any adjoining counties. The small sample of sales does not suggest that the grassland in Cedar County is overvalued.

The average acre comparison chart displays that the values assigned by the County Assessor are comparable to the adjoining counties.

Equalization and Quality of Assessment

Review of agricultural improvements and site acres indicate that these parcels are inspected and valued using the same processes that are used for rural residential and other similar property across the county. Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. Agricultural improvements are believed to be equalized and assessed at the statutory level.

Review of the statistical sample, comparable counties and assessment practices indicate that Cedar County has achieved equalized values. The quality of assessment in the agricultural land class of property in Cedar County complies with generally accepted mass appraisal techniques.

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	10	71.43	71.14	70.65	08.11	100.69
1	6	74.69	72.94	72.30	08.82	100.89
2	4	68.27	68.45	68.48	02.99	99.96
<u>Dry</u>						
County	21	73.30	74.73	72.89	10.29	102.52
1	16	72.53	74.66	71.97	11.51	103.74
2	5	74.64	74.95	75.28	05.29	99.56
<u>Grass</u>						
County	7	68.09	63.88	64.84	07.26	98.52
1	7	68.09	63.88	64.84	07.26	98.52
<u>ALL</u>						
	53	72.37	72.83	71.39	10.28	102.02

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Cedar County is 72%.

2020 Opinions of the Property Tax Administrator for Cedar 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 (Reissue 2018). 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	94	Meets generally accepted mass appraisal techniques.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal techniques.	No recommendation.
Agricultural Land	72	Meets generally accepted mass appraisal techniques.	No recommendation.

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

Dated this 7th day of April, 2020.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2020 Commission Summary for Cedar County

Residential Real Property - Current

Number of Sales	193	Median	93.64
Total Sales Price	\$19,046,355	Mean	96.86
Total Adj. Sales Price	\$19,046,355	Wgt. Mean	91.42
Total Assessed Value	\$17,411,800	Average Assessed Value of the Base	\$74,281
Avg. Adj. Sales Price	\$98,686	Avg. Assessed Value	\$90,217

Confidence Interval - Current

95% Median C.I	92.63 to 94.83
95% Wgt. Mean C.I	88.47 to 94.36
95% Mean C.I	92.54 to 101.18
% of Value of the Class of all Real Property Value in the County	12.56
% of Records Sold in the Study Period	4.89
% of Value Sold in the Study Period	5.94

Residential Real Property - History

Year	Number of Sales	LOV	Median
2019	168	94	93.56
2018	171	94	94.32
2017	179	96	95.63
2016	191	95	95.00

2020 Commission Summary for Cedar County

Commercial Real Property - Current

Number of Sales	25	Median	94.17
Total Sales Price	\$2,087,000	Mean	94.22
Total Adj. Sales Price	\$2,087,000	Wgt. Mean	79.50
Total Assessed Value	\$1,659,180	Average Assessed Value of the Base	\$93,073
Avg. Adj. Sales Price	\$83,480	Avg. Assessed Value	\$66,367

Confidence Interval - Current

95% Median C.I	70.71 to 100.55
95% Wgt. Mean C.I	70.58 to 88.42
95% Mean C.I	74.79 to 113.65
% of Value of the Class of all Real Property Value in the County	2.65
% of Records Sold in the Study Period	3.76
% of Value Sold in the Study Period	2.68

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2019	23	100	96.86
2018	33	94	93.63
2017	21	94	94.27
2016	33	100	95.60

14 Cedar
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 193
 Total Sales Price : 19,046,355
 Total Adj. Sales Price : 19,046,355
 Total Assessed Value : 17,411,800
 Avg. Adj. Sales Price : 98,686
 Avg. Assessed Value : 90,217

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 97
 COD : 19.07
 PRD : 105.95

COV : 31.58
 STD : 30.59
 Avg. Abs. Dev : 17.86
 MAX Sales Ratio : 243.50
 MIN Sales Ratio : 17.66

95% Median C.I. : 92.63 to 94.83
 95% Wgt. Mean C.I. : 88.47 to 94.36
 95% Mean C.I. : 92.54 to 101.18

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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-17 To 31-DEC-17	26	94.09	92.94	90.69	12.11	102.48	52.36	139.42	89.31 to 97.25	94,722	85,908	
01-JAN-18 To 31-MAR-18	13	95.24	98.72	98.53	11.38	100.19	66.03	148.44	91.06 to 105.80	67,565	66,574	
01-APR-18 To 30-JUN-18	20	96.41	112.08	98.16	27.53	114.18	61.09	222.60	91.83 to 124.75	97,540	95,745	
01-JUL-18 To 30-SEP-18	25	92.33	96.29	92.12	20.35	104.53	43.58	226.00	85.05 to 94.66	86,536	79,718	
01-OCT-18 To 31-DEC-18	35	95.20	102.04	95.01	19.89	107.40	55.18	243.50	90.70 to 99.01	102,183	97,088	
01-JAN-19 To 31-MAR-19	16	94.28	92.96	86.61	18.89	107.33	17.66	184.94	78.89 to 99.11	105,656	91,508	
01-APR-19 To 30-JUN-19	36	90.93	89.26	88.87	15.64	100.44	43.89	159.74	79.15 to 95.51	115,813	102,928	
01-JUL-19 To 30-SEP-19	22	90.26	94.20	85.26	25.93	110.49	40.62	212.69	75.78 to 98.78	97,950	83,513	
<u>Study Yrs</u>												
01-OCT-17 To 30-SEP-18	84	93.89	99.39	93.99	18.40	105.75	43.58	226.00	92.69 to 95.40	88,754	83,416	
01-OCT-18 To 30-SEP-19	109	93.16	94.90	89.77	19.64	105.71	17.66	243.50	90.05 to 95.33	106,340	95,458	
<u>Calendar Yrs</u>												
01-JAN-18 To 31-DEC-18	93	94.20	102.19	95.36	20.77	107.16	43.58	243.50	92.69 to 96.02	92,139	87,864	
<u>ALL</u>	193	93.64	96.86	91.42	19.07	105.95	17.66	243.50	92.63 to 94.83	98,686	90,217	

VALUATION GROUP											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	46	93.70	102.84	93.20	21.69	110.34	55.18	212.69	90.05 to 102.15	95,373	88,884	
5	39	91.78	93.75	91.04	18.71	102.98	40.62	222.60	83.43 to 96.70	104,667	95,292	
10	29	93.08	97.73	90.42	21.69	108.08	43.58	226.00	85.05 to 97.28	72,593	65,639	
15	23	94.08	87.60	84.47	11.22	103.71	43.63	110.24	90.70 to 95.20	55,317	46,724	
20	13	94.40	114.59	100.06	32.78	114.52	67.87	243.50	77.64 to 159.74	65,892	65,930	
30	32	96.34	95.43	92.82	11.65	102.81	59.29	139.42	93.53 to 100.19	140,035	129,973	
40	2	78.65	78.65	78.79	00.64	99.82	78.15	79.14	N/A	42,500	33,485	
50	9	92.69	84.11	86.96	24.27	96.72	17.66	130.51	61.09 to 104.05	197,444	171,707	
<u>ALL</u>	193	93.64	96.86	91.42	19.07	105.95	17.66	243.50	92.63 to 94.83	98,686	90,217	

14 Cedar
RESIDENTIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2017 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 193
 Total Sales Price : 19,046,355
 Total Adj. Sales Price : 19,046,355
 Total Assessed Value : 17,411,800
 Avg. Adj. Sales Price : 98,686
 Avg. Assessed Value : 90,217

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 97
 COD : 19.07
 PRD : 105.95

COV : 31.58
 STD : 30.59
 Avg. Abs. Dev : 17.86
 MAX Sales Ratio : 243.50
 MIN Sales Ratio : 17.66

95% Median C.I. : 92.63 to 94.83
 95% Wgt. Mean C.I. : 88.47 to 94.36
 95% Mean C.I. : 92.54 to 101.18

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	181	93.67	97.59	91.79	18.82	106.32	40.62	243.50	92.63 to 94.88	94,350	86,604
06	12	86.52	85.86	88.19	24.47	97.36	17.66	130.51	71.81 to 104.05	164,083	144,711
07											
<u>ALL</u>	193	93.64	96.86	91.42	19.07	105.95	17.66	243.50	92.63 to 94.83	98,686	90,217

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	8	171.32	171.18	165.42	25.79	103.48	97.25	243.50	97.25 to 243.50	10,763	17,803
Less Than 30,000	28	102.83	127.58	120.05	33.37	106.27	69.41	243.50	98.15 to 147.81	18,486	22,193
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	193	93.64	96.86	91.42	19.07	105.95	17.66	243.50	92.63 to 94.83	98,686	90,217
Greater Than 14,999	185	93.44	93.64	91.08	16.35	102.81	17.66	222.60	92.33 to 94.47	102,488	93,348
Greater Than 29,999	165	92.76	91.64	90.62	15.62	101.13	17.66	222.60	91.34 to 94.00	112,295	101,760
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	8	171.32	171.18	165.42	25.79	103.48	97.25	243.50	97.25 to 243.50	10,763	17,803
15,000 TO 29,999	20	99.41	110.14	111.00	19.82	99.23	69.41	212.69	94.46 to 107.12	21,575	23,948
30,000 TO 59,999	38	93.71	93.67	93.47	16.62	100.21	40.62	222.60	89.61 to 95.01	44,788	41,862
60,000 TO 99,999	44	93.30	94.35	94.34	16.69	100.01	43.63	148.44	87.94 to 96.97	77,945	73,534
100,000 TO 149,999	46	89.29	88.73	88.48	19.51	100.28	17.66	159.74	79.15 to 96.02	122,673	108,542
150,000 TO 249,999	31	92.69	89.75	89.70	08.95	100.06	65.21	110.90	88.69 to 95.33	194,750	174,687
250,000 TO 499,999	6	91.79	91.04	90.62	07.89	100.46	80.34	104.05	80.34 to 104.05	286,167	259,322
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	193	93.64	96.86	91.42	19.07	105.95	17.66	243.50	92.63 to 94.83	98,686	90,217

14 Cedar
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 25
Total Sales Price : 2,087,000
Total Adj. Sales Price : 2,087,000
Total Assessed Value : 1,659,180
Avg. Adj. Sales Price : 83,480
Avg. Assessed Value : 66,367

MEDIAN : 94
WGT. MEAN : 80
MEAN : 94
COD : 34.61
PRD : 118.52

COV : 49.97
STD : 47.08
Avg. Abs. Dev : 32.59
MAX Sales Ratio : 224.43
MIN Sales Ratio : 29.02

95% Median C.I. : 70.71 to 100.55
95% Wgt. Mean C.I. : 70.58 to 88.42
95% Mean C.I. : 74.79 to 113.65

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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-16 To 31-DEC-16	4	102.12	111.74	101.64	13.93	109.94	94.48	148.25	N/A	38,000	38,623
01-JAN-17 To 31-MAR-17	6	75.31	87.60	69.38	60.60	126.26	29.02	194.25	29.02 to 194.25	33,500	23,243
01-APR-17 To 30-JUN-17	2	130.98	130.98	129.71	28.10	100.98	94.17	167.79	N/A	14,500	18,808
01-JUL-17 To 30-SEP-17	2	165.77	165.77	140.63	35.39	117.88	107.11	224.43	N/A	52,500	73,833
01-OCT-17 To 31-DEC-17											
01-JAN-18 To 31-MAR-18	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	161,000	155,945
01-APR-18 To 30-JUN-18	2	86.65	86.65	78.77	09.94	110.00	78.04	95.26	N/A	182,750	143,950
01-JUL-18 To 30-SEP-18	1	72.90	72.90	72.90	00.00	100.00	72.90	72.90	N/A	295,000	215,045
01-OCT-18 To 31-DEC-18	1	70.71	70.71	70.71	00.00	100.00	70.71	70.71	N/A	272,500	192,690
01-JAN-19 To 31-MAR-19	1	87.46	87.46	87.46	00.00	100.00	87.46	87.46	N/A	136,000	118,950
01-APR-19 To 30-JUN-19	1	60.86	60.86	60.86	00.00	100.00	60.86	60.86	N/A	132,000	80,335
01-JUL-19 To 30-SEP-19	4	53.82	56.87	54.24	23.80	104.85	40.63	79.20	N/A	59,500	32,271
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	14	102.12	111.86	98.40	37.99	113.68	29.02	224.43	54.27 to 167.79	34,786	34,231
01-OCT-17 To 30-SEP-18	4	86.65	85.77	80.21	11.89	106.93	72.90	96.86	N/A	205,375	164,723
01-OCT-18 To 30-SEP-19	7	60.86	63.78	66.93	20.92	95.29	40.63	87.46	40.63 to 87.46	111,214	74,437
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	10	101.73	111.91	96.94	47.80	115.44	29.02	224.43	42.59 to 194.25	33,500	32,474
01-JAN-18 To 31-DEC-18	5	78.04	82.75	77.84	12.43	106.31	70.71	96.86	N/A	218,800	170,316
<u>ALL</u>	25	94.17	94.22	79.50	34.61	118.52	29.02	224.43	70.71 to 100.55	83,480	66,367

VALUATION GROUP										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	10	96.60	101.20	84.54	38.78	119.71	42.59	224.43	47.48 to 167.79	86,000	72,707
5	3	109.14	109.37	77.88	23.69	140.43	70.71	148.25	N/A	107,500	83,723
10	5	87.46	84.56	78.99	15.52	107.05	60.86	107.11	N/A	139,600	110,270
15	3	40.63	87.97	46.20	135.56	190.41	29.02	194.25	N/A	26,000	12,012
20	4	86.69	82.20	72.81	14.44	112.90	60.15	95.26	N/A	32,125	23,389
<u>ALL</u>	25	94.17	94.22	79.50	34.61	118.52	29.02	224.43	70.71 to 100.55	83,480	66,367

14 Cedar
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 25
Total Sales Price : 2,087,000
Total Adj. Sales Price : 2,087,000
Total Assessed Value : 1,659,180
Avg. Adj. Sales Price : 83,480
Avg. Assessed Value : 66,367

MEDIAN : 94
WGT. MEAN : 80
MEAN : 94
COD : 34.61
PRD : 118.52

COV : 49.97
STD : 47.08
Avg. Abs. Dev : 32.59
MAX Sales Ratio : 224.43
MIN Sales Ratio : 29.02

95% Median C.I. : 70.71 to 100.55
95% Wgt. Mean C.I. : 70.58 to 88.42
95% Mean C.I. : 74.79 to 113.65

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	25	94.17	94.22	79.50	34.61	118.52	29.02	224.43	70.71 to 100.55	83,480	66,367
04											
<u>ALL</u>	25	94.17	94.22	79.50	34.61	118.52	29.02	224.43	70.71 to 100.55	83,480	66,367

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	167.79	170.10	166.57	09.14	102.12	148.25	194.25	N/A	10,000	16,657
Less Than 30,000	6	125.97	133.90	124.50	28.74	107.55	94.17	194.25	94.17 to 194.25	12,917	16,081
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	25	94.17	94.22	79.50	34.61	118.52	29.02	224.43	70.71 to 100.55	83,480	66,367
Greater Than 14,999	22	83.33	83.88	78.23	31.29	107.22	29.02	224.43	60.15 to 96.86	93,500	73,146
Greater Than 29,999	19	78.04	81.70	77.77	34.87	105.05	29.02	224.43	54.27 to 96.86	105,763	82,247
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	167.79	170.10	166.57	09.14	102.12	148.25	194.25	N/A	10,000	16,657
15,000 TO 29,999	3	95.26	97.70	97.93	03.33	99.77	94.17	103.68	N/A	15,833	15,505
30,000 TO 59,999	8	66.74	84.45	81.08	64.17	104.16	29.02	224.43	29.02 to 224.43	35,625	28,886
60,000 TO 99,999	4	97.52	90.57	90.78	13.60	99.77	60.15	107.11	N/A	67,000	60,820
100,000 TO 149,999	3	60.86	65.27	66.54	21.90	98.09	47.48	87.46	N/A	126,000	83,838
150,000 TO 249,999	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	161,000	155,945
250,000 TO 499,999	3	72.90	73.88	74.21	03.35	99.56	70.71	78.04	N/A	305,833	226,957
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	25	94.17	94.22	79.50	34.61	118.52	29.02	224.43	70.71 to 100.55	83,480	66,367

14 Cedar
COMMERCIAL

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 25
Total Sales Price : 2,087,000
Total Adj. Sales Price : 2,087,000
Total Assessed Value : 1,659,180
Avg. Adj. Sales Price : 83,480
Avg. Assessed Value : 66,367

MEDIAN : 94
WGT. MEAN : 80
MEAN : 94
COD : 34.61
PRD : 118.52

COV : 49.97
STD : 47.08
Avg. Abs. Dev : 32.59
MAX Sales Ratio : 224.43
MIN Sales Ratio : 29.02

95% Median C.I. : 70.71 to 100.55
95% Wgt. Mean C.I. : 70.58 to 88.42
95% Mean C.I. : 74.79 to 113.65

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
300	3	107.11	95.65	81.72	11.96	117.05	70.71	109.14	N/A	129,167	105,560
343	1	100.55	100.55	100.55	00.00	100.00	100.55	100.55	N/A	65,000	65,355
344	5	78.04	97.78	78.81	59.12	124.07	42.59	224.43	N/A	112,000	88,264
352	1	60.86	60.86	60.86	00.00	100.00	60.86	60.86	N/A	132,000	80,335
353	4	94.87	93.16	92.11	06.66	101.14	79.20	103.68	N/A	30,625	28,209
384	2	111.03	111.03	82.15	51.12	135.16	54.27	167.79	N/A	28,500	23,413
406	5	60.15	94.46	58.82	90.72	160.59	29.02	194.25	N/A	31,200	18,353
442	1	94.17	94.17	94.17	00.00	100.00	94.17	94.17	N/A	15,000	14,125
492	1	96.86	96.86	96.86	00.00	100.00	96.86	96.86	N/A	161,000	155,945
531	1	87.46	87.46	87.46	00.00	100.00	87.46	87.46	N/A	136,000	118,950
841	1	72.90	72.90	72.90	00.00	100.00	72.90	72.90	N/A	295,000	215,045
<u>ALL</u>	25	94.17	94.22	79.50	34.61	118.52	29.02	224.43	70.71 to 100.55	83,480	66,367

14 Cedar
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 53
Total Sales Price : 41,276,878
Total Adj. Sales Price : 41,276,878
Total Assessed Value : 29,466,365
Avg. Adj. Sales Price : 778,809
Avg. Assessed Value : 555,969

MEDIAN : 72
WGT. MEAN : 71
MEAN : 73
COD : 10.28
PRD : 102.02

COV : 14.50
STD : 10.56
Avg. Abs. Dev : 07.44
MAX Sales Ratio : 100.45
MIN Sales Ratio : 48.47

95% Median C.I. : 68.59 to 74.47
95% Wgt. Mean C.I. : 69.02 to 73.75
95% Mean C.I. : 69.99 to 75.67

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qrtrs</u>											
01-OCT-16 To 31-DEC-16	5	68.59	71.40	69.96	07.20	102.06	63.91	85.32	N/A	1,216,438	851,048
01-JAN-17 To 31-MAR-17	8	68.17	70.24	68.47	08.80	102.59	54.86	84.41	54.86 to 84.41	960,901	657,959
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	2	61.26	61.26	61.88	01.65	99.00	60.25	62.27	N/A	773,912	478,925
01-OCT-17 To 31-DEC-17	6	68.95	66.69	68.92	08.44	96.76	48.47	74.36	48.47 to 74.36	886,833	611,183
01-JAN-18 To 31-MAR-18	5	88.57	80.52	80.57	15.37	99.94	48.96	95.75	N/A	538,306	433,734
01-APR-18 To 30-JUN-18	8	77.54	82.24	79.92	10.76	102.90	70.35	100.45	70.35 to 100.45	527,603	421,650
01-JUL-18 To 30-SEP-18											
01-OCT-18 To 31-DEC-18	7	70.48	70.19	70.99	03.90	98.87	63.54	74.99	63.54 to 74.99	532,942	378,332
01-JAN-19 To 31-MAR-19	4	75.34	76.99	76.76	02.87	100.30	74.64	82.64	N/A	895,083	687,034
01-APR-19 To 30-JUN-19	5	68.26	67.64	67.11	04.13	100.79	63.04	72.37	N/A	1,023,252	686,754
01-JUL-19 To 30-SEP-19	3	74.16	73.40	73.16	03.83	100.33	68.77	77.28	N/A	433,040	316,803
<u>Study Yrs</u>											
01-OCT-16 To 30-SEP-17	15	68.09	69.43	68.40	08.50	101.51	54.86	85.32	63.91 to 75.09	1,021,148	698,451
01-OCT-17 To 30-SEP-18	19	74.36	76.88	75.28	14.25	102.13	48.47	100.45	69.46 to 88.57	643,861	484,682
01-OCT-18 To 30-SEP-19	19	72.37	71.46	71.25	05.35	100.29	63.04	82.64	68.26 to 74.99	722,437	514,771
<u>Calendar Yrs</u>											
01-JAN-17 To 31-DEC-17	16	68.17	67.79	67.93	08.92	99.79	48.47	84.41	62.27 to 74.36	909,752	618,038
01-JAN-18 To 31-DEC-18	20	74.26	77.59	76.95	12.51	100.83	48.96	100.45	70.48 to 85.21	532,147	409,510
<u>ALL</u>	53	72.37	72.83	71.39	10.28	102.02	48.47	100.45	68.59 to 74.47	778,809	555,969

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	41	72.47	73.17	71.76	11.54	101.96	48.47	100.45	68.43 to 75.02	684,655	491,333
2	12	70.92	71.66	70.59	06.02	101.52	64.88	82.64	67.75 to 74.64	1,100,501	776,809
<u>ALL</u>	53	72.37	72.83	71.39	10.28	102.02	48.47	100.45	68.59 to 74.47	778,809	555,969

14 Cedar
AGRICULTURAL LAND

PAD 2020 R&O Statistics (Using 2020 Values)

Qualified

Date Range: 10/1/2016 To 9/30/2019 Posted on: 1/31/2020

Number of Sales : 53
Total Sales Price : 41,276,878
Total Adj. Sales Price : 41,276,878
Total Assessed Value : 29,466,365
Avg. Adj. Sales Price : 778,809
Avg. Assessed Value : 555,969

MEDIAN : 72
WGT. MEAN : 71
MEAN : 73
COD : 10.28
PRD : 102.02

COV : 14.50
STD : 10.56
Avg. Abs. Dev : 07.44
MAX Sales Ratio : 100.45
MIN Sales Ratio : 48.47

95% Median C.I. : 68.59 to 74.47
95% Wgt. Mean C.I. : 69.02 to 73.75
95% Mean C.I. : 69.99 to 75.67

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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
_____Dry_____											
County	14	74.56	77.75	76.25	09.91	101.97	65.71	100.45	69.24 to 85.21	564,872	430,694
1	10	74.52	79.65	77.99	12.31	102.13	66.26	100.45	69.24 to 99.04	496,369	387,129
2	4	74.56	73.03	73.30	03.94	99.63	65.71	77.28	N/A	736,130	539,608
_____Grass_____											
County	7	68.09	63.88	64.84	07.26	98.52	48.47	69.63	48.47 to 69.63	484,503	314,168
1	7	68.09	63.88	64.84	07.26	98.52	48.47	69.63	48.47 to 69.63	484,503	314,168
_____ALL_____	53	72.37	72.83	71.39	10.28	102.02	48.47	100.45	68.59 to 74.47	778,809	555,969

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	10	71.43	71.14	70.65	08.11	100.69	54.86	85.32	64.88 to 77.61	1,100,954	777,841
1	6	74.69	72.94	72.30	08.82	100.89	54.86	85.32	54.86 to 85.32	1,042,424	753,714
2	4	68.27	68.45	68.48	02.99	99.96	64.88	72.37	N/A	1,188,750	814,030
_____Dry_____											
County	21	73.30	74.73	72.89	10.29	102.52	48.96	100.45	69.24 to 77.28	638,120	465,138
1	16	72.53	74.66	71.97	11.51	103.74	48.96	100.45	68.04 to 84.41	604,180	434,832
2	5	74.64	74.95	75.28	05.29	99.56	65.71	82.64	N/A	746,730	562,117
_____Grass_____											
County	7	68.09	63.88	64.84	07.26	98.52	48.47	69.63	48.47 to 69.63	484,503	314,168
1	7	68.09	63.88	64.84	07.26	98.52	48.47	69.63	48.47 to 69.63	484,503	314,168
_____ALL_____	53	72.37	72.83	71.39	10.28	102.02	48.47	100.45	68.59 to 74.47	778,809	555,969

Cedar County 2020 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cedar	1	5670	5670	5615	5615	5035	5035	4450	4450	5076
Dixon	2	5285	5790	4930	4770	4435	4115	4030	3865	4497
Knox	1	5695	5695	5494	5484	5355	5355	5090	5084	5325
Knox	3	5016	5055	4875	4806	4688	4465	3616	3524	4218
Cedar	2	6045	6045	5830	5830	5745	5745	4650	4650	5173
Pierce	1	6510	6310	5980	5830	5585	4925	4605	4335	5869
Wayne	1	6100	6050	6000	5950	5750	5600	5400	4700	5624
Dixon	1	6325	6150	6025	5673	5300	4794	4412	4200	5633

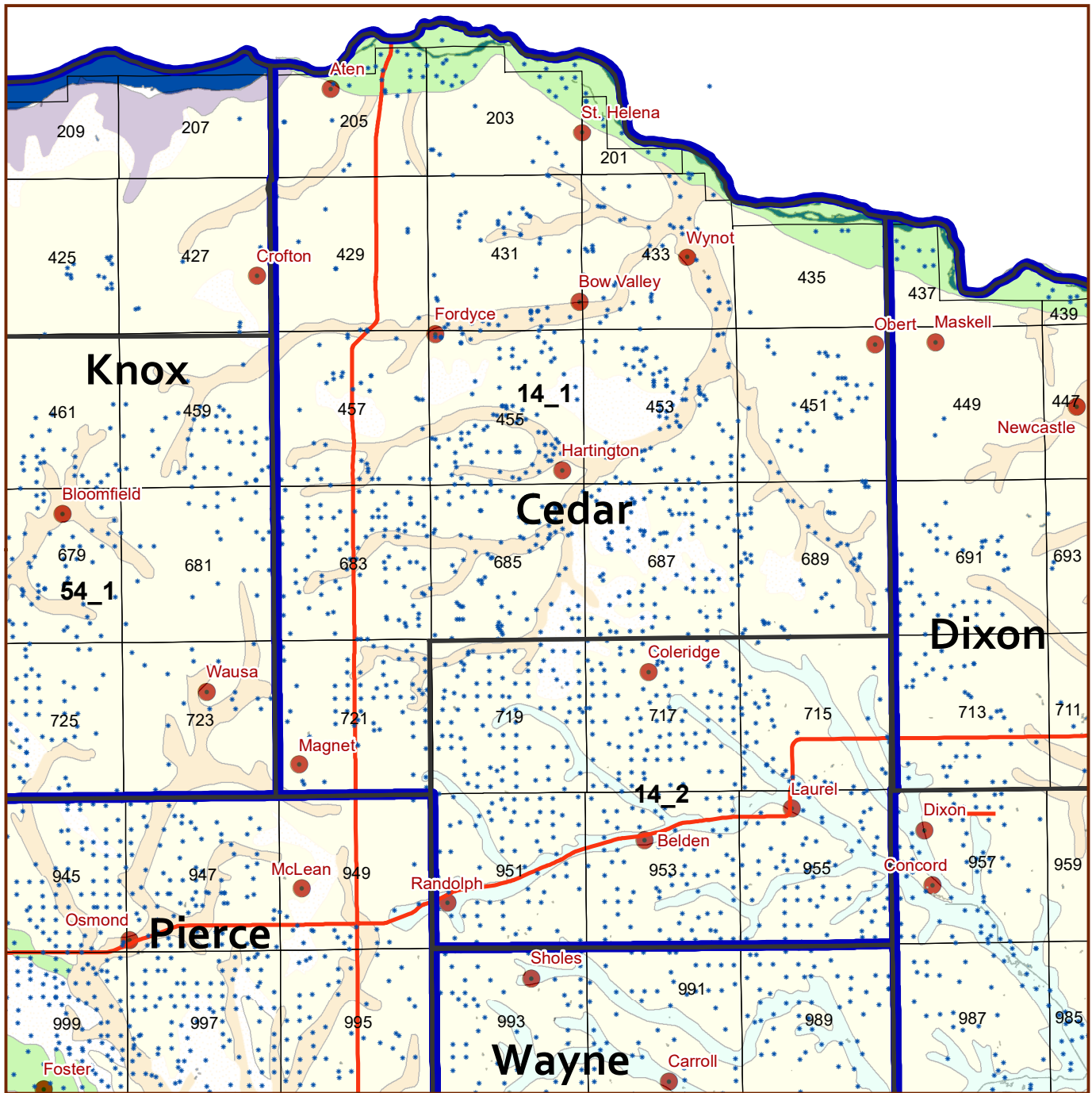
County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cedar	1	4465	4465	4430	4430	4420	4420	3445	3445	4082
Dixon	2	4255	3900	3900	3890	3620	3515	3205	3205	3552
Knox	1	4960	4960	4765	4555	4445	4160	3930	3890	4451
Knox	3	4410	4270	4080	4030	3930	3715	3300	2735	3722
Cedar	2	5155	5155	4979	4980	4950	4949	3875	3875	4778
Pierce	1	5445	5275	4955	4800	4640	4100	3816	3605	4779
Wayne	1	5700	5650	5550	5450	5200	4650	4100	3795	4986
Dixon	1	6013	5674	5387	4874	4637	4178	3937	3695	4881

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cedar	1	2456	2456	2236	2238	2030	2032	1810	1810	2278
Dixon	2	1900	1800	1700	1600	1500	1500	1440	n/a	1754
Knox	1	1696	1697	1696	1695	1680	1680	n/a	1680	1695
Knox	3	1520	1523	1523	1521	1510	1512	1510	1510	1519
Cedar	2	2454	2455	2235	2235	2030	2031	1810	n/a	2356
Pierce	1	1900	2350	2270	2190	2090	2060	1860	1790	2058
Wayne	1	2200	2100	1950	1850	1750	n/a	n/a	n/a	2082
Dixon	1	2430	2111	1353	1856	1465	1747	1561	1124	1564

County	Mkt Area	CRP	TIMBER	WASTE
Cedar	1	1950	984	601
Dixon	2	3481	856	119
Knox	1	1695	500	150
Knox	3	1519	511	150
Cedar	2	1950	1047	600
Pierce	1	3224	934	152
Wayne	1	3821	n/a	100
Dixon	1	4388	1512	148

Source: 2020 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

CEDAR COUNTY



Legend

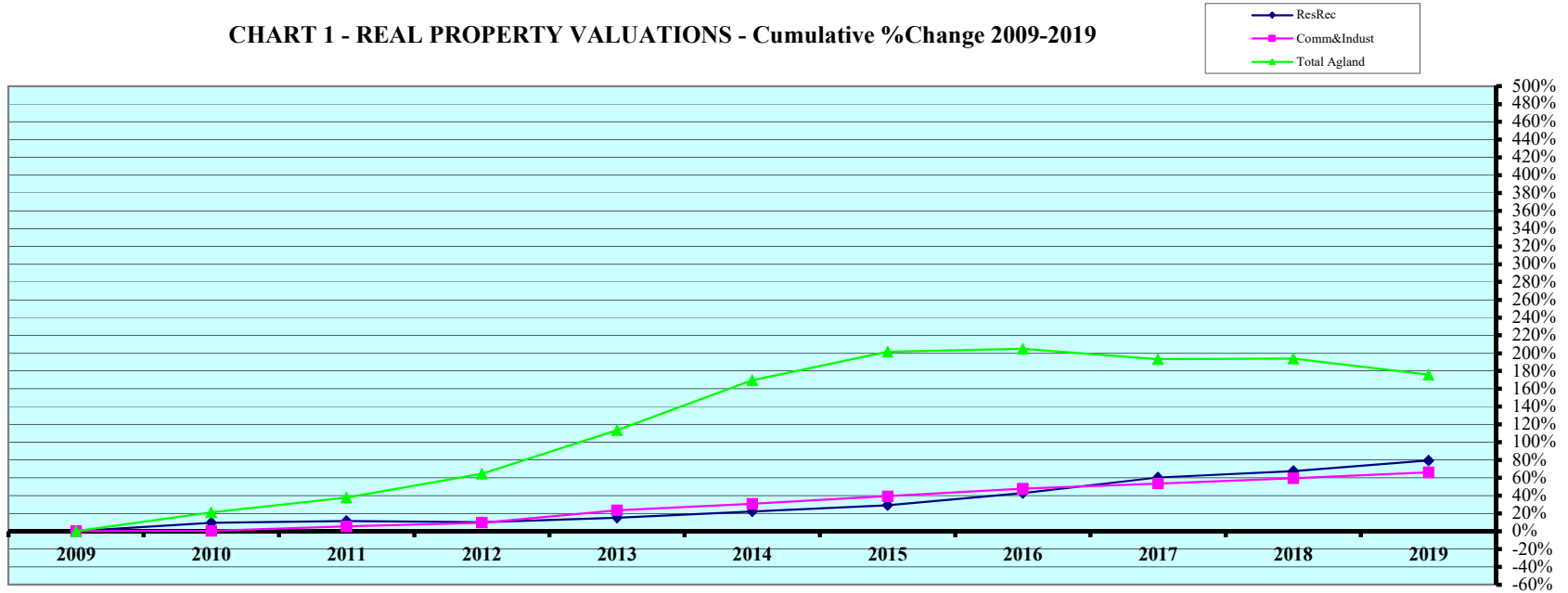
- Market_Area
- County
- Registered_WellsDNR
- geocode
- Federal Roads

Soils

CLASS

- Excessive drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Moderately well drained silty soils with clay subsoils on uplands
- Lakes

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2009-2019



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
2009	159,691,930	--	--	--	36,271,555	--	--	--	657,167,980	--	--	--
2010	174,947,230	15,255,300	9.55%	9.55%	36,445,665	174,110	0.48%	0.48%	796,370,105	139,202,125	21.18%	21.18%
2011	178,147,075	3,199,845	1.83%	11.56%	38,207,125	1,761,460	4.83%	5.34%	906,852,220	110,482,115	13.87%	37.99%
2012	175,694,022	-2,453,053	-1.38%	10.02%	39,714,605	1,507,480	3.95%	9.49%	1,081,930,795	175,078,575	19.31%	64.64%
2013	184,050,042	8,356,020	4.76%	15.25%	44,837,235	5,122,630	12.90%	23.62%	1,403,290,245	321,359,450	29.70%	113.54%
2014	195,141,652	11,091,610	6.03%	22.20%	47,510,775	2,673,540	5.96%	30.99%	1,771,407,515	368,117,270	26.23%	169.55%
2015	206,461,817	11,320,165	5.80%	29.29%	50,489,034	2,978,259	6.27%	39.20%	1,981,697,655	210,290,140	11.87%	201.55%
2016	228,234,525	21,772,708	10.55%	42.92%	53,599,570	3,110,536	6.16%	47.77%	2,004,602,175	22,904,520	1.16%	205.04%
2017	256,053,865	27,819,340	12.19%	60.34%	55,675,135	2,075,565	3.87%	53.50%	1,927,096,380	-77,505,795	-3.87%	193.24%
2018	267,754,340	11,700,475	4.57%	67.67%	57,885,512	2,210,377	3.97%	59.59%	1,931,796,345	4,699,965	0.24%	193.96%
2019	286,442,785	18,688,445	6.98%	79.37%	60,240,967	2,355,455	4.07%	66.08%	1,812,433,175	-119,363,170	-6.18%	175.79%

Rate Annual %chg: Residential & Recreational **6.02%**

Commercial & Industrial **5.20%**

Agricultural Land **10.68%**

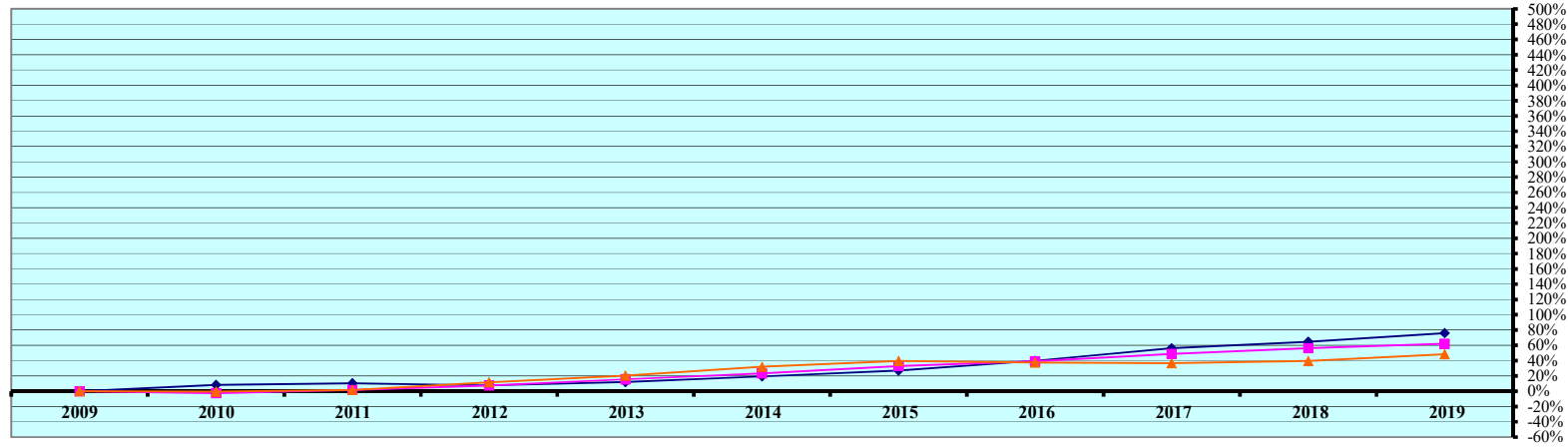
Cnty# **14**
County **CEDAR**

CHART 1

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

Source: 2009 - 2019 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2009-2019



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			
2009	159,691,930	2,729,672	1.71%	156,962,258	--	--	36,271,555	1,468,360	4.05%	34,803,195	--	--			
2010	174,947,230	2,160,278	1.23%	172,786,952	8.20%	8.20%	36,445,665	1,084,730	2.98%	35,360,935	-2.51%	-2.51%			
2011	178,147,075	2,240,085	1.26%	175,906,990	0.55%	10.15%	38,207,125	1,418,235	3.71%	36,788,890	0.94%	1.43%			
2012	175,694,022	3,543,492	2.02%	172,150,530	-3.37%	7.80%	39,714,605	822,995	2.07%	38,891,610	1.79%	7.22%			
2013	184,050,042	5,036,395	2.74%	179,013,647	1.89%	12.10%	44,837,235	2,916,680	6.51%	41,920,555	5.55%	15.57%			
2014	195,141,652	4,761,655	2.44%	190,379,997	3.44%	19.22%	47,510,775	2,843,960	5.99%	44,666,815	-0.38%	23.15%			
2015	206,461,817	3,869,275	1.87%	202,592,542	3.82%	26.86%	50,489,034	2,283,060	4.52%	48,205,974	1.46%	32.90%			
2016	228,234,525	5,144,325	2.25%	223,090,200	8.05%	39.70%	53,599,570	3,133,035	5.85%	50,466,535	-0.04%	39.14%			
2017	256,053,865	6,696,969	2.62%	249,356,896	9.25%	56.15%	55,675,135	1,691,495	3.04%	53,983,640	0.72%	48.83%			
2018	267,754,340	4,868,910	1.82%	262,885,430	2.67%	64.62%	57,885,512	1,264,845	2.19%	56,620,667	1.70%	56.10%			
2019	286,442,785	5,401,750	1.89%	281,041,035	4.96%	75.99%	60,240,967	1,494,565	2.48%	58,746,402	1.49%	61.96%			
Rate Ann%chg	6.02%						3.95%	5.20%						C & I w/o growth	1.07%

Tax Year	Ag Improvements & Site Land ⁽¹⁾				Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value						
2009	80,386,760	42,827,685	123,214,445	3,462,040	2.81%	119,752,405	--	--	
2010	80,953,935	44,680,575	125,634,510	3,249,090	2.59%	122,385,420	-0.67%	-0.67%	
2011	81,894,205	47,506,040	129,400,245	4,377,130	3.38%	125,023,115	-0.49%	1.47%	
2012	90,156,108	54,117,086	144,273,194	6,732,707	4.67%	137,540,487	6.29%	11.63%	
2013	94,324,585	60,255,355	154,579,940	5,984,611	3.87%	148,595,329	3.00%	20.60%	
2014	106,676,430	62,292,355	168,968,785	6,280,400	3.72%	162,688,385	5.25%	32.04%	
2015	114,893,440	64,607,765	179,501,205	7,513,575	4.19%	171,987,630	1.79%	39.58%	
2016	110,898,775	68,902,165	179,800,940	10,465,550	5.82%	169,335,390	-5.66%	37.43%	
2017	101,181,870	72,567,470	173,749,340	5,319,215	3.06%	168,430,125	-6.32%	36.70%	
2018	100,152,750	75,038,440	175,191,190	3,112,080	1.78%	172,079,110	-0.96%	39.66%	
2019	107,606,170	77,632,485	185,238,655	2,241,430	1.21%	182,997,225	4.46%	48.52%	
Rate Ann%chg	2.96%	6.13%	4.16%	Ag Imprv+Site w/o growth			0.67%		

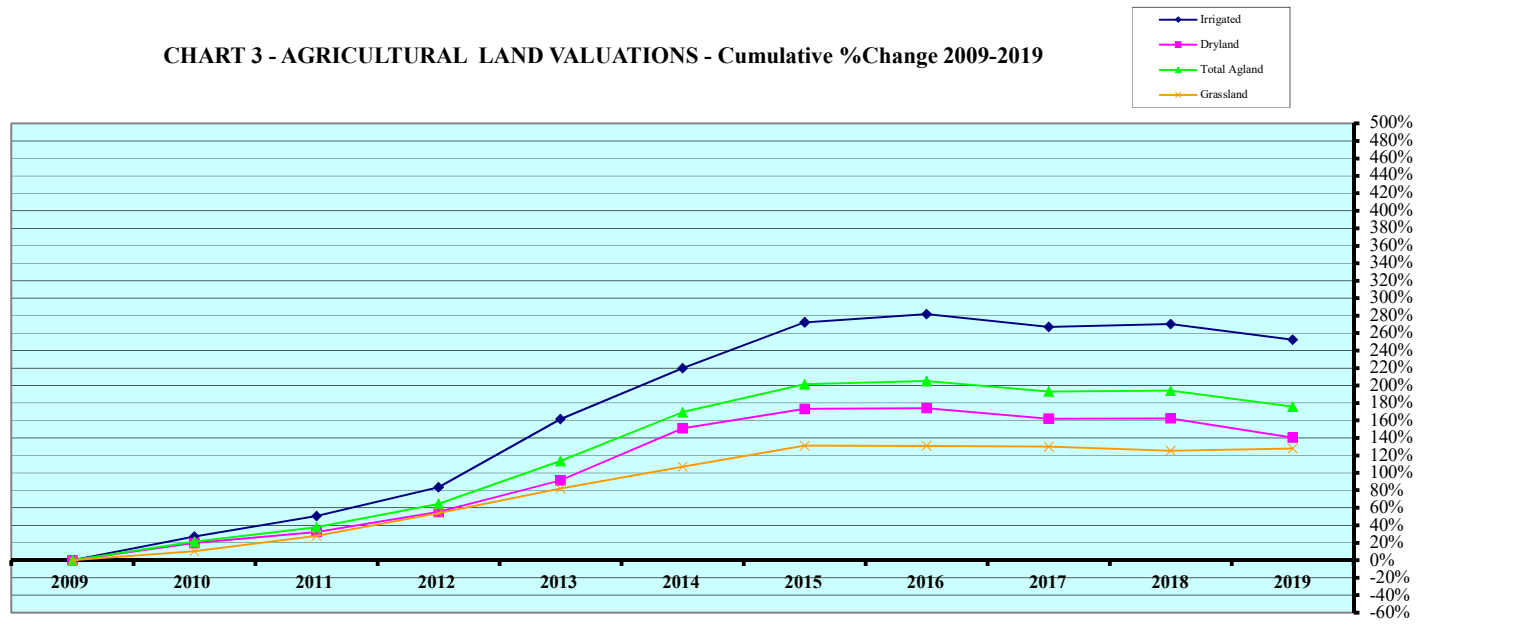
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property. Sources: Value; 2009 - 2019 CTL Growth Value; 2009-2019 Abstract of Asmnt Rpt.

Cnty# 14
County CEDAR

CHART 2

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2020

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2009-2019



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
2009	213,570,500	--	--	--	379,441,450	--	--	--	62,975,180	--	--	--
2010	271,281,440	57,710,940	27.02%	27.02%	453,842,735	74,401,285	19.61%	19.61%	69,538,645	6,563,465	10.42%	10.42%
2011	321,864,940	50,583,500	18.65%	50.71%	502,428,050	48,585,315	10.71%	32.41%	80,609,295	11,070,650	15.92%	28.00%
2012	392,113,480	70,248,540	21.83%	83.60%	589,868,165	87,440,115	17.40%	55.46%	96,945,790	16,336,495	20.27%	53.94%
2013	558,597,745	166,484,265	42.46%	161.55%	726,398,710	136,530,545	23.15%	91.44%	114,626,820	17,681,030	18.24%	82.02%
2014	683,495,955	124,898,210	22.36%	220.03%	952,916,785	226,518,075	31.18%	151.14%	130,447,120	15,820,300	13.80%	107.14%
2015	795,072,815	111,576,860	16.32%	272.28%	1,036,493,415	83,576,630	8.77%	173.16%	145,509,140	15,062,020	11.55%	131.06%
2016	815,347,340	20,274,525	2.55%	281.77%	1,040,511,275	4,017,860	0.39%	174.22%	145,446,555	-62,585	-0.4%	130.96%
2017	783,887,670	-31,459,670	-3.86%	267.04%	995,177,490	-45,333,785	-4.36%	162.27%	144,786,920	-659,635	-0.45%	129.91%
2018	791,022,075	7,134,405	0.91%	270.38%	995,580,415	402,925	0.04%	162.38%	141,936,455	-2,850,465	-1.97%	125.38%
2019	752,655,675	-38,366,400	-4.85%	252.42%	912,981,315	-82,599,100	-8.30%	140.61%	143,430,370	1,493,915	1.05%	127.76%

Rate Ann.%chg: Irrigated **13.42%** Dryland **9.18%** Grassland **8.58%**

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
2009	1,180,850	--	--	--	0	--	--	--	657,167,980	--	--	--
2010	1,707,285	526,435	44.58%	44.58%	0	0	--	--	796,370,105	139,202,125	21.18%	21.18%
2011	1,949,935	242,650	14.21%	65.13%	0	0	--	--	906,852,220	110,482,115	13.87%	37.99%
2012	2,744,530	794,595	40.75%	132.42%	258,830	258,830	--	--	1,081,930,795	175,078,575	19.31%	64.64%
2013	3,335,560	591,030	21.53%	182.47%	331,410	72,580	28.04%	--	1,403,290,245	321,359,450	29.70%	113.54%
2014	3,970,255	634,695	19.03%	236.22%	577,400	245,990	74.23%	--	1,771,407,515	368,117,270	26.23%	169.55%
2015	4,045,865	75,610	1.90%	242.62%	576,420	-980	-0.17%	--	1,981,697,655	210,290,140	11.87%	201.55%
2016	2,164,565	-1,881,300	-46.50%	83.31%	1,132,440	556,020	96.46%	--	2,004,602,175	22,904,520	1.16%	205.04%
2017	2,146,455	-18,110	-0.84%	81.77%	1,097,845	-34,595	-3.05%	--	1,927,096,380	-77,505,795	-3.87%	193.24%
2018	2,150,605	4,150	0.19%	82.12%	1,106,795	8,950	0.82%	--	1,931,796,345	4,699,965	0.24%	193.96%
2019	2,261,635	111,030	5.16%	91.53%	1,104,180	-2,615	-0.24%	--	1,812,433,175	-119,363,170	-6.18%	175.79%

Cnty# **14**
County **CEDAR**

Rate Ann.%chg: Total Agric Land **10.68%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2009-2019 (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
2009	208,058,910	98,444	2,113			382,893,715	238,989	1,602			63,337,540	99,762	635		
2010	261,206,730	101,204	2,581	22.12%	22.12%	462,953,660	236,685	1,956	22.09%	22.09%	70,536,690	99,392	710	11.78%	11.78%
2011	310,910,225	107,396	2,895	12.17%	36.98%	509,423,755	229,944	2,215	13.26%	38.28%	81,498,850	97,577	835	17.69%	31.56%
2012	386,849,705	113,626	3,405	17.60%	61.09%	591,666,620	224,419	2,636	19.00%	64.56%	97,983,395	95,661	1,024	22.63%	61.33%
2013	544,700,235	118,997	4,577	34.45%	116.58%	735,066,825	221,125	3,324	26.09%	107.49%	115,358,540	93,648	1,232	20.26%	94.02%
2014	634,053,395	125,069	5,070	10.75%	139.87%	989,577,200	221,214	4,473	34.57%	179.21%	132,948,405	87,011	1,528	24.04%	140.67%
2015	772,231,570	135,609	5,695	12.33%	169.44%	1,053,289,420	207,344	5,080	13.56%	217.07%	146,680,980	90,642	1,618	5.91%	154.89%
2016	811,493,370	140,542	5,774	1.40%	173.20%	1,044,352,835	203,613	5,129	0.97%	220.14%	145,387,675	89,932	1,617	-0.10%	154.63%
2017	779,935,720	141,348	5,518	-4.44%	161.08%	998,048,880	202,225	4,935	-3.78%	208.05%	144,816,875	89,507	1,618	0.08%	154.84%
2018	789,832,860	143,187	5,516	-0.03%	161.00%	997,297,765	202,121	4,934	-0.02%	207.97%	141,675,565	87,743	1,615	-0.20%	154.32%
2019	751,643,310	143,483	5,239	-5.03%	147.86%	913,868,185	201,725	4,530	-8.19%	182.76%	143,745,355	87,791	1,637	1.41%	157.90%

Rate Annual %chg Average Value/Acre: **9.50%**

10.95%

9.94%

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
2009	1,172,250	5,101	230			0	0				655,462,415	442,297	1,482		
2010	1,702,465	5,147	331	43.93%	43.93%	0	0				796,399,545	442,428	1,800	21.47%	21.47%
2011	1,965,790	5,168	380	15.00%	65.53%	0	0				903,798,620	440,085	2,054	14.09%	38.58%
2012	2,718,425	6,422	423	11.29%	84.22%	0	0				1,079,218,145	440,128	2,452	19.40%	65.46%
2013	3,317,395	6,413	517	22.20%	125.12%	0	0				1,398,442,995	440,183	3,177	29.56%	114.38%
2014	3,959,860	6,459	613	18.52%	166.81%	0	105	0			1,760,538,860	439,858	4,003	25.99%	170.08%
2015	4,025,010	6,502	619	0.96%	169.39%	0	0				1,976,226,980	440,097	4,490	12.19%	203.01%
2016	2,162,500	3,597	601	-2.88%	161.63%	1,130,700	1,581	715			2,004,527,080	439,265	4,563	1.62%	207.93%
2017	2,146,380	3,571	601	-0.01%	161.61%	1,090,095	1,525	715	0.00%		1,926,037,950	438,176	4,396	-3.68%	196.61%
2018	2,151,050	3,578	601	0.00%	161.60%	1,105,255	1,546	715	0.00%		1,932,062,495	438,176	4,409	0.31%	197.54%
2019	2,153,190	3,582	601	0.00%	161.60%	1,105,405	1,546	715	0.00%		1,812,515,445	438,127	4,137	-6.18%	179.16%

14
CEDAR

Rate Annual %chg Average Value/Acre: **10.81%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2009 - 2019 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

CHART 4

CHART 5 - 2019 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
8,852	CEDAR	90,897,786	70,136,230	12,784,969	265,803,205	56,100,817	4,140,150	20,639,580	1,812,433,175	107,606,170	77,632,485	0	2,518,174,567
cnty sector/value % of total value:		3.61%	2.79%	0.51%	10.56%	2.23%	0.16%	0.82%	71.97%	4.27%	3.08%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
115	BELDEN	123,081	149,378	263,914	2,969,645	516,765	0	0	0	0	0	0	4,022,783
1.30%	%sector of county sector	0.14%	0.21%	2.06%	1.12%	0.92%							0.16%
	%sector of municipality	3.06%	3.71%	6.56%	73.82%	12.85%							100.00%
473	COLERIDGE	336,699	136,881	16,002	11,838,220	1,366,765	0	0	190,135	0	0	0	13,884,702
5.34%	%sector of county sector	0.37%	0.20%	0.13%	4.45%	2.44%			0.01%				0.55%
	%sector of municipality	2.42%	0.99%	0.12%	85.26%	9.84%			1.37%				100.00%
139	FORDYCE	125,180	11,337	2,699	4,145,925	1,688,255	0	0	0	0	0	0	5,973,396
1.57%	%sector of county sector	0.14%	0.02%	0.02%	1.56%	3.01%							0.24%
	%sector of municipality	2.10%	0.19%	0.05%	69.41%	28.26%							100.00%
1,554	HARTINGTON	3,275,273	2,288,670	546,483	69,738,335	14,136,510	0	0	44,390	0	0	0	90,029,661
17.56%	%sector of county sector	3.60%	3.26%	4.27%	26.24%	25.20%			0.00%				3.58%
	%sector of municipality	3.64%	2.54%	0.61%	77.46%	15.70%			0.05%				100.00%
964	LAUREL	1,694,071	467,390	629,355	31,848,810	9,028,140	0	0	0	0	0	0	43,667,766
10.89%	%sector of county sector	1.86%	0.67%	4.92%	11.98%	16.09%							1.73%
	%sector of municipality	3.88%	1.07%	1.44%	72.93%	20.67%							100.00%
57	MAGNET	25,707	7,369	1,754	1,112,980	451,845	0	0	0	0	0	0	1,599,655
0.64%	%sector of county sector	0.03%	0.01%	0.01%	0.42%	0.81%							0.06%
	%sector of municipality	1.61%	0.46%	0.11%	69.58%	28.25%							100.00%
23	OBERT	37,164	0	0	385,645	168,175	0	0	0	0	0	0	590,984
0.26%	%sector of county sector	0.04%			0.15%	0.30%							0.02%
	%sector of municipality	6.29%			65.25%	28.46%							100.00%
946	RANDOLPH	1,179,016	589,396	539,011	27,761,685	5,160,017	0	0	0	0	0	0	35,229,125
10.69%	%sector of county sector	1.30%	0.84%	4.22%	10.44%	9.20%							1.40%
	%sector of municipality	3.35%	1.67%	1.53%	78.80%	14.65%							100.00%
96	ST HELENA	8,415	13,606	3,238	2,920,235	145,155	0	0	0	0	0	0	3,090,649
1.08%	%sector of county sector	0.01%	0.02%	0.03%	1.10%	0.26%							0.12%
	%sector of municipality	0.27%	0.44%	0.10%	94.49%	4.70%							100.00%
166	WYNOT	84,507	26,884	6,400	7,405,385	1,201,415	0	0	0	0	0	0	8,724,591
1.88%	%sector of county sector	0.09%	0.04%	0.05%	2.79%	2.14%							0.35%
	%sector of municipality	0.97%	0.31%	0.07%	84.88%	13.77%							100.00%
4,533	Total Municipalities	6,889,113	3,690,911	2,008,856	160,126,865	33,863,042	0	0	234,525	0	0	0	206,813,312
51.21%	%all municip.sectors of cnty	7.58%	5.26%	15.71%	60.24%	60.36%			0.01%				8.21%

Sources: 2019 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2019 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2020

Total Real Property Sum Lines 17, 25, & 30	Records : 9,005	Value : 2,333,297,097	Growth 8,752,725	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	418	3,661,175	0	0	550	6,091,140	968	9,752,315	
02. Res Improve Land	1,990	17,295,870	0	0	622	9,363,625	2,612	26,659,495	
03. Res Improvements	1,988	141,455,135	0	0	642	93,304,160	2,630	234,759,295	
04. Res Total	2,406	162,412,180	0	0	1,192	108,758,925	3,598	271,171,105	3,380,325
% of Res Total	66.87	59.89	0.00	0.00	33.13	40.11	39.96	11.62	38.62
05. Com UnImp Land	97	724,860	0	0	23	663,865	120	1,388,725	
06. Com Improve Land	427	2,743,935	0	0	99	2,143,390	526	4,887,325	
07. Com Improvements	429	31,425,667	0	0	110	20,051,590	539	51,477,257	
08. Com Total	526	34,894,462	0	0	133	22,858,845	659	57,753,307	2,176,885
% of Com Total	79.82	60.42	0.00	0.00	20.18	39.58	7.32	2.48	24.87
09. Ind UnImp Land	0	0	0	0	2	16,640	2	16,640	
10. Ind Improve Land	0	0	0	0	4	80,785	4	80,785	
11. Ind Improvements	0	0	0	0	4	4,042,725	4	4,042,725	
12. Ind Total	0	0	0	0	6	4,140,150	6	4,140,150	0
% of Ind Total	0.00	0.00	0.00	0.00	100.00	100.00	0.07	0.18	0.00
13. Rec UnImp Land	0	0	0	0	92	2,122,285	92	2,122,285	
14. Rec Improve Land	0	0	0	0	166	3,755,585	166	3,755,585	
15. Rec Improvements	0	0	0	0	256	16,063,220	256	16,063,220	
16. Rec Total	0	0	0	0	348	21,941,090	348	21,941,090	808,115
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	3.86	0.94	9.23
Res & Rec Total	2,406	162,412,180	0	0	1,540	130,700,015	3,946	293,112,195	4,188,440
% of Res & Rec Total	60.97	55.41	0.00	0.00	39.03	44.59	43.82	12.56	47.85
Com & Ind Total	526	34,894,462	0	0	139	26,998,995	665	61,893,457	2,176,885
% of Com & Ind Total	79.10	56.38	0.00	0.00	20.90	43.62	7.38	2.65	24.87
17. Taxable Total	2,932	197,306,642	0	0	1,679	157,699,010	4,611	355,005,652	6,365,325
% of Taxable Total	63.59	55.58	0.00	0.00	36.41	44.42	51.20	15.21	72.72

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	339,070	4,378,165	0	0	0
19. Commercial	9	579,605	11,888,895	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	14	339,070	4,378,165
19. Commercial	0	0	0	9	579,605	11,888,895
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				23	918,675	16,267,060

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	240	0	117	357

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	4	229,540	0	0	2,999	1,230,631,990	3,003	1,230,861,530
28. Ag-Improved Land	0	0	0	0	1,271	589,209,235	1,271	589,209,235
29. Ag Improvements	0	0	0	0	1,391	158,220,680	1,391	158,220,680

30. Ag Total				4,394	1,978,291,445
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Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.27	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	20.87	333,890	23	20.87	333,890	
32. HomeSite Improv Land	834	847.71	13,563,245	834	847.71	13,563,245	
33. HomeSite Improvements	855	0.00	94,301,360	855	0.00	94,301,360	0
34. HomeSite Total				878	868.58	108,198,495	
35. FarmSite UnImp Land	385	1,205.27	1,928,405	385	1,205.27	1,928,405	
36. FarmSite Improv Land	1,094	7,028.35	11,245,195	1,094	7,028.35	11,245,195	
37. FarmSite Improvements	1,210	0.00	63,919,320	1,210	0.00	63,919,320	2,387,400
38. FarmSite Total				1,595	8,233.62	77,092,920	
39. Road & Ditches	3,616	8,734.33	0	3,617	8,734.60	0	
40. Other- Non Ag Use	58	1,286.39	1,310,200	58	1,286.39	1,310,200	
41. Total Section VI				2,473	19,123.19	186,601,615	2,387,400

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	4	379.61	360,865	4	379.61	360,865

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Market Value	0	0	0	0	0	0

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,549.40	5.17%	25,794,880	5.78%	5,669.95
46. 1A	3,376.46	3.84%	19,144,545	4.29%	5,670.00
47. 2A1	11,086.79	12.60%	62,252,070	13.94%	5,614.98
48. 2A	27,033.77	30.73%	151,793,875	33.99%	5,614.97
49. 3A1	1,294.52	1.47%	6,517,890	1.46%	5,034.99
50. 3A	458.28	0.52%	2,307,380	0.52%	5,034.87
51. 4A1	26,600.16	30.23%	118,370,675	26.50%	4,450.00
52. 4A	13,581.48	15.44%	60,437,620	13.53%	4,450.00
53. Total	87,980.86	100.00%	446,618,935	100.00%	5,076.32
Dry					
54. 1D1	4,424.15	3.28%	19,753,710	3.59%	4,464.97
55. 1D	31,470.14	23.35%	140,512,960	25.54%	4,464.96
56. 2D1	15,915.89	11.81%	70,507,030	12.82%	4,429.98
57. 2D	11,768.05	8.73%	52,132,170	9.48%	4,429.98
58. 3D1	4,244.04	3.15%	18,758,600	3.41%	4,419.99
59. 3D	18,234.60	13.53%	80,596,480	14.65%	4,419.98
60. 4D1	20,253.52	15.03%	69,773,395	12.68%	3,445.00
61. 4D	28,472.64	21.12%	98,087,545	17.83%	3,444.98
62. Total	134,783.03	100.00%	550,121,890	100.00%	4,081.54
Grass					
63. 1G1	10,437.91	12.74%	24,503,505	14.53%	2,347.55
64. 1G	16,037.33	19.58%	36,331,605	21.55%	2,265.44
65. 2G1	19,418.94	23.71%	35,512,265	21.06%	1,828.74
66. 2G	23,518.41	28.72%	48,205,675	28.59%	2,049.70
67. 3G1	10,641.26	12.99%	20,597,715	12.22%	1,935.65
68. 3G	1,376.96	1.68%	2,746,135	1.63%	1,994.35
69. 4G1	451.68	0.55%	682,825	0.40%	1,511.75
70. 4G	16.02	0.02%	29,135	0.02%	1,818.66
71. Total	81,898.51	100.00%	168,608,860	100.00%	2,058.75
Irrigated Total					
Irrigated Total	87,980.86	28.41%	446,618,935	38.22%	5,076.32
Dry Total					
Dry Total	134,783.03	43.52%	550,121,890	47.08%	4,081.54
Grass Total					
Grass Total	81,898.51	26.44%	168,608,860	14.43%	2,058.75
72. Waste	3,735.82	1.21%	2,245,535	0.19%	601.08
73. Other	1,320.81	0.43%	944,385	0.08%	715.00
74. Exempt	3,446.31	1.11%	21,525	0.00%	6.25
75. Market Area Total	309,719.03	100.00%	1,168,539,605	100.00%	3,772.90

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	22.81	0.04%	137,885	0.05%	6,044.94
46. 1A	1,340.30	2.39%	8,102,110	2.79%	6,045.00
47. 2A1	6,322.14	11.27%	36,857,880	12.71%	5,829.97
48. 2A	16,134.09	28.77%	94,061,315	32.42%	5,829.97
49. 3A1	416.53	0.74%	2,392,930	0.82%	5,744.92
50. 3A	423.82	0.76%	2,434,800	0.84%	5,744.89
51. 4A1	26,649.35	47.52%	123,919,295	42.72%	4,649.99
52. 4A	4,770.58	8.51%	22,183,375	7.65%	4,650.04
53. Total	56,079.62	100.00%	290,089,590	100.00%	5,172.82
Dry					
54. 1D1	43.57	0.06%	224,605	0.07%	5,155.04
55. 1D	19,475.75	28.80%	100,389,415	31.08%	5,154.59
56. 2D1	10,541.53	15.59%	52,484,635	16.25%	4,978.84
57. 2D	2,813.54	4.16%	14,011,095	4.34%	4,979.88
58. 3D1	1,308.73	1.94%	6,478,280	2.01%	4,950.05
59. 3D	18,520.85	27.39%	91,667,010	28.38%	4,949.40
60. 4D1	10,479.70	15.50%	40,609,240	12.57%	3,875.04
61. 4D	4,435.05	6.56%	17,184,235	5.32%	3,874.64
62. Total	67,618.72	100.00%	323,048,515	100.00%	4,777.50
Grass					
63. 1G1	1,014.20	24.66%	2,448,195	25.87%	2,413.92
64. 1G	1,427.65	34.72%	3,396,460	35.88%	2,379.06
65. 2G1	725.20	17.63%	1,581,630	16.71%	2,180.96
66. 2G	802.31	19.51%	1,754,575	18.54%	2,186.90
67. 3G1	111.77	2.72%	226,890	2.40%	2,029.97
68. 3G	11.94	0.29%	24,245	0.26%	2,030.57
69. 4G1	19.36	0.47%	33,225	0.35%	1,716.17
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	4,112.43	100.00%	9,465,220	100.00%	2,301.61
Irrigated Total					
	56,079.62	43.59%	290,089,590	46.55%	5,172.82
Dry Total					
	67,618.72	52.55%	323,048,515	51.84%	4,777.50
Grass Total					
	4,112.43	3.20%	9,465,220	1.52%	2,301.61
72. Waste	567.65	0.44%	340,600	0.05%	600.02
73. Other	288.49	0.22%	206,300	0.03%	715.10
74. Exempt	73.33	0.06%	0	0.00%	0.00
75. Market Area Total	128,666.91	100.00%	623,150,225	100.00%	4,843.13

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	12.11	72,415	0.00	0	144,048.37	736,636,110	144,060.48	736,708,525
77. Dry Land	27.79	138,855	0.00	0	202,373.96	873,031,550	202,401.75	873,170,405
78. Grass	8.21	17,700	0.00	0	86,002.73	178,056,380	86,010.94	178,074,080
79. Waste	0.95	570	0.00	0	4,302.52	2,585,565	4,303.47	2,586,135
80. Other	0.00	0	0.00	0	1,609.30	1,150,685	1,609.30	1,150,685
81. Exempt	25.69	0	0.00	0	3,493.95	21,525	3,519.64	21,525
82. Total	49.06	229,540	0.00	0	438,336.88	1,791,460,290	438,385.94	1,791,689,830

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	144,060.48	32.86%	736,708,525	41.12%	5,113.88
Dry Land	202,401.75	46.17%	873,170,405	48.73%	4,314.05
Grass	86,010.94	19.62%	178,074,080	9.94%	2,070.37
Waste	4,303.47	0.98%	2,586,135	0.14%	600.94
Other	1,609.30	0.37%	1,150,685	0.06%	715.02
Exempt	3,519.64	0.80%	21,525	0.00%	6.12
Total	438,385.94	100.00%	1,791,689,830	100.00%	4,087.01

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 Coleridge	34	291,985	236	960,390	236	10,633,075	270	11,885,450	0
83.2 Hartington	74	860,525	632	9,230,585	621	60,282,050	695	70,373,160	623,455
83.3 Laurel	59	453,170	410	2,719,170	411	29,543,215	470	32,715,555	171,565
83.4 Randolph	71	937,590	396	2,717,060	400	24,419,605	471	28,074,255	201,400
83.5 Rec Brooky Bottom	67	2,119,400	97	2,706,860	99	7,074,690	166	11,900,950	678,830
83.6 Rural	555	5,831,820	630	9,534,665	738	95,237,880	1,293	110,604,365	2,116,250
83.7 Small Towns	180	1,117,905	316	1,668,665	320	16,577,190	500	19,363,760	345,800
83.8 West River Rec	20	262,205	61	877,685	61	7,054,810	81	8,194,700	51,140
84 Residential Total	1,060	11,874,600	2,778	30,415,080	2,886	250,822,515	3,946	293,112,195	4,188,440

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	Coleridge	11	28,770	44	148,310	44	1,454,305	55	1,631,385	295,515
85.2	Hartington	34	198,860	130	742,265	130	13,490,215	164	14,431,340	310,120
85.3	Laurel	21	314,720	93	1,010,045	93	7,716,420	114	9,041,185	10,155
85.4	Randolph	10	76,815	83	501,670	83	4,489,037	93	5,067,522	0
85.5	Rural	25	680,505	103	2,224,175	114	24,094,315	139	26,998,995	1,006,975
85.6	Small Towns	21	105,695	77	341,645	79	4,275,690	100	4,723,030	554,120
86	Commercial Total	122	1,405,365	530	4,968,110	543	55,519,982	665	61,893,457	2,176,885

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	9,342.23	14.40%	22,941,925	15.53%	2,455.72
88. 1G	13,238.27	20.41%	32,508,015	22.01%	2,455.61
89. 2G1	12,173.00	18.77%	27,216,330	18.42%	2,235.79
90. 2G	19,326.69	29.80%	43,245,085	29.27%	2,237.58
91. 3G1	9,230.81	14.23%	18,740,570	12.69%	2,030.22
92. 3G	1,209.77	1.87%	2,458,280	1.66%	2,032.02
93. 4G1	323.35	0.50%	585,275	0.40%	1,810.04
94. 4G	15.04	0.02%	27,225	0.02%	1,810.17
95. Total	64,859.16	100.00%	147,722,705	100.00%	2,277.59
CRP					
96. 1C1	415.28	9.74%	809,805	9.74%	1,950.02
97. 1C	864.68	20.29%	1,686,115	20.29%	1,949.99
98. 2C1	1,353.30	31.75%	2,638,980	31.75%	1,950.03
99. 2C	946.00	22.19%	1,844,705	22.19%	1,950.01
100. 3C1	551.56	12.94%	1,075,540	12.94%	1,950.00
101. 3C	130.49	3.06%	254,450	3.06%	1,949.96
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.98	0.02%	1,910	0.02%	1,948.98
104. Total	4,262.29	100.00%	8,311,505	100.00%	1,950.01
Timber					
105. 1T1	680.40	5.33%	751,775	5.98%	1,104.90
106. 1T	1,934.38	15.14%	2,137,475	17.00%	1,104.99
107. 2T1	5,892.64	46.12%	5,656,955	44.99%	960.00
108. 2T	3,245.72	25.40%	3,115,885	24.78%	960.00
109. 3T1	858.89	6.72%	781,605	6.22%	910.02
110. 3T	36.70	0.29%	33,405	0.27%	910.22
111. 4T1	128.33	1.00%	97,550	0.78%	760.15
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	12,777.06	100.00%	12,574,650	100.00%	984.16
Grass Total					
	64,859.16	79.19%	147,722,705	87.61%	2,277.59
CRP Total					
	4,262.29	5.20%	8,311,505	4.93%	1,950.01
Timber Total					
	12,777.06	15.60%	12,574,650	7.46%	984.16
114. Market Area Total	81,898.51	100.00%	168,608,860	100.00%	2,058.75

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	980.22	25.05%	2,405,565	26.09%	2,454.11
88. 1G	1,329.64	33.98%	3,264,075	35.40%	2,454.86
89. 2G1	692.50	17.70%	1,547,640	16.79%	2,234.86
90. 2G	769.31	19.66%	1,719,385	18.65%	2,234.97
91. 3G1	111.77	2.86%	226,890	2.46%	2,029.97
92. 3G	11.94	0.31%	24,245	0.26%	2,030.57
93. 4G1	17.63	0.45%	31,910	0.35%	1,809.98
94. 4G	0.00	0.00%	0	0.00%	0.00
95. Total	3,913.01	100.00%	9,219,710	100.00%	2,356.17
CRP					
96. 1C1	6.01	14.77%	11,720	14.77%	1,950.08
97. 1C	28.52	70.11%	55,605	70.08%	1,949.68
98. 2C1	2.62	6.44%	5,115	6.45%	1,952.29
99. 2C	3.53	8.68%	6,900	8.70%	1,954.67
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	40.68	100.00%	79,340	100.00%	1,950.34
Timber					
105. 1T1	27.97	17.62%	30,910	18.60%	1,105.11
106. 1T	69.49	43.78%	76,780	46.21%	1,104.91
107. 2T1	30.08	18.95%	28,875	17.38%	959.94
108. 2T	29.47	18.56%	28,290	17.02%	959.96
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	1.73	1.09%	1,315	0.79%	760.12
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	158.74	100.00%	166,170	100.00%	1,046.81
<hr/>					
Grass Total	3,913.01	95.15%	9,219,710	97.41%	2,356.17
CRP Total	40.68	0.99%	79,340	0.84%	1,950.34
Timber Total	158.74	3.86%	166,170	1.76%	1,046.81
<hr/>					
114. Market Area Total	4,112.43	100.00%	9,465,220	100.00%	2,301.61

**2020 County Abstract of Assessment for Real Property, Form 45
Compared with the 2019 Certificate of Taxes Levied Report (CTL)**

14 Cedar

	2019 CTL County Total	2020 Form 45 County Total	Value Difference (2020 form 45 - 2019 CTL)	Percent Change	2020 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	265,803,205	271,171,105	5,367,900	2.02%	3,380,325	0.75%
02. Recreational	20,639,580	21,941,090	1,301,510	6.31%	808,115	2.39%
03. Ag-Homesite Land, Ag-Res Dwelling	107,606,170	108,198,495	592,325	0.55%	0	0.55%
04. Total Residential (sum lines 1-3)	394,048,955	401,310,690	7,261,735	1.84%	4,188,440	0.78%
05. Commercial	56,100,817	57,753,307	1,652,490	2.95%	2,176,885	-0.93%
06. Industrial	4,140,150	4,140,150	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	60,240,967	61,893,457	1,652,490	2.74%	2,176,885	-0.87%
08. Ag-Farmsite Land, Outbuildings	76,277,770	77,092,920	815,150	1.07%	2,387,400	-2.06%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,354,715	1,310,200	-44,515	-3.29%		
11. Total Non-Agland (sum lines 8-10)	77,632,485	78,403,120	770,635	0.99%	2,387,400	-2.08%
12. Irrigated	752,655,675	736,708,525	-15,947,150	-2.12%		
13. Dryland	912,981,315	873,170,405	-39,810,910	-4.36%		
14. Grassland	143,430,370	178,074,080	34,643,710	24.15%		
15. Wasteland	2,261,635	2,586,135	324,500	14.35%		
16. Other Agland	1,104,180	1,150,685	46,505	4.21%		
17. Total Agricultural Land	1,812,433,175	1,791,689,830	-20,743,345	-1.14%		
18. Total Value of all Real Property (Locally Assessed)	2,344,355,582	2,333,297,097	-11,058,485	-0.47%	8,752,725	-0.85%

2020 Assessment Survey for Cedar County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Assessor is a Cerified General Appraiser
3.	Other full-time employees:
	3
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$297,275
7.	Adopted budget, or granted budget if different from above:
	\$297,275
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:
	\$0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$15,050
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500.00
12.	Other miscellaneous funds:
	\$14,00.00 (gWorks)
13.	Amount of last year's assessor's budget not used:
	\$14,500

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	County Solutions
3.	Are cadastral maps currently being used?
	Yes, minimally
4.	If so, who maintains the Cadastral Maps?
	These maps are no longer maintained or updated.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. cedar.gworks.com
7.	Who maintains the GIS software and maps?
	Staff
8.	What type of aerial imagery is used in the cyclical review of properties?
	Obliques are used to review rural properties
9.	When was the aerial imagery last updated?
	Spring 2019
10.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes

3.	What municipalities in the county are zoned?
	Belden, Bow Valley, Coleridge, Fordyce, Hartington, Laurel, Magnet, Obert, Randolph, St. Helena and Wynot
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	gWorks
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	No
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2020 Residential Assessment Survey for Cedar County

1.	Valuation data collection done by:																				
	Assessor and staff.																				
2.	List the valuation group recognized by the County and describe the unique characteristics of each:																				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hartington - county seat; K-12 Public and Catholic school system; location of town is approximately in the center of the county; 2017 approximate population is 1,490</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Laurel - located in the Southeastern portion of the county along Hwy. 20; has a consolidated K-12 school system with several surrounding villages; 2017 approximate population 927</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Randolph - located in the Southwestern corner of Cedar County along Hwy. 20; has a K-12 school system; 2017 approximate population is 912</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Coleridge - small village located South of Hartington on Hwy. 57; the school system has consolidated with the Laurel school system; 2017 approximate population is 453</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Belden, Fordyce, Magnet, Obert, St. Helena and Wynot - Villages with small populations; the village of Wynot is the only one that has a K-12 school system</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural, Bud Becker Sub, Bow Valley - Parcels located outside of any city or village</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Sand Bar Ridge and Brooky Bottom recreational - east river recreational parcels</td> </tr> <tr> <td style="text-align: center;">50</td> <td>West River Recreational - Close to the Lewis and Clark lake and east of the Yankton dam</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hartington - county seat; K-12 Public and Catholic school system; location of town is approximately in the center of the county; 2017 approximate population is 1,490	5	Laurel - located in the Southeastern portion of the county along Hwy. 20; has a consolidated K-12 school system with several surrounding villages; 2017 approximate population 927	10	Randolph - located in the Southwestern corner of Cedar County along Hwy. 20; has a K-12 school system; 2017 approximate population is 912	15	Coleridge - small village located South of Hartington on Hwy. 57; the school system has consolidated with the Laurel school system; 2017 approximate population is 453	20	Belden, Fordyce, Magnet, Obert, St. Helena and Wynot - Villages with small populations; the village of Wynot is the only one that has a K-12 school system	30	Rural, Bud Becker Sub, Bow Valley - Parcels located outside of any city or village	40	Sand Bar Ridge and Brooky Bottom recreational - east river recreational parcels	50	West River Recreational - Close to the Lewis and Clark lake and east of the Yankton dam	AG	Agricultural homes and outbuildings
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AG	Agricultural homes and outbuildings																				
3.	List and describe the approach(es) used to estimate the market value of residential properties.																				
	Sales comparison, income and cost approaches.																				
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?																				
	Tables provided by CAMA vendor.																				
5.	Are individual depreciation tables developed for each valuation group?																				
	Yes																				
6.	Describe the methodology used to determine the residential lot values?																				
	Recent sales in the valuation group are studied when the review/reappraisal is done for each valuation grouping.																				
7.	How are rural residential site values developed?																				
	Monitor recent sales within like valuation groups.																				

8.	Are there form 191 applications on file?																																																						
	No																																																						
9.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																																																						
	N/A																																																						
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20	2015	2015	2015	2019																																																			
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40	2015	2015	2019	2019																																																			
50	2015	2015	2019	2019																																																			
AG	2015	2015	2015	2014-2015																																																			
	N/A																																																						

2020 Commercial Assessment Survey for Cedar County

1.	Valuation data collection done by:															
	Assessor and staff.															
2.	List the valuation group recognized in the County and describe the unique characteristics of each:															
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Group</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Hartington - county seat and the commercial hub of Cedar county; active commercial properties</td> </tr> <tr> <td style="text-align: center;">5</td> <td>Laurel - commercial properties expanding; active commercial parcels with limited restaurants to service the area</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Randolph - located west of Laurel on Hwy 20; active main commercial parcels to service a village of the size of Randolph</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Coleridge - Located south of Hartington on Hwy. 57; basic commercial parcels to service a village the size of Coleridge</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Belden, Fordyce, Magnet, Obert, St. Helena and Wynot - there are minimal to no commercial parcels in the small villages</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rural, Bud Becker Sub, Bow Valley - minimal to no commercial parcels</td> </tr> </tbody> </table>		<u>Valuation Group</u>	<u>Description of unique characteristics</u>	1	Hartington - county seat and the commercial hub of Cedar county; active commercial properties	5	Laurel - commercial properties expanding; active commercial parcels with limited restaurants to service the area	10	Randolph - located west of Laurel on Hwy 20; active main commercial parcels to service a village of the size of Randolph	15	Coleridge - Located south of Hartington on Hwy. 57; basic commercial parcels to service a village the size of Coleridge	20	Belden, Fordyce, Magnet, Obert, St. Helena and Wynot - there are minimal to no commercial parcels in the small villages	30	Rural, Bud Becker Sub, Bow Valley - minimal to no commercial parcels
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.															
	Cost, income and comparable sales.															
3a.	Describe the process used to determine the value of unique commercial properties.															
	Comparable sales review.															
4.	For the cost approach does the County develop the depreciation study(ies) based on the local market information or does the county use the tables provided by the CAMA vendor?															
	The physical depreciation is from the CAMA tables and economic depreciation is based on the local market.															
5.	Are individual depreciation tables developed for each valuation grouping?															
	No, effective age and comparable sales and reconciliation for each property.															
6.	Describe the methodology used to determine the commercial lot values.															
	All lots are valued with the square foot cost per lot and then adjustments are made for different lot materials and size variations.															

7.	<u>Valuation Group</u>	<u>Date of Depreciation</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	1	2009	2009	2018-2019	2018-2019
	5	2009	2009	2018-2019	2018-2019
	10	2009	2009	2018-2019	2018-2019
	15	2009	2009	2018-2019	2018-2019
	20	2009	2009	2018-2019	2018-2019
	30	2009	2009	2018-2019	2018-2019
N/A					

2020 Agricultural Assessment Survey for Cedar 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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<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
1	The northern portion of the county consisting of smaller fields and hilly parcels, Missouri River flows along the edge	2019									
2	The southern portion of the county with more irrigation potential and larger crop fields.	2019									
	Ag improvements and outbuildings depreciation and costing tables used is from 2018-2019.										
3.	Describe the process used to determine and monitor market areas.										
	Market areas are drawn based on the topography and geographic characteristics of the two areas in the county.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Determined by land use.										
5.	Do farm home sites carry the same value as rural residential home sites? If not what methodology is used to determine market value?										
	Yes, farm home sites and rural residential sites are considered the same and valued the same.										
6.	What separate market analysis has been conducted where intensive use is identified in the county?										
	Nothing identified as intensive use. Feedlots have the site value of \$1,500.										
7.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Physical inspections, use gWorks photos, FSA maps and talking with the land owner.										
	<u>If your county has special value applications, please answer the following</u>										
8a.	How many parcels have a special valuation application on file?										
	N/A										
8b.	What process was used to determine if non-agricultural influences exist in the county?										
	N/A										
	<u>If your county recognizes a special value, please answer the following</u>										
8c.	Describe the non-agricultural influences recognized within the county.										

	N/A
8d.	Where is the influenced area located within the county?
	N/A
8e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

**2019: 3 YEAR PLAN OF ASSESSMENT
FOR
CEDAR COUNTY
By Don Hoelsing, Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division 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 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 (2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Cedar County: Per the 2019 County Abstract, Cedar County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3587	39.94%	15.00%
Comm/Ind	668	7.43%	2.00%
Recreational	346	3.85%	.03% & other
Agricultural	4379	48.76%	80.00%

Game & Parks 4 .00045% .0001%

Agricultural land - taxable acres 438,175.80

Other pertinent facts: 79.92% of Cedar County value comes from agricultural parcels. 33% of the agricultural acres are in irrigated farming, 41% is dry land and 6% is in grasslands and wastelands. The county consists of 3 smaller cities and 8 villages. The commercial properties are typical for small city and villages. They consist of the banks, grocery stores, mini marts, bars. The smaller villages have fewer operating commercial properties.

New Property: For assessment year 2019, an estimated 152 building permits and/or information statements were filed for new property construction/additions in the county.

For more information see 2019 Reports & Opinion, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

1 Assessor, 1 Deputy Assessor, 3 full time clerks and one part time employee responsible for the measuring and listing of the “pickup work” for the year.

The total budget for Cedar County for 2019/2020 is \$297,275. Included in the total is \$14,000 dedicated to the GIS Workshop, and \$15,050 for ½ of new obliques, MIPS/CAMA is part of the county general budget. There is no specific amount designated for appraisal work due to the fact that all appraisal work is done in house. \$1,500 is for continuing education.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor has met all the educational hours required for this term. The assessor also attends other workshops and meetings to further his knowledge of the assessment field.

B. Cadastral Maps (These maps are no longer updated because we now use the GIS mapping system).

All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Cedar County are in reasonable shape. County Assessment Office is on-line at this time. GIS WORKSHOP ag information is on line as well.

D. Software for CAMA, Assessment Administration, GIS

The provider for our CAMA and assessment administration is provided by MIPS. Currently, Cedar County is working with GIS Workshop and has everything updated and maintained with their system.

E. Web based – cedargisworkshop.com

Property record cards are available online. The ag land information is also on line through GIS Workshop.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all property.

Step 1-Building permits are gathered from the zoning administrator for the rural properties and all cities and villages forward permits to the county assessor. They are separated into separate categories (rural, towns, etc), and put into a three ring binder, a plan of action is developed based on the number and location of each permit.

Step 2-A complete review of the readily accessible areas of the improvement is conducted. Measurements and photos are taken; and physical characteristics are noted at the time of inspection.

Step 3-Inspection data is entered into the CAMA system, using Marshall and Swift cost tables; and market data; a value is generated for each property inspected.

Step 4-The value generated for each property is compared to similar properties in the area, for equalization purposes.

Step 5-When all permit information is noted on the file, the new value generated will be applied for the current assessment year.

B. Data Collection.

All arm's length transactions are analyzed and sorted into valuation groupings. The current preliminary statistical information will be reviewed. A market and depreciation study will reveal where the greatest area of concern will be for the next assessment cycle. Currently, based on the information, the cities, of Hartington, Laurel, Coleridge, and Randolph repriced for the 2nd 6 year review cycle, and a new depreciation study developed to achieve uniform and proportionate valuation. The small towns of Obert, Magnet, Wynot, St. Helena, and Fordyce were completed for 2019. The rural residential will be scheduled for the last year (2020) of the new cycle, and will carry over to the 1st year of the new 6 year cycle if not completed by 2020.

C. Review assessment sales ratio studies before assessment actions.

As part of market analysis and data collection, all market areas are reviewed on a yearly basis.

1) Approaches to Value;

All three approaches are considered when determining market values. The extent each approach is used depends upon the property type and market data available. The cost approach is most heavily relied upon in the initial evaluation

process for residential and commercial. All arm's length sales are gathered, and analyzed to develop a market generated depreciation table. The market approach is used to support the value generated by the cost approach. Commercial properties are valued in a manner similar to residential properties. The income approach is used as a check when comparing agricultural properties. Limited or no data is available for the residential or commercial class of properties to utilize the income approach.

Market Approach; sales comparisons, see above.

- 2) Cost Approach; cost manual used & date of manual and latest depreciation study, Costing manuals and software, dated 2015 for residential and 2009 for commercial are being used for the 2019 assessment year.
- 3) Income Approach; income and expense data collection/analysis from the market, See above
- 4) Land valuation studies, establish market areas, special value for agricultural land

All arm's length sales are gathered and analyzed to determine if the current market areas are reflective of what the sales information has provided.

Special value generation: Currently Cedar County does not have any special value.

Level of Value, Quality, and Uniformity for assessment year 2019:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>	
Residential	94	18.39	106.18	
Commercial	100	32.22	122.36	
Agricultural Land	72	14.2	101.95	3

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2019 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2019:

Residential: 1. Continue using the 2015 costing software. Review and update the towns of Hartington, Coleridge, Laurel, and Randolph, were completed by 2018, small towns were done for 2019..

2. Develop assessment ratios for all valuation groupings

3. The rural residential properties are being updated using the new GIS photos that were completed this year ago (2019).

Commercial:

1. Develop a sales review notebook with all current sales pictures to utilize in developing models and depreciation spread sheet for all commercial property.

2. The cities of Hartington, Coleridge, Laurel, and Randolph are done, using new photos, reviewing all properties,

3. Adjusting the values on the improvements based on square footage values from a sales spreadsheet for sales of similar properties in the Northeast District.

4. The small towns were updated with this same plan.

5. The rural residential properties are being updated this year 2019 using the new GIS photos that were completed in the 2019 year.

Agricultural Land: This will be the 9th year that the GIS Workshop will be utilized to inventory the land classification groupings. We had 2018 land photos to check land use. Market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine level and quality of assessment with adjustments if necessary. There are new 2018 land use maps and have been reviewed for the 2019 year.

Assessment Actions Planned for Assessment Year 2021:

Residential: Residential properties will be on the 1st year of review for the 3rd 6 year cycle. We will use the same process as the prior 6 year cycles with new photos and an updated costing and review to determine level and quality of assessment. Hartington, Coleridge, Laurel, and Randolph are done. Randolph was reviewed and updated for the 2018 year. The small towns were reviewed for the 2019 year, with the rural residential starting for 2020. The residential review should all be completed by 2020 or 2021.

Commercial: Analysis will be completed based on the preliminary statistics; the review will be in the 1st- year of a new 6 year cycle and will follow the residential review of each town, completing the residential and commercial for each town in the same year.

Agricultural Land: This will be the 9th year that the GIS Workshop will be utilized to inventory the land classification groupings. Market analysis will be completed to determine if the current market area boundaries are sufficient.

Assessment Actions Planned for Assessment Year 2022:

Residential: The intent will be to follow the same schedule of the total update and review process as we will be in the 3rd year of the 3rd 6 year cycle.

Commercial: Analysis will be done at the same time on each town as the residential schedule.

Agricultural Land: This will be the 9th year that the GIS Workshop will be utilized to inventory the land classification groupings. Market analysis will be completed to determine if the current market area boundaries are sufficient. Sales will be reviewed to determine if adjustments are needed for level and quality of assessment.

Conclusion:

The new and revised three year plan for 2019 has been submitted to the Cedar County Board of Equalization and will be submitted to the Property Tax Administrator on or before October 31, 2019.

Respectfully submitted:

Assessor signature:



Date: 7-23-2019