

**NEBRASKA**

Good Life. Great Service.

**DEPARTMENT OF REVENUE**

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

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**CHEYENNE COUNTY**

# NEBRASKA

Good Life. Great Service.

DEPARTMENT OF REVENUE



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Cheyenne 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 Cheyenne 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: Sybill Prosser, Cheyenne County Assessor

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## Introduction

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

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

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

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

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

## **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

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

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

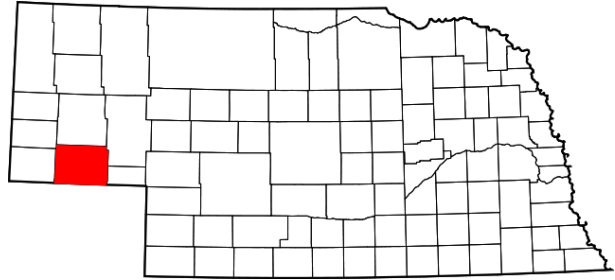
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

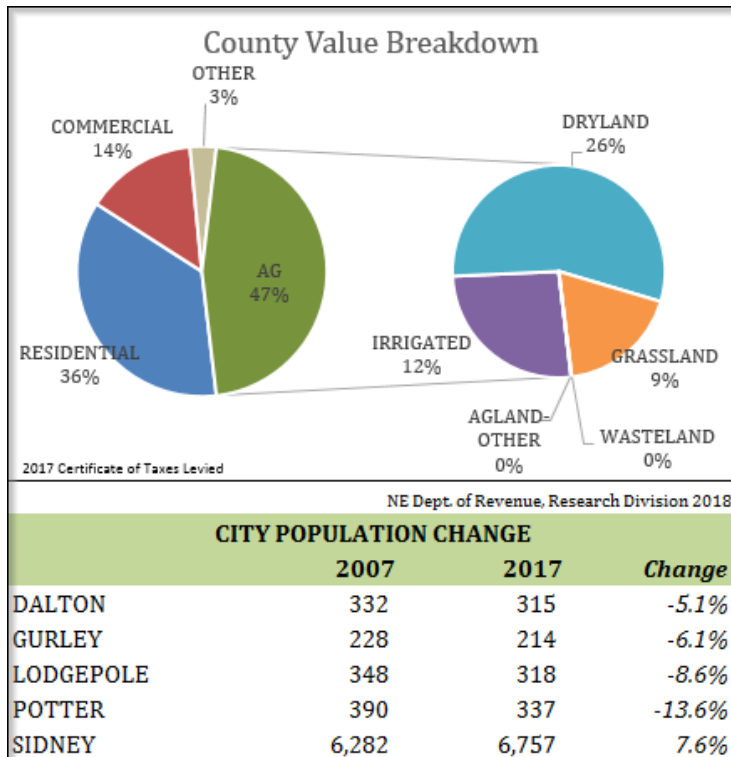
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 1,196 miles, Cheyenne County had 10,051 residents, per the Census Bureau Quick Facts for 2016, a slight population increase over the 2010 U.S. Census. Reports indicated that 70% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Cheyenne County are located in and around Sidney, the county seat. According to the latest information available from the U.S. Census Bureau, there were 298 employer establishments with total employment of 4,704.



Agricultural land makes up 47% of the valuation base in the county. Dryland makes up a majority of the land in the county, accounting for 26% of the value in the county. Cheyenne County is included in the South Platte Natural Resources District (NRD). When compared against the top crops of the other counties in Nebraska, Cheyenne County ranks first in winter wheat for grain, proso millet, and all wheat for grain (USDA AgCensus).

Sidney was home to one of Nebraska's largest employers Cabela's, the World's Foremost Outfitter of hunting, fishing and outdoor gear. However, in September

2017, Cabela's was sold to competitor Bass Pro Shops. This has caused a total re-structuring of the local operation due to Bass Pro Shops decision to initiate a buy-out for a large number of Cabela's management, coupled with the voluntary move of others. The office buildings that comprise the Cabela's campus are still awaiting final disposition from the new owner. Needless to say, a once local corporation that employed approximately 2,000 Cheyenne County residents (slightly more than 42% of total employment in Sidney) has through its sale caused economic uncertainty for the entire county.



## 2018 Residential Correlation for Cheyenne County

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### *Assessment Actions*

The Cheyenne County assessor addressed the residential property class by completing the rural review. After reviewing the preliminary statistical profile and recognizing the declining residential market in her county—due to Bass Pro Shops initiating a buy-out for a large number of Cabelas employees and the voluntary move of others—the county assessor decreased the total value of each of the Valuation Groups as follows. Valuation Group 10, a 14% decrease; Valuation Group 11, a 10% decrease; Valuation Group 40, a 9% decrease; Valuation Group 80, a 5% decrease. All pickup work of new construction and any additions was completed. Although not originally noted in the abstract, the assessor has calculated the growth for the residential property class to be \$410,949.

### *Description of Analysis*

Cheyenne County’s residential class consists of five valuation Groups that are based on both residential market activity and geographic location.

<b>Valuation Grouping</b>	<b>Description</b>
10	Sidney—all residential properties located within the majority of the city of Sidney and those that would be considered suburban, since there is no recognized suburban market.
11	Sky Manor, Indian Hills, Valley View and 16 other similar residential properties within the northern portion of Sidney.
20	Unimproved—all vacant residential lots.
40	Small Towns—consisting of Brownson, Dalton, Lodgepole, Lorenzo, Potter and Sunol.
80	Rural—all properties that lie outside of the aforementioned city/village limits.

The statistical profile shows 246 qualified sales, and all three overall measures of central tendency are within acceptable range. The overall qualitative statistics are within their prescribed parameters.

A comparison of the difference between the measures of central tendency for the two years of the study period would seem to indicate that the declining residential market (even after adjustments by the assessor) is continuing. Note that the A/S range for the first year is 40% to 146%. Of these 141 sales, fifty-two are above 92%. For the latest year’s sales, 56% are above the upper limit of acceptable range (only twenty-six sales, or about 25%) are below the lower limit of acceptable range.

## 2018 Residential Correlation for Cheyenne County

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Study Yrs					
01-OCT-15 To 30-SEP-16	141	87.98	88.91	86.72	14.10
01-OCT-16 To 30-SEP-17	105	102.47	103.00	100.79	16.40

By valuation group with significant sales, it appears that only Valuation Group 40 has a median just slightly below the minimum acceptable range. However for the forty-six sales, it has of the valuation groups the widest range of outlying A/S ratios (32% to 240%). Valuation Group 40 also displays the same trend by study period year that the overall sample displays; the older sales are have a median of 90%, while the newest sales have a median of 97%. A full statistical profile of the Valuation Group 40 sales can be found in the appendix of this report. Because of the downward trend in the market, Valuation Group 40 is determined to be assessed in the acceptable range.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is sales qualification and verification. Cheyenne County’s sales verification and review process consists of a mailed questionnaire sent to the buyers of all properties. The verification returns are kept in three notebooks—one for each property class. For non-respondents, the county assessor attempts to gather further information regarding the transaction by other available means (contacting the realtor, conducting an on-site review, etc.).The Division’s review includes a dialogue with the county assessor and a consideration of verification documentation.

The non-qualified sales are on the whole well-documented (only five out of ninety-nine were missing proper documentation—and three of those were obvious.), and therefore the Division does not believe that any apparent bias existed in the qualification determination. It is believed that all arms’-length sales were made available for the measurement of real property.

Another important part of the review was the examination of the six-year inspection cycle. With the completion of the rural residential (Valuation Group 80) review in 2017, the county is currently on-track with the residential property class.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified economic areas for the residential property class.

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

# 2018 Residential Correlation for Cheyenne County

## *Equalization and Quality of Assessment*

By using the information available, it confirms that the Cheyenne County assessor’s assessment practices are reliable and applied consistently. Therefore, it is believed that residential properties are valued in a uniform and proportionate manner.

Although valuation group substratum indicates that Valuation Group 40 (Villages) appears to have a median just below the lower boundary of acceptable range, it should be noted: the other two measures of central tendency are within range; also, the last two columns “Average Adjusted Sale Price” and “Average Assessed Value,” would indicate that on average, assessed values are within acceptable range.

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
10	164	93.59	94.21	92.51	15.26	101.84	29.81	170.29	89.74 to 96.99	146,322	135,369
11	12	91.95	98.51	89.41	25.98	110.18	59.12	202.01	77.51 to 108.98	55,100	49,284
30	1	82.97	82.97	82.97	00.00	100.00	82.97	82.97	N/A	150,000	94,480
40	48	91.20	98.44	95.50	21.88	103.08	32.05	239.89	88.02 to 108.11	61,308	58,550
80	23	93.53	92.54	90.84	14.33	102.10	61.16	126.49	82.79 to 99.12	198,378	179,804
ALL	248	92.45	94.93	92.31	17.11	102.84	29.81	239.89	90.11 to 94.99	130,857	120,792

## *Level of Value*

Based on analysis of all available information, the level of value for the residential class of real property in Cheyenne County is 92%.

## 2018 Commercial Correlation for Cheyenne County

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### *Assessment Actions*

Other than pick-up work, no assessment actions were taken to address the commercial property class. The statistical profile was reviewed to ensure that any valuation group with a significant number of sales was not outside of acceptable range. Although not originally noted in the abstract, via the completion of pick-up work, the assessor calculated that growth for the commercial class of property to be \$1,300,244.

### *Description of Analysis*

Cheyenne County's commercial class consists of four valuation groups that are based primarily on commercial market activity, rather than location.

<b>Valuation Grouping</b>	<b>Description</b>
10	This commercial grouping includes both the city of Sidney and rural commercial—the primary commercial areas for Cheyenne County.
20	All vacant commercial lots.
30	Sioux Meadows—a unique valuation grouping that consists of old Army buildings (some updated and others without change). A railroad track runs across the Sioux Meadows lots, and each lot is assessed for part of the track depending on the quantity and type of track crosses the property.
40	Small towns/villages—a much smaller non-competitive commercial market in the smaller communities that is largely unorganized (i.e., lacks a viable commercial market).

Analysis of the commercial statistical profile indicates thirty-six qualified sales, with two of the three overall measures of central tendency within acceptable range (the median and mean). The coefficient of dispersion is reasonable, considering the wide dispersion of the extreme ratios, and strongly supports the overall median. The price-related differential exhibits a slight progressivity at 95%, and is a result of two sales above \$500,000 that have assessment/sale price ratios above 100%. These are also reflected in the higher weighted mean. By valuation grouping, only Valuation Group 10 (Sidney and Rural) had a significant number of sales with two measures within acceptable range (the median and mean).

The 2018 County Abstract of Assessment for Real Property, Form 45 Compared with the 2017 Certificate of Taxes Levied indicates only a 1/2% increase to commercial value, and is not surprising with the Bass Pro Shops/Cabela's restructuring of the Sidney operations—particularly the former "World Headquarters" corporate offices.

# 2018 Commercial Correlation for Cheyenne County

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## *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is sales qualification and verification. Cheyenne County's sales verification and review process consists of a mailed questionnaire sent to the buyers of all commercial properties. The returned questionnaires are kept in a separate notebook for the particular property class. For non-respondents, the county assessor attempts to gather further information by other available means such as contacting the realtor or conducting an on-site review. The Division's review includes a dialogue with the county assessor and a consideration of verification documentation.

The non-qualified sales were with only one exception were documented (and a review of Grantor and Grantee was sufficient to ascertain the reason for disqualification). The Division does not believe that any apparent bias existed in the qualification determination. It is believed that all arms'-length sales were made available for the measurement of real property.

Another important part of the review was the examination of the six-year inspection cycle. The last complete review of commercial property in the County occurred in assessment year 2014 and the process is scheduled to begin in 2019.

Valuation groups are another area reviewed to determine if they are established using unique, value-driven characteristics. The review indicates that the county has adequately identified economic areas for the commercial property class.

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

## *Equalization and Quality of Assessment*

By reviewing the information available, it confirms that the Cheyenne County assessor's assessment practices are reliable and applied consistently. Therefore, it is believed that commercial properties are valued in a uniform and proportionate manner.

An examination of Valuation Groupings, indicate that only VG 10 has any significant number of sales—both median and mean are within acceptable range, and the median is strongly supported by the COD.

## 2018 Commercial Correlation for Cheyenne County

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VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
10	32	96.20	99.96	103.29	21.05	96.78
30	1	92.66	92.66	92.66	00.00	100.00
40	3	83.77	71.35	76.00	27.03	93.88
____ALL____	36	95.64	97.37	102.26	21.25	95.22

### *Level of Value*

Based on analysis of all available information, the level of value for the commercial class of real property in Cheyenne County is 96%.

# 2018 Agricultural Correlation for Cheyenne County

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## *Assessment Actions*

The Cheyenne County assessor reviewed all sales and examined the statistical profile as well as the general market for agricultural sales (including the counties surrounding Cheyenne). Both Market Areas were above the acceptable range, with dry and grassland above the range in Market Area 1 and dryland above range in Market Area 3. The following changes were made to equalize agricultural land both intra- and inter-county. Overall (according to the 2018 County Abstract of Assessment, Form 45 Compared with the 2017 CTL), dryland was decreased by approximately 14%; grass received about a 5% decrease and land enrolled in CRP was decreased in each agricultural market area by the same amount as the area's dryland. Land enrolled in CRP constitutes approximately 19% of the reported grass total in Market Area 1, and about 27% in Market Area 3 (see Schedule XIII of the abstract). By Market Area, dryland was decreased by 20% in Market Area 1, and by 12% in Market Area 3. Although not originally noted in the abstract, the assessor has calculated the growth in the Ag-Farmsite Land, Outbuildings to be \$769,442.

## *Description of Analysis*

Cheyenne County defines agricultural land geographically by two market areas, based on topography, soil type, and availability of water. A third area, Market Area 5, surrounds the city of Sidney and contains no qualified agricultural sales, since land in this area is purchased for residential and commercial expansion (and this is likely to change, with the current uncertainty of both the residential and commercial markets). Market Area 1 consists of the land located in the southern portion of the county. Only two counties are adjacent to Market Area 1: Kimball and Deuel. Market Area 3 is primarily the northern portion of the county, and borders Morrill, Garden, a small portion of Deuel and Kimball, and Banner counties.

The statistical sample shows eighty-nine qualified sales with all three overall measures of central tendency within range. The median is supported by a COD that is within two points of its prescribed parameter. Both agricultural market areas also have medians and means within acceptable range, and Market Area 3 has a weighted mean in acceptable range as well. Values for all three land classes are within range of their neighboring counties.

By 80% Majority Land Use, it appears that dryland is still too high in Market Area 1, and too low in Market Area 3. The sales lowering the dry median in Market Area 3 are from the older years of the study, the newest year, contains just six sales, but all of the ratios are above the acceptable range, and the median of the six sales is 96%. A full profile of the Market Area 3 dryland sales can be found in the appendix of this report. In Market Area 1, the 20% decrease to dry was unprecedented in the Panhandle and although the median is still high, the sample is small and the resultant values are felt to be comparable to the neighboring counties.

For the grass classification, it should be noted that in Market Area 1, only six of the fourteen sales are 80% MLU grass—five are actually CRP sales and the remaining three are a combination of grass and CRP. When separated, both the grass and CRP samples are small and have ratios that range from near 50% to above the acceptable range; the newest grass sales in the sample have

## 2018 Agricultural Correlation for Cheyenne County

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individual ratios in excess of 100%. The area 1 grassland values are comparable to both Kimball Market area 1 and Deuel Counties. CRP is higher than Kimball, but lower than Deuel, and was adjusted at the same rate as dryland in the area. In Market Area 3, there are actually no 80% grass sales. Five of the seven shown are CRP and the other two are a mixture of grass and CRP; the five CRP sales have a median of 78%. Based on the analysis and comparison to adjoining counties, all agricultural land values are determined to be acceptable.

### *Assessment Practice Review*

An annual comprehensive review of assessment practices is conducted for each county, and this is used to determine compliance for all actions that ultimately affect the uniform and proportionate valuation of all property classes.

One area addressed is sales qualification and verification. Cheyenne County's sales verification and review process consists of a mailed questionnaire sent to the buyers of all properties. The verification returns are kept in three notebooks—one for each property class. For those buyers that do not respond, the county assessor attempts to gather further information regarding the transaction by other available means such as contacting the realtor or conducting an on-site review.

Non-qualified sales are also reviewed to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. In summary, there were eleven non-documented disqualified sales out of ninety-four. Of these, seven were obvious (family, mineral interests, etc.) The Division does not believe that any apparent bias existed in the qualification determination, and all arm's-length sales are made available for measurement.

Another important part of the review was the examination of the six-year inspection cycle. Land use was last updated in 2016, via comparison of each agricultural record to the information supplied by aerial imagery. Conservation Reserve Program acres are confirmed on a yearly basis. All rural dwellings are reviewed at the same time as rural residential, and this was completed at the end of 2017.

Agricultural market areas within the county are reviewed to ensure that the areas defined are equally subject to economic forces that affect the value of land within the specified areas. In summary, the market area analysis indicates that the county assessor has adequately identified market areas for the agricultural land class.

### *Equalization*

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites.

It has been noted that by Market Area at least two of the three measures of central tendency are within acceptable range. While the majority land use subclasses display medians below the



## 2018 Agricultural Correlation for Cheyenne County

acceptable range, the analysis and comparison to adjoining county values supports that they are within the acceptable range.

<b>AREA (MARKET)</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	36	71.58	75.46	68.46	27.61	110.22
3	53	70.09	71.54	70.14	19.40	102.00
____ALL____	89	70.97	73.13	69.56	22.70	105.13

<b>80%MLU By Market Area</b>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	3	74.53	76.81	76.56	03.52	100.33
3	3	74.53	76.81	76.56	03.52	100.33
____Dry____						
County	49	66.23	70.73	69.28	21.88	102.09
1	13	77.41	71.19	70.46	21.53	101.04
3	36	64.10	70.56	68.96	20.03	102.32
____Grass____						
County	21	65.22	70.00	58.11	29.18	120.46
1	14	66.23	73.94	61.39	30.73	120.44
3	7	64.13	62.11	52.49	25.32	118.33
____ALL____	89	70.97	73.13	69.56	22.70	105.13

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

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

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

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	92	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	96	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2018 Commission Summary for Cheyenne County

### Residential Real Property - Current

Number of Sales	246	Median	92.45
Total Sales Price	\$32,190,928	Mean	94.93
Total Adj. Sales Price	\$32,190,928	Wgt. Mean	92.31
Total Assessed Value	\$29,714,933	Average Assessed Value of the Base	\$76,177
Avg. Adj. Sales Price	\$130,857	Avg. Assessed Value	\$120,792

### Confidence Interval - Current

95% Median C.I	90.11 to 94.99
95% Wgt. Mean C.I	89.97 to 94.65
95% Mean C.I	92.04 to 97.82
% of Value of the Class of all Real Property Value in the County	31.11
% of Records Sold in the Study Period	5.01
% of Value Sold in the Study Period	7.95

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	309	97	97.21
2016	367	97	97.25
2015	415	98	98.17
2014	371	98	98.11

## 2018 Commission Summary for Cheyenne County

### Commercial Real Property - Current

Number of Sales	36	Median	95.64
Total Sales Price	\$11,561,250	Mean	97.37
Total Adj. Sales Price	\$11,561,250	Wgt. Mean	102.26
Total Assessed Value	\$11,822,532	Average Assessed Value of the Base	\$226,529
Avg. Adj. Sales Price	\$321,146	Avg. Assessed Value	\$328,404

### Confidence Interval - Current

95% Median C.I	85.66 to 98.70
95% Wgt. Mean C.I	91.81 to 112.71
95% Mean C.I	85.42 to 109.32
% of Value of the Class of all Real Property Value in the County	15.89
% of Records Sold in the Study Period	4.27
% of Value Sold in the Study Period	6.19

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	38	98	97.89
2016	38	98	98.26
2015	43	97	97.18
2014	40	97	97.51

**17 Cheyenne  
RESIDENTIAL**

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

Qualified

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

Number of Sales : 246  
 Total Sales Price : 32,190,928  
 Total Adj. Sales Price : 32,190,928  
 Total Assessed Value : 29,714,933  
 Avg. Adj. Sales Price : 130,857  
 Avg. Assessed Value : 120,792

MEDIAN : 92  
 WGT. MEAN : 92  
 MEAN : 95  
 COD : 17.11  
 PRD : 102.84

COV : 24.34  
 STD : 23.11  
 Avg. Abs. Dev : 15.82  
 MAX Sales Ratio : 239.69  
 MIN Sales Ratio : 29.81

95% Median C.I. : 90.11 to 94.99  
 95% Wgt. Mean C.I. : 89.97 to 94.65  
 95% Mean C.I. : 92.04 to 97.82

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-15 To 31-DEC-15	29	82.72	80.29	80.77	11.62	99.41	48.02	100.40	72.24 to 88.00	171,307	138,366	
01-JAN-16 To 31-MAR-16	26	86.71	84.56	85.25	12.94	99.19	42.43	131.28	77.51 to 89.77	122,345	104,295	
01-APR-16 To 30-JUN-16	47	88.35	89.35	87.58	14.18	102.02	40.02	146.24	85.89 to 91.55	133,150	116,614	
01-JUL-16 To 30-SEP-16	39	94.58	97.71	92.50	13.46	105.63	68.08	142.08	87.89 to 103.71	128,319	118,698	
01-OCT-16 To 31-DEC-16	16	91.99	89.73	96.06	24.04	93.41	29.81	137.23	73.63 to 112.28	124,244	119,350	
01-JAN-17 To 31-MAR-17	21	106.53	106.37	103.36	19.41	102.91	41.01	202.01	99.40 to 112.62	130,879	135,273	
01-APR-17 To 30-JUN-17	33	96.77	98.71	96.04	09.34	102.78	72.00	128.19	92.79 to 103.99	114,657	110,115	
01-JUL-17 To 30-SEP-17	35	105.54	111.08	105.56	15.99	105.23	74.36	239.69	101.93 to 115.77	121,700	128,468	
<u>Study Yrs</u>												
01-OCT-15 To 30-SEP-16	141	87.96	88.91	86.72	14.10	102.53	40.02	146.24	85.79 to 89.78	137,669	119,393	
01-OCT-16 To 30-SEP-17	105	102.47	103.00	100.79	16.40	102.19	29.81	239.69	98.37 to 106.53	121,710	122,672	
<u>Calendar Yrs</u>												
01-JAN-16 To 31-DEC-16	128	89.43	90.97	89.65	15.54	101.47	29.81	146.24	87.38 to 91.55	128,370	115,089	
<u>ALL</u>	246	92.45	94.93	92.31	17.11	102.84	29.81	239.69	90.11 to 94.99	130,857	120,792	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
10	164	93.59	94.21	92.51	15.26	101.84	29.81	170.29	89.74 to 96.99	146,322	135,369	
11	12	91.95	98.51	89.41	25.96	110.18	59.12	202.01	77.51 to 108.98	55,100	49,264	
30	1	62.97	62.97	62.97	00.00	100.00	62.97	62.97	N/A	150,000	94,460	
40	46	91.20	98.44	95.50	21.86	103.08	32.05	239.69	88.02 to 108.11	61,308	58,550	
80	23	93.53	92.54	90.64	14.33	102.10	61.16	126.49	82.79 to 99.12	198,378	179,804	
<u>ALL</u>	246	92.45	94.93	92.31	17.11	102.84	29.81	239.69	90.11 to 94.99	130,857	120,792	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	240	92.63	95.14	92.35	17.02	103.02	29.81	239.69	90.15 to 95.03	133,256	123,068	
06												
07	6	86.91	86.39	85.20	19.43	101.40	41.01	110.34	41.01 to 110.34	34,917	29,749	
<u>ALL</u>	246	92.45	94.93	92.31	17.11	102.84	29.81	239.69	90.11 to 94.99	130,857	120,792	

**17 Cheyenne  
RESIDENTIAL**

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

Qualified

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

Number of Sales : 246  
 Total Sales Price : 32,190,928  
 Total Adj. Sales Price : 32,190,928  
 Total Assessed Value : 29,714,933  
 Avg. Adj. Sales Price : 130,857  
 Avg. Assessed Value : 120,792

MEDIAN : 92  
 WGT. MEAN : 92  
 MEAN : 95  
 COD : 17.11  
 PRD : 102.84

COV : 24.34  
 STD : 23.11  
 Avg. Abs. Dev : 15.82  
 MAX Sales Ratio : 239.69  
 MIN Sales Ratio : 29.81

95% Median C.I. : 90.11 to 94.99  
 95% Wgt. Mean C.I. : 89.97 to 94.65  
 95% Mean C.I. : 92.04 to 97.82

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	73.88	73.88	73.88	00.00	100.00	73.88	73.88	N/A	4,000	2,955	
Less Than 15,000	1	73.88	73.88	73.88	00.00	100.00	73.88	73.88	N/A	4,000	2,955	
Less Than 30,000	18	119.68	121.78	122.48	30.04	99.43	32.05	239.69	91.00 to 142.08	20,750	25,414	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	245	92.46	95.01	92.31	17.10	102.92	29.81	239.69	90.11 to 95.03	131,375	121,273	
Greater Than 14,999	245	92.46	95.01	92.31	17.10	102.92	29.81	239.69	90.11 to 95.03	131,375	121,273	
Greater Than 29,999	228	92.02	92.81	91.95	14.79	100.94	29.81	149.42	89.70 to 94.73	139,550	128,322	
<u>Incremental Ranges</u>												
0 TO 4,999	1	73.88	73.88	73.88	00.00	100.00	73.88	73.88	N/A	4,000	2,955	
5,000 TO 14,999	17	122.65	124.60	123.00	28.70	101.30	32.05	239.69	91.00 to 146.24	21,735	26,735	
15,000 TO 29,999	35	93.73	93.97	92.93	19.21	101.12	40.02	142.64	87.96 to 108.11	42,117	39,140	
30,000 TO 59,999	58	95.31	96.27	96.78	16.92	99.47	46.43	149.42	89.77 to 102.55	80,847	78,240	
60,000 TO 99,999	55	89.49	91.40	91.08	12.48	100.35	29.81	122.86	86.19 to 94.90	124,764	113,634	
100,000 TO 149,999	57	92.44	90.62	90.53	11.77	100.10	61.16	117.81	87.38 to 96.26	195,291	176,792	
150,000 TO 249,999	22	87.17	90.87	91.36	13.16	99.46	68.08	137.23	81.16 to 95.17	325,483	297,369	
250,000 TO 499,999	1	96.11	96.11	96.11	00.00	100.00	96.11	96.11	N/A	500,000	480,535	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	246	92.45	94.93	92.31	17.11	102.84	29.81	239.69	90.11 to 94.99	130,857	120,792	

RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	46	Median :	91	COV :	31.89	95% Median C.I. :	88.02 to 108.11
Total Sales Price :	2,820,149	Wgt. Mean :	96	STD :	31.39	95% Wgt. Mean C.I. :	89.24 to 101.77
Total Adj. Sales Price :	2,820,149	Mean :	98	Avg. Abs. Dev :	19.94	95% Mean C.I. :	89.37 to 107.51
Total Assessed Value :	2,693,310						
Avg. Adj. Sales Price :	61,308	COD :	21.86	MAX Sales Ratio :	239.69		
Avg. Assessed Value :	58,550	PRD :	103.08	MIN Sales Ratio :	32.05		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2015 To 12/31/2015	2	88.94	88.94	88.63	01.06	100.35	88.00	89.87	N/A	56,250	49,856
01/01/2016 To 03/31/2016	4	89.97	89.02	89.15	02.41	99.85	83.94	92.21	N/A	49,188	43,850
04/01/2016 To 06/30/2016	12	93.33	101.48	93.45	19.45	108.59	73.61	146.24	82.92 to 122.65	70,843	66,202
07/01/2016 To 09/30/2016	4	97.81	100.83	99.44	17.47	101.40	82.21	125.49	N/A	74,500	74,086
10/01/2016 To 12/31/2016	4	87.54	78.85	91.50	24.05	86.17	32.05	108.27	N/A	64,125	58,672
01/01/2017 To 03/31/2017	3	58.48	67.43	76.15	35.23	88.55	41.01	102.81	N/A	57,000	43,408
04/01/2017 To 06/30/2017	7	91.00	99.09	92.49	16.71	107.14	72.00	128.19	72.00 to 128.19	38,254	35,381
07/01/2017 To 09/30/2017	10	107.30	116.19	107.09	26.14	108.50	74.36	239.69	79.17 to 149.42	66,750	71,485
<u>Study Yrs</u>											
10/01/2015 To 09/30/2016	22	90.02	97.95	93.72	15.14	104.51	73.61	146.24	85.28 to 110.34	66,244	62,085
10/01/2016 To 09/30/2017	24	96.59	98.89	97.41	26.52	101.52	32.05	239.69	80.01 to 109.64	56,783	55,310
<u>Calendar Yrs</u>											
01/01/2016 To 12/31/2016	24	90.78	95.52	93.72	17.50	101.92	32.05	146.24	83.94 to 108.27	66,724	62,536

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
40	46	91.20	98.44	95.50	21.86	103.08	32.05	239.69	88.02 to 108.11	61,308	58,550



RESIDENTIAL IMPROVED

Type : Qualified

Number of Sales :	46	Median :	91	COV :	31.89	95% Median C.I. :	88.02 to 108.11
Total Sales Price :	2,820,149	Wgt. Mean :	96	STD :	31.39	95% Wgt. Mean C.I. :	89.24 to 101.77
Total Adj. Sales Price :	2,820,149	Mean :	98	Avg. Abs. Dev :	19.94	95% Mean C.I. :	89.37 to 107.51
Total Assessed Value :	2,693,310						
Avg. Adj. Sales Price :	61,308	COD :	21.86	MAX Sales Ratio :	239.69		
Avg. Assessed Value :	58,550	PRD :	103.08	MIN Sales Ratio :	32.05		

PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
01	40	91.46	100.25	96.33	22.22	104.07	32.05	239.69	88.05 to 108.11	65,266	62,870
06											
07	6	86.91	86.39	85.20	19.43	101.40	41.01	110.34	41.01 to 110.34	34,917	29,749

SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
Less Than 5,000	1	73.88	73.88	73.88		100.00	73.88	73.88	N/A	4,000	2,955
Less Than 15,000	1	73.88	73.88	73.88		100.00	73.88	73.88	N/A	4,000	2,955
Less Than 30,000	10	113.18	115.39	117.39	32.22	98.30	32.05	239.69	73.88 to 146.24	19,490	22,879
___ Ranges Excl. Low \$ ___											
Greater Than 4,999	45	91.39	98.99	95.53	21.87	103.62	32.05	239.69	88.05 to 108.11	62,581	59,786
Greater Than 15,000	45	91.39	98.99	95.53	21.87	103.62	32.05	239.69	88.05 to 108.11	62,581	59,786
Greater Than 30,000	36	90.02	93.73	93.88	15.85	99.84	41.01	149.42	85.28 to 102.81	72,924	68,459
___ Incremental Ranges ___											
0 TO 4,999	1	73.88	73.88	73.88		100.00	73.88	73.88	N/A	4,000	2,955
5,000 TO 14,999											
15,000 TO 29,999	9	116.71	120.00	118.30	30.64	101.44	32.05	239.69	88.05 to 146.24	21,211	25,093
30,000 TO 59,999	14	90.02	92.60	92.43	14.90	100.18	41.01	128.19	83.56 to 110.34	38,500	35,585
60,000 TO 99,999	14	88.89	95.23	96.14	20.28	99.05	58.48	149.42	74.36 to 111.52	81,339	78,198
100,000 TO 149,999	7	91.52	95.89	95.44	08.16	100.47	82.92	111.68	82.92 to 111.68	113,929	108,735
150,000 TO 249,999	1	73.61	73.61	73.61		100.00	73.61	73.61	N/A	150,000	110,413
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

RESIDENTIAL IMPROVED - ADJUSTED

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	40	Total	Increase	0%

What IF

**17 Cheyenne  
COMMERCIAL**

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

Qualified

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

Number of Sales : 36  
 Total Sales Price : 11,561,250  
 Total Adj. Sales Price : 11,561,250  
 Total Assessed Value : 11,822,532  
 Avg. Adj. Sales Price : 321,146  
 Avg. Assessed Value : 328,404

MEDIAN : 96  
 WGT. MEAN : 102  
 MEAN : 97  
 COD : 21.25  
 PRD : 95.22

COV : 37.58  
 STD : 36.59  
 Avg. Abs. Dev : 20.32  
 MAX Sales Ratio : 253.02  
 MIN Sales Ratio : 31.18

95% Median C.I. : 85.66 to 98.70  
 95% Wgt. Mean C.I. : 91.81 to 112.71  
 95% Mean C.I. : 85.42 to 109.32

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	11	98.38	106.47	97.30	10.95	109.42	92.66	161.36	95.14 to 137.78	512,959	499,110	
01-JAN-15 To 31-MAR-15	1	85.66	85.66	85.66	00.00	100.00	85.66	85.66	N/A	80,000	68,530	
01-APR-15 To 30-JUN-15	3	96.40	106.83	109.34	28.43	97.70	70.93	153.16	N/A	76,083	83,193	
01-JUL-15 To 30-SEP-15	1	94.64	94.64	94.64	00.00	100.00	94.64	94.64	N/A	42,500	40,220	
01-OCT-15 To 31-DEC-15	2	64.47	64.47	90.51	51.64	71.23	31.18	97.76	N/A	126,225	114,247	
01-JAN-16 To 31-MAR-16	1	102.63	102.63	102.63	00.00	100.00	102.63	102.63	N/A	692,500	710,723	
01-APR-16 To 30-JUN-16	4	84.14	83.11	83.90	17.03	99.06	59.25	104.92	N/A	83,750	70,267	
01-JUL-16 To 30-SEP-16	2	103.89	103.89	106.22	03.57	97.81	100.18	107.60	N/A	215,000	228,373	
01-OCT-16 To 31-DEC-16	2	81.66	81.66	82.47	02.58	99.02	79.55	83.77	N/A	68,000	56,079	
01-JAN-17 To 31-MAR-17	5	79.98	110.11	107.25	54.74	102.67	50.71	253.02	N/A	181,900	195,079	
01-APR-17 To 30-JUN-17	3	95.23	88.12	114.96	24.33	76.65	49.81	119.33	N/A	912,500	1,049,001	
01-JUL-17 To 30-SEP-17	1	83.21	83.21	83.21	00.00	100.00	83.21	83.21	N/A	75,000	62,407	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	16	96.70	104.50	97.58	13.98	107.09	70.93	161.36	94.64 to 99.10	374,581	365,534	
01-OCT-15 To 30-SEP-16	9	97.76	85.76	98.07	17.80	87.45	31.18	107.60	59.25 to 104.92	189,994	186,337	
01-OCT-16 To 30-SEP-17	11	83.21	96.50	111.38	33.64	86.64	49.81	253.02	50.71 to 119.33	350,727	390,633	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	7	94.64	89.96	97.28	24.08	92.48	31.18	153.16	31.18 to 153.16	86,171	83,832	
01-JAN-16 To 31-DEC-16	9	89.97	89.58	97.94	14.14	91.46	59.25	107.60	78.31 to 104.92	177,056	173,411	
<u>ALL</u>	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404	

<b>VALUATION GROUPING</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
10	32	96.20	99.96	103.29	21.05	96.78	49.81	253.02	85.66 to 98.72	333,375	344,335	
30	1	92.66	92.66	92.66	00.00	100.00	92.66	92.66	N/A	750,000	694,932	
40	3	83.77	71.35	76.00	27.03	93.88	31.18	99.10	N/A	47,750	36,292	
<u>ALL</u>	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404	

<b>PROPERTY TYPE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Asstd. Val	
02												
03	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404	
04												
<u>ALL</u>	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404	

**17 Cheyenne  
COMMERCIAL**

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

Qualified

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

Number of Sales : 36  
 Total Sales Price : 11,561,250  
 Total Adj. Sales Price : 11,561,250  
 Total Assessed Value : 11,822,532  
 Avg. Adj. Sales Price : 321,146  
 Avg. Assessed Value : 328,404

MEDIAN : 96  
 WGT. MEAN : 102  
 MEAN : 97  
 COD : 21.25  
 PRD : 95.22

COV : 37.58  
 STD : 36.59  
 Avg. Abs. Dev : 20.32  
 MAX Sales Ratio : 253.02  
 MIN Sales Ratio : 31.18

95% Median C.I. : 85.66 to 98.70  
 95% Wgt. Mean C.I. : 91.81 to 112.71  
 95% Mean C.I. : 85.42 to 109.32

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	65.14	65.14	61.18	52.13	106.47	31.18	99.10	N/A	24,625	15,065	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404	
Greater Than 14,999	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404	
Greater Than 29,999	34	95.64	99.26	102.44	20.41	96.90	49.81	253.02	85.66 to 98.70	338,588	346,835	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	65.14	65.14	61.18	52.13	106.47	31.18	99.10	N/A	24,625	15,065	
30,000 TO 59,999	6	95.35	88.47	87.18	11.18	101.48	59.25	104.92	59.25 to 104.92	42,667	37,198	
60,000 TO 99,999	11	85.66	97.09	97.02	20.16	100.07	70.93	153.16	78.31 to 137.78	84,868	82,336	
100,000 TO 149,999	4	85.19	95.39	89.95	38.63	106.05	49.81	161.36	N/A	120,625	108,507	
150,000 TO 249,999	4	94.74	133.12	134.64	44.63	98.87	89.97	253.02	N/A	184,863	248,894	
250,000 TO 499,999	4	97.69	88.42	89.11	14.91	99.23	50.71	107.60	N/A	339,500	302,516	
500,000 TO 999,999	3	98.72	98.00	97.80	03.36	100.20	92.66	102.63	N/A	664,167	649,535	
1,000,000 +	2	107.24	107.24	105.66	11.28	101.50	95.14	119.33	N/A	2,875,000	3,037,626	
<u>ALL</u>	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404	

**17 Cheyenne**  
**COMMERCIAL**

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Qualified

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WGT. MEAN : 102  
MEAN : 97  
COD : 21.25  
PRD : 95.22

COV : 37.58  
STD : 36.59  
Avg. Abs. Dev : 20.32  
MAX Sales Ratio : 253.02  
MIN Sales Ratio : 31.18

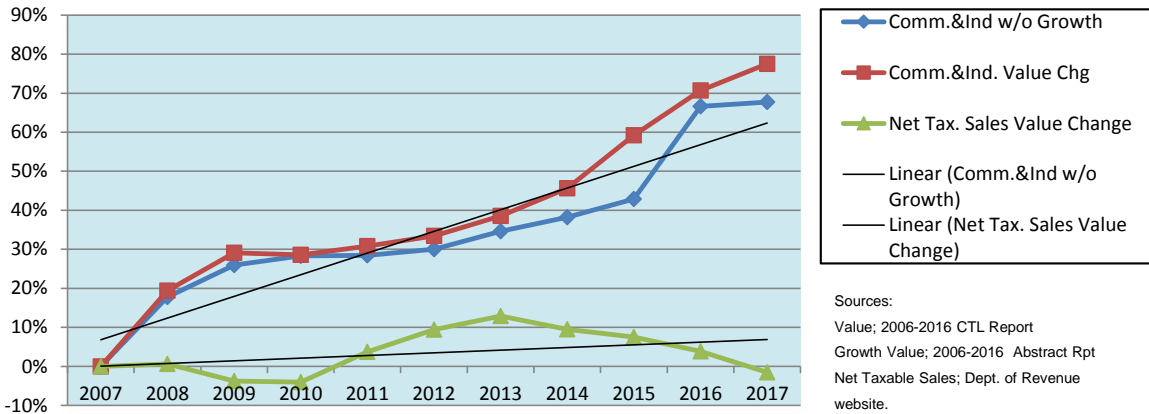
95% Median C.I. : 85.66 to 98.70  
95% Wgt. Mean C.I. : 91.81 to 112.71  
95% Mean C.I. : 85.42 to 109.32

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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
Blank	1	137.78	137.78	137.78	00.00	100.00	137.78	137.78	N/A	78,150	107,677
298	1	75.14	75.14	75.14	00.00	100.00	75.14	75.14	N/A	145,000	108,953
319	1	98.72	98.72	98.72	00.00	100.00	98.72	98.72	N/A	550,000	542,949
343	3	95.14	95.10	95.02	03.57	100.08	89.97	100.18	N/A	1,161,667	1,103,855
344	2	86.48	86.48	83.54	09.45	103.52	78.31	94.64	N/A	66,250	55,348
349	3	98.38	99.33	100.10	01.91	99.23	96.99	102.63	N/A	460,167	460,641
350	1	98.70	98.70	98.70	00.00	100.00	98.70	98.70	N/A	65,000	64,152
353	4	108.55	116.58	118.41	18.12	98.45	96.05	153.16	N/A	715,175	846,854
386	2	87.61	87.61	88.22	08.71	99.31	79.98	95.23	N/A	92,500	81,608
387	1	107.60	107.60	107.60	00.00	100.00	107.60	107.60	N/A	350,000	376,605
406	7	91.71	78.42	86.19	21.21	90.99	31.18	104.92	31.18 to 104.92	169,607	146,191
410	1	96.34	96.34	96.34	00.00	100.00	96.34	96.34	N/A	98,150	94,559
419	1	161.36	161.36	161.36	00.00	100.00	161.36	161.36	N/A	100,000	161,358
426	1	85.66	85.66	85.66	00.00	100.00	85.66	85.66	N/A	80,000	68,530
442	3	96.40	144.40	184.58	58.53	78.23	83.77	253.02	N/A	108,000	199,348
470	1	70.93	70.93	70.93	00.00	100.00	70.93	70.93	N/A	94,000	66,670
528	2	54.98	54.98	51.88	07.77	105.98	50.71	59.25	N/A	185,500	96,238
532	1	83.21	83.21	83.21	00.00	100.00	83.21	83.21	N/A	75,000	62,407
<u>ALL</u>	36	95.64	97.37	102.26	21.25	95.22	31.18	253.02	85.66 to 98.70	321,146	328,404

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



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 107,023,565	\$ 5,280,600	4.93%	\$ 101,742,965	-	\$ 141,097,760	-
2008	\$ 127,806,850	\$ 1,804,617	1.41%	\$ 126,002,233	17.73%	\$ 141,940,609	0.60%
2009	\$ 138,173,082	\$ 3,380,871	2.45%	\$ 134,792,211	5.47%	\$ 135,820,144	-4.31%
2010	\$ 137,624,918	\$ 335,063	0.24%	\$ 137,289,855	-0.64%	\$ 135,398,852	-0.31%
2011	\$ 139,980,566	\$ 2,520,509	1.80%	\$ 137,460,057	-0.12%	\$ 146,343,448	8.08%
2012	\$ 142,767,192	\$ 3,618,342	2.53%	\$ 139,148,850	-0.59%	\$ 154,387,625	5.50%
2013	\$ 148,274,704	\$ 4,182,185	2.82%	\$ 144,092,519	0.93%	\$ 159,293,913	3.18%
2014	\$ 155,851,447	\$ 7,927,786	5.09%	\$ 147,923,661	-0.24%	\$ 154,467,246	-3.03%
2015	\$ 170,399,410	\$ 17,520,507	10.28%	\$ 152,878,903	-1.91%	\$ 151,666,932	-1.81%
2016	\$ 182,707,149	\$ 4,407,087	2.41%	\$ 178,300,062	4.64%	\$ 146,503,616	-3.40%
2017	\$ 189,994,778	\$ 10,484,398	5.52%	\$ 179,510,380	-1.75%	\$ 138,915,951	-5.18%
<b>Ann %chg</b>	5.91%			<b>Average</b>	<b>2.35%</b>	<b>0.42%</b>	<b>-0.07%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	17.73%	19.42%	0.60%
2009	25.95%	29.11%	-3.74%
2010	28.28%	28.59%	-4.04%
2011	28.44%	30.79%	3.72%
2012	30.02%	33.40%	9.42%
2013	34.64%	38.54%	12.90%
2014	38.22%	45.62%	9.48%
2015	42.85%	59.22%	7.49%
2016	66.60%	70.72%	3.83%
2017	67.73%	77.53%	-1.55%

County Number: 17  
 County Name: Cheyenne

**17 Cheyenne**  
**AGRICULTURAL LAND**

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

Qualified

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

Number of Sales : 89  
Total Sales Price : 20,035,132  
Total Adj. Sales Price : 20,035,132  
Total Assessed Value : 13,936,554  
Avg. Adj. Sales Price : 225,114  
Avg. Assessed Value : 156,590

MEDIAN : 71  
WGT. MEAN : 70  
MEAN : 73  
COD : 22.70  
PRD : 105.13

COV : 29.58  
STD : 21.63  
Avg. Abs. Dev : 16.11  
MAX Sales Ratio : 166.74  
MIN Sales Ratio : 32.65

95% Median C.I. : 64.13 to 77.41  
95% Wgt. Mean C.I. : 65.05 to 74.08  
95% Mean C.I. : 68.64 to 77.62

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<b>DATE OF SALE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	14	61.37	66.08	67.46	20.78	97.95	43.25	92.24	51.76 to 82.74	262,527	177,093	
01-JAN-15 To 31-MAR-15	3	60.64	63.70	67.68	05.23	94.12	60.47	69.99	N/A	485,000	328,261	
01-APR-15 To 30-JUN-15	7	74.02	70.00	71.93	12.71	97.32	48.91	92.24	48.91 to 92.24	377,143	271,261	
01-JUL-15 To 30-SEP-15	4	46.06	52.73	44.97	40.84	117.26	32.65	86.16	N/A	297,020	133,571	
01-OCT-15 To 31-DEC-15	15	63.33	64.36	64.34	12.96	100.03	38.70	88.71	58.17 to 72.11	199,176	128,148	
01-JAN-16 To 31-MAR-16	12	64.56	67.84	63.53	14.58	106.78	41.36	98.08	60.77 to 77.66	246,975	156,903	
01-APR-16 To 30-JUN-16	5	85.31	85.63	86.20	23.35	99.34	51.53	134.15	N/A	158,997	137,056	
01-JUL-16 To 30-SEP-16	3	71.46	74.00	73.85	04.02	100.20	70.97	79.57	N/A	120,833	89,237	
01-OCT-16 To 31-DEC-16	4	97.19	97.42	98.82	08.24	98.58	83.93	111.39	N/A	114,200	112,852	
01-JAN-17 To 31-MAR-17	9	68.18	69.98	69.14	30.51	101.21	39.92	101.25	40.05 to 97.11	160,135	110,717	
01-APR-17 To 30-JUN-17	8	86.26	88.94	86.91	13.02	102.34	70.68	114.55	70.68 to 114.55	191,854	166,741	
01-JUL-17 To 30-SEP-17	5	96.78	106.13	93.37	24.19	113.67	64.13	166.74	N/A	107,000	99,903	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	28	62.50	64.90	65.83	21.39	98.59	32.65	92.24	56.91 to 74.16	319,945	210,614	
01-OCT-15 To 30-SEP-16	35	66.23	69.42	66.93	17.06	103.72	38.70	134.15	62.40 to 72.11	203,109	135,944	
01-OCT-16 To 30-SEP-17	26	90.00	86.99	82.70	20.73	105.19	39.92	166.74	77.41 to 97.11	152,610	126,204	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	29	63.33	64.05	64.57	17.37	99.19	32.65	92.24	58.17 to 72.88	285,197	184,142	
01-JAN-16 To 31-DEC-16	24	72.01	77.24	71.81	20.58	107.56	41.36	134.15	62.88 to 85.31	190,749	136,968	
<u>ALL</u>	89	70.97	73.13	69.56	22.70	105.13	32.65	166.74	64.13 to 77.41	225,114	156,590	

<b>AREA (MARKET)</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
1	36	71.58	75.46	68.46	27.61	110.22	39.92	166.74	58.39 to 83.93	191,917	131,388	
3	53	70.09	71.54	70.14	19.40	102.00	32.65	108.73	62.88 to 77.93	247,662	173,709	
<u>ALL</u>	89	70.97	73.13	69.56	22.70	105.13	32.65	166.74	64.13 to 77.41	225,114	156,590	

**17 Cheyenne**  
**AGRICULTURAL LAND**

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

Qualified

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95% Wgt. Mean C.I. : 65.05 to 74.08  
95% Mean C.I. : 68.64 to 77.62

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	43	64.35	70.20	68.44	21.54	102.57	38.70	108.73	61.30 to 77.41	195,602	133,877
1	9	74.16	66.99	63.76	19.81	105.07	39.92	85.31	51.53 to 85.02	128,593	81,994
3	34	64.10	71.05	69.19	20.84	102.69	38.70	108.73	61.30 to 79.18	213,339	147,610
<b>_____Grass_____</b>											
County	16	66.70	72.16	64.02	26.84	112.71	32.65	166.74	57.71 to 83.58	172,512	110,447
1	10	66.70	75.49	66.50	30.22	113.52	40.05	166.74	53.29 to 88.71	169,194	112,518
3	6	71.03	66.60	60.10	19.89	110.82	32.65	83.58	32.65 to 83.58	178,042	106,996
<b>_____ALL_____</b>	<b>89</b>	<b>70.97</b>	<b>73.13</b>	<b>69.56</b>	<b>22.70</b>	<b>105.13</b>	<b>32.65</b>	<b>166.74</b>	<b>64.13 to 77.41</b>	<b>225,114</b>	<b>156,590</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	3	74.53	76.81	76.56	03.52	100.33	74.02	81.89	N/A	490,000	375,148
3	3	74.53	76.81	76.56	03.52	100.33	74.02	81.89	N/A	490,000	375,148
<b>_____Dry_____</b>											
County	49	66.23	70.73	69.28	21.88	102.09	38.70	108.73	61.92 to 77.41	195,861	135,700
1	13	77.41	71.19	70.46	21.53	101.04	39.92	102.66	51.53 to 85.31	158,152	111,426
3	36	64.10	70.56	68.96	20.03	102.32	38.70	108.73	61.30 to 73.13	209,479	144,465
<b>_____Grass_____</b>											
County	21	65.22	70.00	58.11	29.18	120.46	32.65	166.74	57.06 to 80.67	198,682	115,457
1	14	66.23	73.94	61.39	30.73	120.44	40.05	166.74	53.29 to 88.71	188,148	115,512
3	7	64.13	62.11	52.49	25.32	118.33	32.65	83.58	32.65 to 83.58	219,750	115,347
<b>_____ALL_____</b>	<b>89</b>	<b>70.97</b>	<b>73.13</b>	<b>69.56</b>	<b>22.70</b>	<b>105.13</b>	<b>32.65</b>	<b>166.74</b>	<b>64.13 to 77.41</b>	<b>225,114</b>	<b>156,590</b>



## Cheyenne County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cheyenne	1	n/a	2460	2450	2445	2440	2335	2100	1950	<b>2412</b>
Cheyenne	3	n/a	2780	2775	2770	2765	2600	2525	2480	<b>2751</b>
Deuel	1	3030	3026	2945	2952	2973	2701	2695	2466	<b>2937</b>
Garden	1	n/a	2245	2245	2245	2245	2190	2190	2190	<b>2205</b>
Morrill	3	n/a	2200	2200	2200	2095	2095	2095	2095	<b>2149</b>
Banner	1	n/a	2000	1900	1800	1800	1800	1600	1289	<b>1734</b>
Kimball	1	n/a	1650	1645	1640	1625	1625	1500	1500	<b>1600</b>
Kimball	2	n/a	1975	1975	1625	1625	1625	1625	1500	<b>1712</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cheyenne	1	n/a	594	481	524	570	503	463	410	<b>555</b>
Cheyenne	3	n/a	828	823	771	762	749	736	727	<b>811</b>
Deuel	1	931	931	927	795	795	506	506	497	<b>830</b>
Garden	1	n/a	755	755	750	750	750	730	730	<b>752</b>
Morrill	3	n/a	525	525	475	475	475	475	475	<b>488</b>
Banner	1	n/a	530	530	510	490	450	440	420	<b>496</b>
Kimball	1	n/a	490	455	425	360	340	315	315	<b>371</b>
Kimball	2	n/a	565	525	505	415	390	350	345	<b>453</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cheyenne	1	n/a	436	430	392	381	378	367	300	<b>346</b>
Cheyenne	3	n/a	636	611	606	600	551	551	325	<b>454</b>
Deuel	1	385	385	385	385	385	385	385	385	<b>385</b>
Garden	1	n/a	415	415	415	410	410	405	405	<b>405</b>
Morrill	3	n/a	460	450	410	375	375	375	375	<b>380</b>
Banner	1	n/a	470	460	440	410	400	400	356	<b>388</b>
Kimball	1	n/a	475	390	380	355	335	310	310	<b>326</b>
Kimball	2	n/a	420	355	335	315	290	290	290	<b>301</b>

County	Mkt Area	CRP	TIMBER	WASTE
Cheyenne	1	449	n/a	100
Cheyenne	3	554	n/a	100
Deuel	1	735	n/a	n/a
Garden	1	745	n/a	50
Morrill	3	479	n/a	34
Banner	1	400	n/a	40
Kimball	1	374	n/a	n/a
Kimball	2	364	n/a	n/a

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

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

AGRICULTURAL

Type : Qualified

Number of Sales :	36	Median :	64	COV :	23.57	95% Median C.I. :	61.30 to 73.13
Total Sales Price :	7,541,229	Wgt. Mean :	69	STD :	16.63	95% Wgt. Mean C.I. :	62.40 to 75.53
Total Adj. Sales Price :	7,541,229	Mean :	71	Avg. Abs. Dev :	12.84	95% Mean C.I. :	65.13 to 75.99
Total Assessed Value :	5,200,747						
Avg. Adj. Sales Price :	209,479	COD :	20.03	MAX Sales Ratio :	108.73		
Avg. Assessed Value :	144,465	PRD :	102.32	MIN Sales Ratio :	38.70		

DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2014 To 12/31/2014	6	58.23	61.11	59.93	13.79	101.97	49.40	84.67	49.40 to 84.67	196,000	117,471
01/01/2015 To 03/31/2015	1	60.47	60.47	60.47		100.00	60.47	60.47	N/A	210,000	126,984
04/01/2015 To 06/30/2015	2	70.58	70.58	70.44	30.70	100.20	48.91	92.24	N/A	534,500	376,476
07/01/2015 To 09/30/2015	2	71.54	71.54	68.67	20.45	104.18	56.91	86.16	N/A	186,540	128,099
10/01/2015 To 12/31/2015	8	61.61	59.91	57.37	09.17	104.43	38.70	73.13	38.70 to 73.13	181,458	104,095
01/01/2016 To 03/31/2016	8	64.56	69.25	68.80	10.90	100.65	60.77	98.08	60.77 to 98.08	231,213	159,070
04/01/2016 To 06/30/2016	2	78.58	78.58	77.60	10.80	101.26	70.09	87.06	N/A	161,392	125,239
07/01/2016 To 09/30/2016	1	70.97	70.97	70.97		100.00	70.97	70.97	N/A	90,000	63,871
10/01/2016 To 12/31/2016	1	99.48	99.48	99.48		100.00	99.48	99.48	N/A	260,000	258,657
<u>Study Yrs</u>											
10/01/2014 To 09/30/2015	11	58.37	64.67	65.10	19.14	99.34	48.91	92.24	49.40 to 86.16	257,098	167,360
10/01/2015 To 09/30/2016	19	63.33	66.39	65.15	11.84	101.90	38.70	98.08	61.30 to 70.97	195,482	127,351
10/01/2016 To 09/30/2017	6	95.54	94.57	94.11	07.43	100.49	79.18	108.73	79.18 to 108.73	166,500	156,688
<u>Calendar Yrs</u>											
01/01/2015 To 12/31/2015	13	61.30	63.38	63.44	14.88	99.91	38.70	92.24	56.91 to 73.13	238,750	151,453
01/01/2016 To 12/31/2016	12	69.18	73.46	73.16	13.85	100.41	60.77	99.48	62.78 to 87.06	210,207	153,797

AGRICULTURAL

Type : Qualified

Number of Sales :	36	Median :	64	COV :	23.57	95% Median C.I. :	61.30 to 73.13
Total Sales Price :	7,541,229	Wgt. Mean :	69	STD :	16.63	95% Wgt. Mean C.I. :	62.40 to 75.53
Total Adj. Sales Price :	7,541,229	Mean :	71	Avg. Abs. Dev :	12.84	95% Mean C.I. :	65.13 to 75.99
Total Assessed Value :	5,200,747						
Avg. Adj. Sales Price :	209,479	COD :	20.03	MAX Sales Ratio :	108.73		
Avg. Assessed Value :	144,465	PRD :	102.32	MIN Sales Ratio :	38.70		

AREA (MARKET)

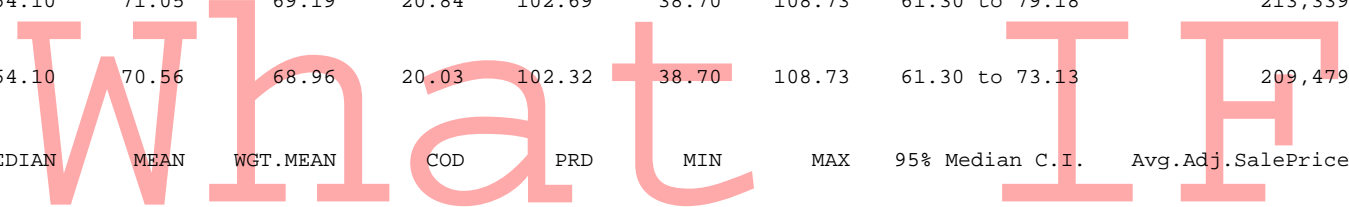
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
3	36	64.10	70.56	68.96	20.03	102.32	38.70	108.73	61.30 to 73.13	209,479	144,465

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	34	64.10	71.05	69.19	20.84	102.69	38.70	108.73	61.30 to 79.18	213,339	147,610
3	34	64.10	71.05	69.19	20.84	102.69	38.70	108.73	61.30 to 79.18	213,339	147,610
_____ALL_____											
10/01/2014 To 09/30/2017	36	64.10	70.56	68.96	20.03	102.32	38.70	108.73	61.30 to 73.13	209,479	144,465

80%MLU By Market Area

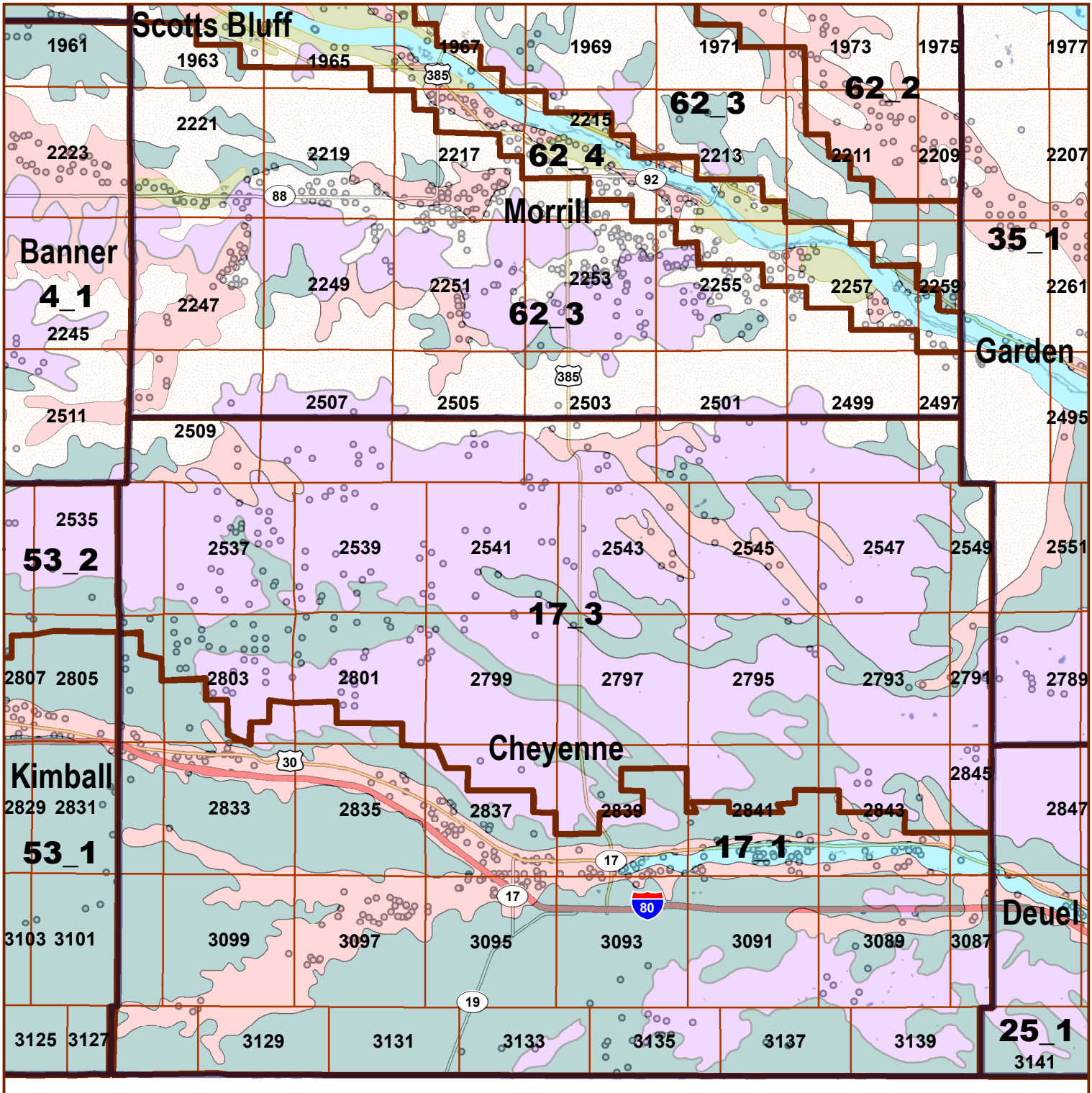
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Dry_____											
County	36	64.10	70.56	68.96	20.03	102.32	38.70	108.73	61.30 to 73.13	209,479	144,465
3	36	64.10	70.56	68.96	20.03	102.32	38.70	108.73	61.30 to 73.13	209,479	144,465
_____ALL_____											
10/01/2014 To 09/30/2017	36	64.10	70.56	68.96	20.03	102.32	38.70	108.73	61.30 to 73.13	209,479	144,465



SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Dry_3	Total	Increase	0%

What IF



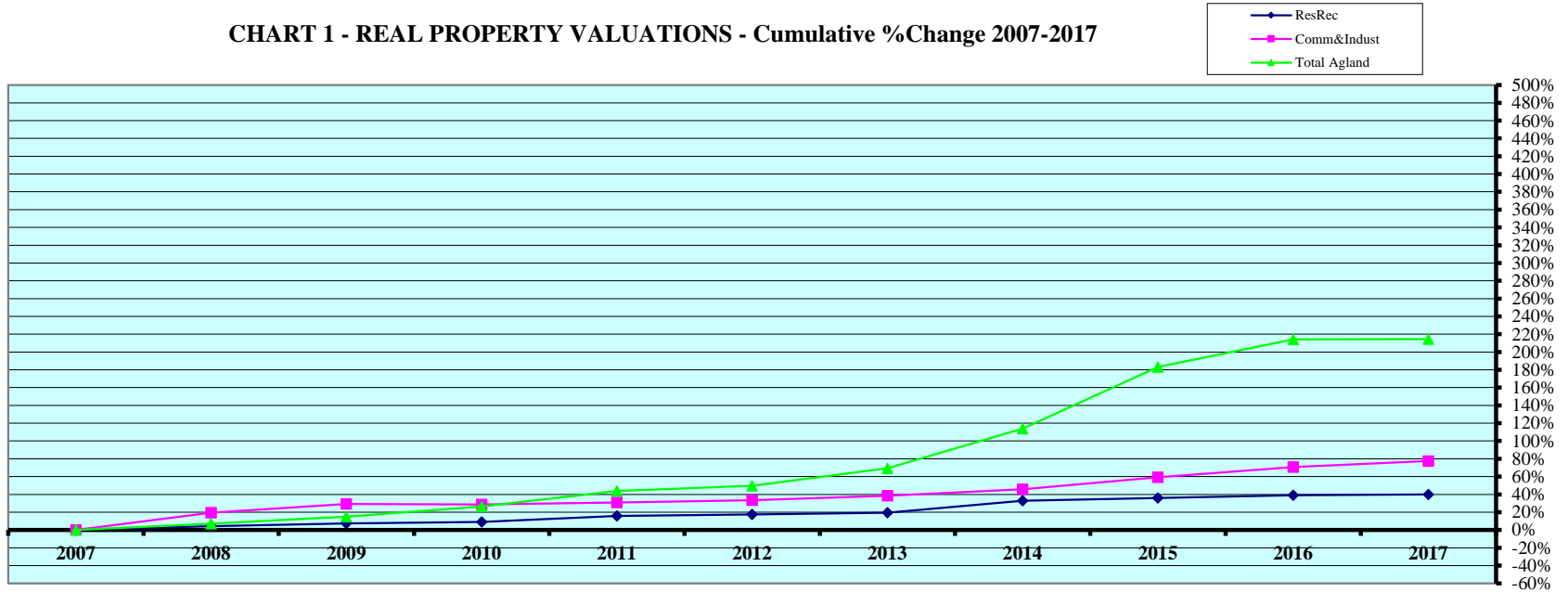
**Legend**

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

## Cheyenne County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	301,744,356	--	--	--	107,023,565	--	--	--	194,023,051	--	--	--
2008	315,038,206	13,293,850	4.41%	4.41%	127,806,850	20,783,285	19.42%	19.42%	207,551,655	13,528,604	6.97%	6.97%
2009	324,352,446	9,314,240	2.96%	7.49%	138,173,082	10,366,232	8.11%	29.11%	222,983,705	15,432,050	7.44%	14.93%
2010	329,364,377	5,011,931	1.55%	9.15%	137,624,918	-548,164	-0.40%	28.59%	245,424,182	22,440,477	10.06%	26.49%
2011	349,304,682	19,940,305	6.05%	15.76%	139,980,566	2,355,648	1.71%	30.79%	279,137,637	33,713,455	13.74%	43.87%
2012	354,713,576	5,408,894	1.55%	17.55%	142,767,192	2,786,626	1.99%	33.40%	290,491,283	11,353,646	4.07%	49.72%
2013	359,944,831	5,231,255	1.47%	19.29%	148,274,704	5,507,512	3.86%	38.54%	328,421,317	37,930,034	13.06%	69.27%
2014	400,784,368	40,839,537	11.35%	32.82%	155,851,447	7,576,743	5.11%	45.62%	414,740,203	86,318,886	26.28%	113.76%
2015	410,180,482	9,396,114	2.34%	35.94%	170,399,410	14,547,963	9.33%	59.22%	549,512,949	134,772,746	32.50%	183.22%
2016	419,384,459	9,203,977	2.24%	38.99%	182,707,149	12,307,739	7.22%	70.72%	609,850,824	60,337,875	10.98%	214.32%
2017	422,333,828	2,949,369	0.70%	39.96%	189,994,778	7,287,629	3.99%	77.53%	610,048,533	197,709	0.03%	214.42%

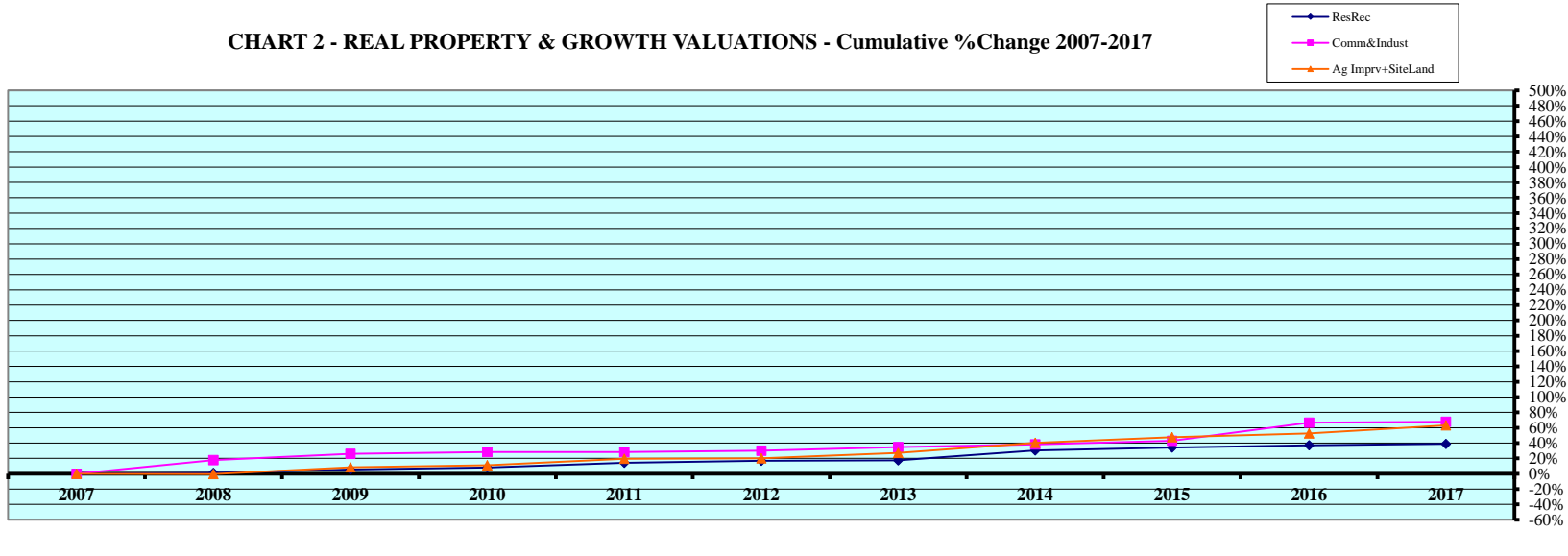
Rate Annual %chg: Residential & Recreational **3.42%** Commercial & Industrial **5.91%** Agricultural Land **12.14%**

Cnty# **17**  
County **CHEYENNE**

**CHART 1**

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2007	301,744,356	8,675,764	2.88%	293,068,592	--	--	107,023,565	5,280,600	4.93%	101,742,965	--	--	
2008	315,038,206	10,333,823	3.28%	304,704,383	0.98%	0.98%	127,806,850	1,804,617	1.41%	126,002,233	17.73%	17.73%	
2009	324,352,446	6,231,181	1.92%	318,121,265	0.98%	5.43%	138,173,082	3,380,871	2.45%	134,792,211	5.47%	25.95%	
2010	329,364,377	2,922,434	0.89%	326,441,943	0.64%	8.18%	137,624,918	335,063	0.24%	137,289,855	-0.64%	28.28%	
2011	349,304,682	4,477,626	1.28%	344,827,056	4.69%	14.28%	139,980,566	2,520,509	1.80%	137,460,057	-0.12%	28.44%	
2012	354,713,576	1,940,446	0.55%	352,773,130	0.99%	16.91%	142,767,192	3,618,342	2.53%	139,148,850	-0.59%	30.02%	
2013	359,944,831	5,684,476	1.58%	354,260,355	-0.13%	17.40%	148,274,704	4,182,185	2.82%	144,092,519	0.93%	34.64%	
2014	400,784,368	7,285,074	1.82%	393,499,294	9.32%	30.41%	155,851,447	7,927,786	5.09%	147,923,661	-0.24%	38.22%	
2015	410,180,482	5,701,008	1.39%	404,479,474	0.92%	34.05%	170,399,410	17,520,507	10.28%	152,878,903	-1.91%	42.85%	
2016	419,384,459	5,621,451	1.34%	413,763,008	0.87%	37.12%	182,707,149	4,407,087	2.41%	178,300,062	4.64%	66.60%	
2017	422,333,828	3,077,983	0.73%	419,255,845	-0.03%	38.94%	189,994,778	10,484,398	5.52%	179,510,380	-1.75%	67.73%	
Rate Ann%chg	3.42%					1.93%	5.91%					C & I w/o growth	2.35%

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	32,219,214	10,171,184	42,390,398	1,262,116	2.98%	41,128,282	--	--
2008	33,083,073	9,981,730	43,064,803	863,118	2.00%	42,201,685	-0.45%	-0.45%
2009	37,136,807	10,122,213	47,259,020	1,353,852	2.86%	45,905,168	6.60%	8.29%
2010	37,075,784	10,557,200	47,632,984	538,746	1.13%	47,094,238	-0.35%	11.10%
2011	38,472,297	12,932,784	51,405,081	697,292	1.36%	50,707,789	6.46%	19.62%
2012	37,785,341	14,285,814	52,071,155	1,146,481	2.20%	50,924,674	-0.93%	20.13%
2013	41,082,786	15,699,543	56,782,329	2,867,339	5.05%	53,914,990	3.54%	27.19%
2014	45,757,468	17,228,210	62,985,678	3,527,519	5.60%	59,458,159	4.71%	40.26%
2015	47,282,125	17,989,469	65,271,594	2,691,316	4.12%	62,580,278	-0.64%	47.63%
2016	47,450,046	18,626,154	66,076,200	1,378,810	2.09%	64,697,390	-0.88%	52.62%
2017	51,326,898	18,854,376	70,181,274	1,053,362	1.50%	69,127,912	4.62%	63.07%
Rate Ann%chg	4.77%	6.37%	5.17%			Ag Imprv+Site w/o growth	2.27%	

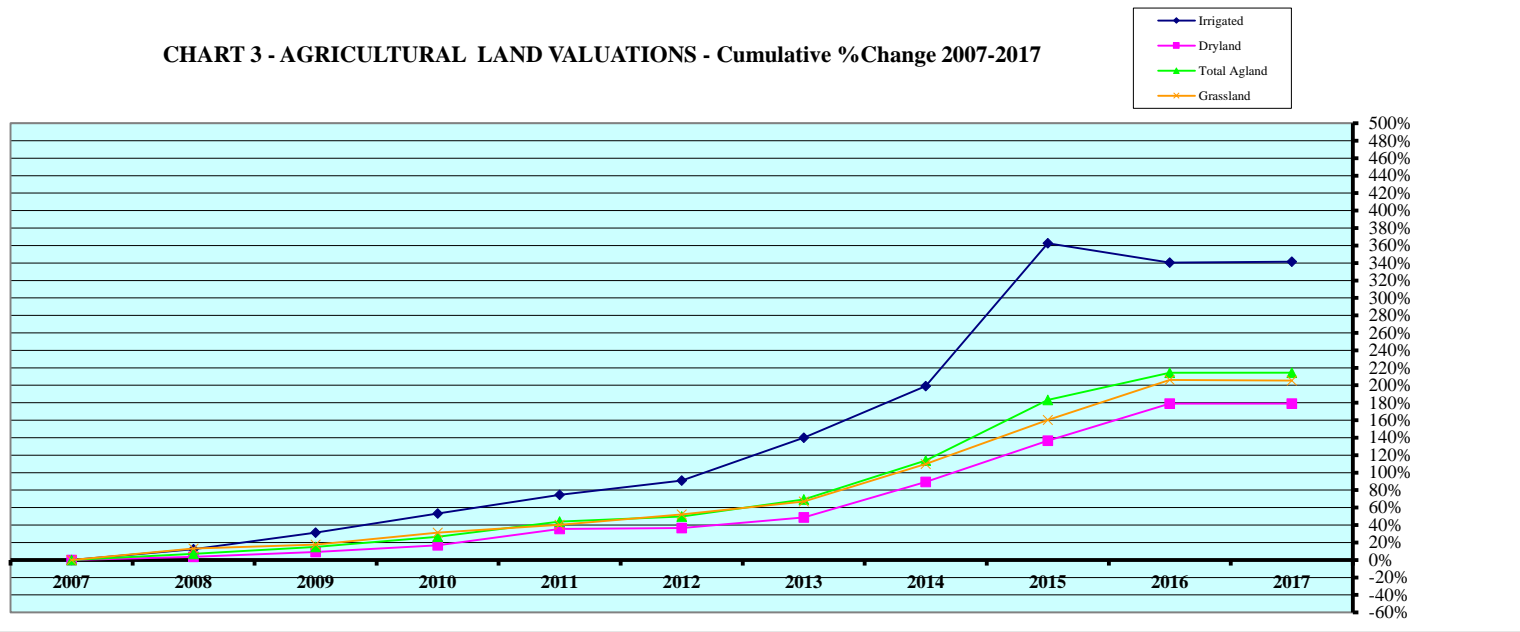
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and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

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

Cnty# 17  
County CHEYENNE

CHART 2

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	36,131,635	--	--	--	120,869,553	--	--	--	36,902,817	--	--	--
2008	40,587,184	4,455,549	12.33%	12.33%	125,130,240	4,260,687	3.53%	3.53%	41,710,765	4,807,948	13.03%	13.03%
2009	47,423,902	6,836,718	16.84%	31.25%	132,015,377	6,885,137	5.50%	9.22%	43,422,186	1,711,421	4.10%	17.67%
2010	55,361,531	7,937,629	16.74%	53.22%	141,340,239	9,324,862	7.06%	16.94%	48,492,064	5,069,878	11.68%	31.40%
2011	63,064,536	7,703,005	13.91%	74.54%	163,914,263	22,574,024	15.97%	35.61%	51,738,189	3,246,125	6.69%	40.20%
2012	68,970,538	5,906,002	9.37%	90.89%	165,044,707	1,130,444	0.69%	36.55%	56,174,470	4,436,281	8.57%	52.22%
2013	86,681,359	17,710,821	25.68%	139.90%	179,801,809	14,757,102	8.94%	48.76%	61,638,595	5,464,125	9.73%	67.03%
2014	108,100,582	21,419,223	24.71%	199.19%	228,913,897	49,112,088	27.31%	89.39%	77,422,109	15,783,514	25.61%	109.80%
2015	167,140,918	59,040,336	54.62%	362.59%	285,842,105	56,928,208	24.87%	136.49%	96,075,106	18,652,997	24.09%	160.35%
2016	159,175,288	-7,965,630	-4.77%	340.54%	337,249,190	51,407,085	17.98%	179.02%	112,969,043	16,893,937	17.58%	206.13%
2017	159,556,606	381,318	0.24%	341.60%	337,288,010	38,820	0.01%	179.05%	112,749,080	-219,963	-0.19%	205.53%

Rate Ann.%chg: Irrigated **16.01%** Dryland **10.81%** Grassland **11.82%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	79,549	--	--	--	39,497	--	--	--	194,023,051	--	--	--
2008	86,876	7,327	9.21%	9.21%	36,590	-2,907	-7.36%	-7.36%	207,551,655	13,528,604	6.97%	6.97%
2009	85,209	-1,667	-1.92%	7.12%	37,031	441	1.21%	-6.24%	222,983,705	15,432,050	7.44%	14.93%
2010	135,370	50,161	58.87%	70.17%	94,978	57,947	156.48%	140.47%	245,424,182	22,440,477	10.06%	26.49%
2011	259,595	124,225	91.77%	226.33%	161,054	66,076	69.57%	307.76%	279,137,637	33,713,455	13.74%	43.87%
2012	279,644	20,049	7.72%	251.54%	21,924	-139,130	-86.39%	-44.49%	290,491,283	11,353,646	4.07%	49.72%
2013	278,454	-1,190	-0.43%	250.04%	21,100	-824	-3.76%	-46.58%	328,421,317	37,930,034	13.06%	69.27%
2014	282,092	3,638	1.31%	254.61%	21,523	423	2.00%	-45.51%	414,740,203	86,318,886	26.28%	113.76%
2015	431,837	149,745	53.08%	442.86%	22,983	1,460	6.78%	-41.81%	549,512,949	134,772,746	32.50%	183.22%
2016	433,077	1,240	0.29%	444.42%	24,226	1,243	5.41%	-38.66%	609,850,824	60,337,875	10.98%	214.32%
2017	350,868	-82,209	-18.98%	341.07%	103,969	79,743	329.16%	163.23%	610,048,533	197,709	0.03%	214.42%

Cnty# **17**  
County **CHEYENNE**

Rate Ann.%chg: Total Agric Land **12.14%**



**CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017** (from County Abstract Reports)<sup>(1)</sup>

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	36,074,415	61,055	591			120,931,084	416,702	290			37,080,599	247,876	150		
2008	40,625,770	60,650	670	13.37%	13.37%	125,080,660	407,298	307	5.82%	5.82%	41,769,410	258,880	161	7.86%	7.86%
2009	47,471,488	60,380	786	17.37%	33.07%	132,026,427	406,934	324	5.65%	11.80%	43,410,038	258,733	168	3.99%	12.16%
2010	55,361,371	60,255	919	16.86%	55.50%	141,353,668	405,735	348	7.38%	20.05%	48,506,682	260,104	186	11.15%	24.66%
2011	63,064,212	60,291	1,046	13.85%	77.03%	164,147,014	403,660	407	16.72%	40.12%	51,562,679	262,210	197	5.45%	31.45%
2012	69,135,692	60,239	1,148	9.72%	94.24%	165,092,666	402,141	411	0.96%	41.46%	55,949,437	263,003	213	8.18%	42.21%
2013	86,720,077	59,988	1,446	25.96%	144.67%	179,880,716	399,871	450	9.58%	55.01%	61,469,280	265,534	231	8.82%	54.75%
2014	108,157,555	60,035	1,802	24.62%	204.91%	228,909,052	399,652	573	27.33%	97.36%	77,340,567	265,593	291	25.79%	94.66%
2015	167,204,299	59,974	2,788	54.75%	371.85%	285,636,519	398,886	716	25.02%	146.75%	96,554,845	266,130	363	24.59%	142.53%
2016	159,214,303	60,198	2,645	-5.13%	347.63%	337,090,392	399,744	843	17.76%	190.57%	112,949,675	264,730	427	17.60%	185.21%
2017	159,556,606	60,337	2,644	-0.02%	347.56%	337,284,167	399,829	844	0.04%	190.68%	112,751,182	264,700	426	-0.16%	184.74%

Rate Annual %chg Average Value/Acre: **16.17%**

**11.26%**

**11.03%**

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	79,505	3,209	25			1,002	145	7			194,166,605	728,987	266		
2008	86,411	2,612	33	33.55%	33.55%	647	129	5	-27.39%	-27.39%	207,562,898	729,568	285	6.81%	6.81%
2009	85,028	2,561	33	0.35%	34.02%	47,093	1,639	29	470.69%	314.40%	223,040,074	730,247	305	7.36%	14.67%
2010	133,863	2,693	50	49.73%	100.66%	79,435	1,627	49	69.98%	604.38%	245,435,019	730,413	336	10.02%	26.16%
2011	257,566	2,579	100	100.92%	303.16%	153,669	1,551	99	102.89%	1329.10%	279,185,140	730,291	382	13.77%	43.53%
2012	277,479	2,778	100	0.01%	303.20%	154,885	1,563	99	0.01%	1329.21%	290,610,159	729,724	398	4.17%	49.52%
2013	275,639	2,746	100	0.48%	305.13%	161,521	1,630	99	0.04%	1329.75%	328,507,233	729,769	450	13.03%	69.01%
2014	281,302	2,803	100	-0.01%	305.10%	161,091	1,625	99	0.00%	1329.72%	414,849,567	729,709	569	26.29%	113.45%
2015	430,695	4,307	100	-0.36%	303.64%	11,324	113	100	0.90%	1342.61%	549,837,682	729,410	754	32.59%	183.01%
2016	432,591	4,326	100	0.00%	303.64%	25,618	256	100	0.00%	1342.61%	609,712,579	729,254	836	10.91%	213.90%
2017	429,057	4,291	100	0.00%	303.64%	25,780	258	100	0.00%	1342.61%	610,046,792	729,415	836	0.03%	214.00%

**17**  
**CHEYENNE**

Rate Annual %chg Average Value/Acre: **12.12%**

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

**CHART 4**



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 10,059</b>	<b>Value : 1,201,634,609</b>	<b>Growth 2,480,635</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	538	6,388,672	62	469,001	500	3,899,136	1,100	10,756,809	
<b>02. Res Improve Land</b>	3,080	35,762,036	78	1,567,185	462	7,505,406	3,620	44,834,627	
<b>03. Res Improvements</b>	3,192	251,788,487	82	11,757,574	533	54,660,677	3,807	318,206,738	
<b>04. Res Total</b>	3,730	293,939,195	144	13,793,760	1,033	66,065,219	4,907	373,798,174	769,442
<b>% of Res Total</b>	76.01	78.64	2.93	3.69	21.05	17.67	48.78	31.11	31.02
<b>05. Com UnImp Land</b>	157	6,393,643	4	81,021	35	531,850	196	7,006,514	
<b>06. Com Improve Land</b>	458	25,151,681	24	1,202,475	48	1,291,950	530	27,646,106	
<b>07. Com Improvements</b>	483	123,180,451	25	7,075,913	55	8,791,101	563	139,047,465	
<b>08. Com Total</b>	640	154,725,775	29	8,359,409	90	10,614,901	759	173,700,085	1,300,244
<b>% of Com Total</b>	84.32	89.08	3.82	4.81	11.86	6.11	7.55	14.46	52.42
<b>09. Ind UnImp Land</b>	1	26,010	1	832,960	33	537,909	35	1,396,879	
<b>10. Ind Improve Land</b>	5	317,479	0	0	43	1,886,965	48	2,204,444	
<b>11. Ind Improvements</b>	5	493,423	0	0	44	13,169,514	49	13,662,937	
<b>12. Ind Total</b>	6	836,912	1	832,960	77	15,594,388	84	17,264,260	0
<b>% of Ind Total</b>	7.14	4.85	1.19	4.82	91.67	90.33	0.84	1.44	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	3,730	293,939,195	144	13,793,760	1,033	66,065,219	4,907	373,798,174	769,442
<b>% of Res &amp; Rec Total</b>	76.01	78.64	2.93	3.69	21.05	17.67	48.78	31.11	31.02
<b>Com &amp; Ind Total</b>	646	155,562,687	30	9,192,369	167	26,209,289	843	190,964,345	1,300,244
<b>% of Com &amp; Ind Total</b>	76.63	81.46	3.56	4.81	19.81	13.72	8.38	15.89	52.42
<b>17. Taxable Total</b>	4,376	449,501,882	174	22,986,129	1,200	92,274,508	5,750	564,762,519	2,069,686
<b>% of Taxable Total</b>	76.10	79.59	3.03	4.07	20.87	16.34	57.16	47.00	83.43

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	45	1,232,859	7,588,075	0	0	0
19. Commercial	41	13,603,117	43,034,212	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	45	1,232,859	7,588,075
19. Commercial	2	49,133	5,867,114	43	13,652,250	48,901,326
20. Industrial	1	15,745	5,511,484	1	15,745	5,511,484
21. Other	0	0	0	0	0	0
22. Total Sch II				<b>89</b>	<b>14,900,854</b>	<b>62,000,885</b>

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	507	0	507	0	0
24. Non-Producing	0	0	1	0	388	9,252,630	389	9,252,630	0
25. Total	0	0	1	0	895	9,252,630	896	9,252,630	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	395	62	366	823

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	8	1,655,203	4	358,029	2,608	413,755,257	2,620	415,768,489
28. Ag-Improved Land	4	1,109,226	3	628,241	726	151,657,553	733	153,395,020
29. Ag Improvements	6	23,624	3	206,525	784	58,225,802	793	58,455,951
30. Ag Total							<b>3,413</b>	<b>627,619,460</b>

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	3	3.00	71,250	
33. HomeSite Improvements	1	0.00	1,485	3	0.00	158,970	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.73	387	1	1.90	6,650	
36. FarmSite Improv Land	1	5.00	1,350	2	10.45	17,508	
37. FarmSite Improvements	5	0.00	22,139	2	0.00	47,555	
38. FarmSite Total							
39. Road & Ditches	1	0.76	0	6	12.34	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	27	27.00	540,550	27	27.00	540,550	
32. HomeSite Improv Land	394	396.00	7,791,900	397	399.00	7,863,150	
33. HomeSite Improvements	414	0.00	42,222,031	418	0.00	42,382,486	410,949
34. HomeSite Total				<b>445</b>	<b>426.00</b>	<b>50,786,186</b>	
35. FarmSite UnImp Land	235	542.43	359,402	237	545.06	366,439	
36. FarmSite Improv Land	685	3,687.34	2,337,770	688	3,702.79	2,356,628	
37. FarmSite Improvements	754	0.00	16,003,771	761	0.00	16,073,465	0
38. FarmSite Total				<b>998</b>	<b>4,247.85</b>	<b>18,796,532</b>	
39. Road & Ditches	2,685	9,097.95	0	2,692	9,111.05	0	
40. Other- Non Ag Use	1	4.64	23,200	1	4.64	23,200	
41. Total Section VI				<b>1,443</b>	<b>13,789.54</b>	<b>69,605,918</b>	<b>410,949</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	7,199.48	29.59%	17,710,722	30.18%	2,460.00
47. 2A1	6,295.03	25.88%	15,422,859	26.28%	2,450.01
48. 2A	6,531.73	26.85%	15,970,118	27.21%	2,445.01
49. 3A1	289.07	1.19%	705,329	1.20%	2,439.99
50. 3A	2,155.62	8.86%	5,033,390	8.58%	2,335.01
51. 4A1	1,491.48	6.13%	3,132,118	5.34%	2,100.01
52. 4A	366.07	1.50%	713,849	1.22%	1,950.03
53. Total	24,328.48	100.00%	58,688,385	100.00%	2,412.33
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	78,115.35	59.24%	46,439,159	63.41%	594.49
56. 2D1	10,425.25	7.91%	5,014,014	6.85%	480.95
57. 2D	19,164.91	14.53%	10,049,336	13.72%	524.36
58. 3D1	2,974.27	2.26%	1,695,228	2.31%	569.96
59. 3D	7,587.27	5.75%	3,818,059	5.21%	503.22
60. 4D1	12,322.40	9.35%	5,703,733	7.79%	462.88
61. 4D	1,268.96	0.96%	519,950	0.71%	409.74
62. Total	131,858.41	100.00%	73,239,479	100.00%	555.44
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,316.58	10.26%	8,084,859	12.39%	441.40
65. 2G1	8,344.43	4.68%	3,666,276	5.62%	439.37
66. 2G	29,904.17	16.76%	12,178,983	18.67%	407.27
67. 3G1	2,794.19	1.57%	1,128,113	1.73%	403.74
68. 3G	20,173.02	11.31%	7,853,609	12.04%	389.31
69. 4G1	26,452.69	14.82%	10,318,710	15.82%	390.08
70. 4G	72,454.60	40.60%	22,005,779	33.73%	303.72
71. Total	178,439.68	100.00%	65,236,329	100.00%	365.59
<b>Irrigated Total</b>					
Irrigated Total	24,328.48	7.22%	58,688,385	29.73%	2,412.33
<b>Dry Total</b>					
Dry Total	131,858.41	39.15%	73,239,479	37.11%	555.44
<b>Grass Total</b>					
Grass Total	178,439.68	52.98%	65,236,329	33.05%	365.59
72. Waste	1,738.74	0.52%	173,874	0.09%	100.00
73. Other	462.80	0.14%	46,280	0.02%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	336,828.11	100.00%	197,384,347	100.00%	586.01

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	26,202.73	73.16%	72,843,599	73.92%	2,780.00
47. 2A1	1,151.26	3.21%	3,194,763	3.24%	2,775.01
48. 2A	3,039.36	8.49%	8,419,032	8.54%	2,770.00
49. 3A1	1,089.41	3.04%	3,012,231	3.06%	2,765.01
50. 3A	1,865.20	5.21%	4,849,520	4.92%	2,600.00
51. 4A1	2,184.60	6.10%	5,516,137	5.60%	2,525.01
52. 4A	283.19	0.79%	702,309	0.71%	2,479.99
53. Total	35,815.75	100.00%	98,537,591	100.00%	2,751.24
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	201,599.06	75.38%	166,887,843	76.93%	827.82
56. 2D1	6,067.65	2.27%	4,994,787	2.30%	823.18
57. 2D	24,218.18	9.06%	18,667,064	8.61%	770.79
58. 3D1	3,930.02	1.47%	2,994,452	1.38%	761.94
59. 3D	9,746.25	3.64%	7,299,575	3.36%	748.96
60. 4D1	20,358.07	7.61%	14,980,908	6.91%	735.87
61. 4D	1,515.73	0.57%	1,102,225	0.51%	727.19
62. Total	267,434.96	100.00%	216,926,854	100.00%	811.14
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	21,731.00	25.39%	12,937,084	31.48%	595.33
65. 2G1	1,518.18	1.77%	894,642	2.18%	589.29
66. 2G	7,727.70	9.03%	4,515,748	10.99%	584.36
67. 3G1	970.76	1.13%	566,863	1.38%	583.94
68. 3G	6,186.68	7.23%	3,414,277	8.31%	551.88
69. 4G1	13,979.79	16.34%	7,715,728	18.77%	551.92
70. 4G	33,465.68	39.10%	11,055,791	26.90%	330.36
71. Total	85,579.79	100.00%	41,100,133	100.00%	480.26
<b>Irrigated Total</b>					
Irrigated Total	35,815.75	9.16%	98,537,591	27.62%	2,751.24
<b>Dry Total</b>					
Dry Total	267,434.96	68.37%	216,926,854	60.80%	811.14
<b>Grass Total</b>					
Grass Total	85,579.79	21.88%	41,100,133	11.52%	480.26
72. Waste	1,763.88	0.45%	176,388	0.05%	100.00
73. Other	568.35	0.15%	56,835	0.02%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	391,162.73	100.00%	356,797,801	100.00%	912.15



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 5

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	28.04	15.68%	360,594	15.70%	12,859.99
48. 2A	72.04	40.29%	925,714	40.31%	12,850.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	47.94	26.81%	615,550	26.80%	12,840.01
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	30.78	17.21%	394,754	17.19%	12,825.02
<b>53. Total</b>	<b>178.80</b>	<b>100.00%</b>	<b>2,296,612</b>	<b>100.00%</b>	<b>12,844.59</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	168.11	42.68%	218,543	42.68%	1,300.00
56. 2D1	23.29	5.91%	30,277	5.91%	1,300.00
57. 2D	92.74	23.55%	120,562	23.55%	1,300.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	13.33	3.38%	17,329	3.38%	1,300.00
60. 4D1	96.37	24.47%	125,281	24.47%	1,300.00
61. 4D	0.00	0.00%	0	0.00%	0.00
<b>62. Total</b>	<b>393.84</b>	<b>100.00%</b>	<b>511,992</b>	<b>100.00%</b>	<b>1,300.00</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	26.91	3.43%	34,983	3.43%	1,300.00
65. 2G1	4.67	0.59%	6,071	0.59%	1,300.00
66. 2G	67.18	8.55%	87,334	8.55%	1,300.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	243.18	30.96%	316,134	30.96%	1,300.00
69. 4G1	64.02	8.15%	83,226	8.15%	1,300.00
70. 4G	379.38	48.31%	493,194	48.31%	1,300.00
<b>71. Total</b>	<b>785.34</b>	<b>100.00%</b>	<b>1,020,942</b>	<b>100.00%</b>	<b>1,300.00</b>
<b>Irrigated Total</b>					
	178.80	13.02%	2,296,612	59.95%	12,844.59
<b>Dry Total</b>					
	393.84	28.67%	511,992	13.36%	1,300.00
<b>Grass Total</b>					
	785.34	57.17%	1,020,942	26.65%	1,300.00
72. Waste	0.35	0.03%	35	0.00%	100.00
73. Other	15.30	1.11%	1,530	0.04%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>1,373.63</b>	<b>100.00%</b>	<b>3,831,111</b>	<b>100.00%</b>	<b>2,789.04</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7036

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.14	17.50%	85	30.04%	607.14
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.66	82.50%	198	69.96%	300.00
71. Total	0.80	100.00%	283	100.00%	353.75
<b>Irrigated Total</b>					
	0.00	0.00%	0	0.00%	0.00
<b>Dry Total</b>					
	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>					
	0.80	100.00%	283	100.00%	353.75
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	0.80	100.00%	283	100.00%	353.75

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	213.61	2,377,684	208.97	510,140	59,900.45	156,634,764	60,323.03	159,522,588
<b>77. Dry Land</b>	51.80	59,867	245.41	304,494	399,390.00	290,313,964	399,687.21	290,678,325
<b>78. Grass</b>	284.58	323,611	211.15	75,269	264,309.88	106,958,807	264,805.61	107,357,687
<b>79. Waste</b>	0.00	0	9.59	959	3,493.38	349,338	3,502.97	350,297
<b>80. Other</b>	15.30	1,530	0.00	0	1,031.15	103,115	1,046.45	104,645
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>565.29</b>	<b>2,762,692</b>	<b>675.12</b>	<b>890,862</b>	<b>728,124.86</b>	<b>554,359,988</b>	<b>729,365.27</b>	<b>558,013,542</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	60,323.03	8.27%	159,522,588	28.59%	2,644.47
<b>Dry Land</b>	399,687.21	54.80%	290,678,325	52.09%	727.26
<b>Grass</b>	264,805.61	36.31%	107,357,687	19.24%	405.42
<b>Waste</b>	3,502.97	0.48%	350,297	0.06%	100.00
<b>Other</b>	1,046.45	0.14%	104,645	0.02%	100.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>729,365.27</b>	<b>100.00%</b>	<b>558,013,542</b>	<b>100.00%</b>	<b>765.07</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Area 1	9	235,229	1	23,750	10	408,713	19	667,692	0
83.2 Area 3	5	88,175	2	39,900	9	570,370	14	698,445	0
83.3 Area 5	1	60,079	1	23,750	1	294,989	2	378,818	0
83.4 Rural Residential	409	2,746,492	427	8,522,625	481	59,815,759	890	71,084,876	0
83.5 Sidney	132	2,860,840	2,152	32,417,773	2,232	200,948,058	2,364	236,226,671	0
83.6 Sidney (siv)	0	0	247	1,097,474	247	11,139,895	247	12,237,369	0
83.7 Sioux Meadows	0	0	30	43,525	30	603,601	30	647,126	0
83.8 Unimproved	518	4,698,332	51	756,184	54	7,039,502	572	12,494,018	0
83.9 Villages	26	67,662	709	1,909,646	743	37,385,851	769	39,363,159	0
84 Residential Total	1,100	10,756,809	3,620	44,834,627	3,807	318,206,738	4,907	373,798,174	769,442

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Area 1	4	48,766	0	0	0	0	4	48,766	0
85.2	Area 3	1	21,580	0	0	0	0	1	21,580	0
85.3	Area 5	2	117,520	2	833,009	2	6,710,413	4	7,660,942	0
85.4	Rural Commercial	3	860,058	31	535,231	39	6,260,840	42	7,656,129	0
85.5	Rural Residential	0	0	0	0	1	1,500	1	1,500	0
85.6	Sidney	20	1,449,905	369	24,115,360	378	107,065,414	398	132,630,679	0
85.7	Sioux Meadows	8	239,640	56	2,248,161	57	13,293,854	65	15,781,655	0
85.8	Unimproved	190	5,644,531	15	1,697,318	17	8,379,508	207	15,721,357	0
85.9	Villages	3	21,393	105	421,471	118	10,998,873	121	11,441,737	0
86	Commercial Total	231	8,403,393	578	29,850,550	612	152,710,402	843	190,964,345	1,300,244

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	10,308.92	7.11%	4,490,791	8.94%	435.62
89. 2G1	4,288.63	2.96%	1,844,138	3.67%	430.01
90. 2G	21,971.05	15.16%	8,621,712	17.17%	392.41
91. 3G1	1,832.80	1.26%	697,414	1.39%	380.52
92. 3G	16,897.46	11.66%	6,383,349	12.71%	377.77
93. 4G1	18,982.37	13.10%	6,961,841	13.87%	366.75
94. 4G	70,675.67	48.76%	21,208,783	42.24%	300.09
95. Total	144,956.90	100.00%	50,208,028	100.00%	346.37
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	8,007.66	23.92%	3,594,068	23.92%	448.83
98. 2C1	4,055.80	12.11%	1,822,138	12.12%	449.27
99. 2C	7,933.12	23.69%	3,557,271	23.67%	448.41
100. 3C1	961.39	2.87%	430,699	2.87%	448.00
101. 3C	3,275.56	9.78%	1,470,260	9.78%	448.86
102. 4C1	7,470.32	22.31%	3,356,869	22.34%	449.36
103. 4C	1,778.93	5.31%	796,996	5.30%	448.02
104. Total	33,482.78	100.00%	15,028,301	100.00%	448.84
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	144,956.90	81.24%	50,208,028	76.96%	346.37
CRP Total	33,482.78	18.76%	15,028,301	23.04%	448.84
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	178,439.68	100.00%	65,236,329	100.00%	365.59

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	10,935.42	17.39%	6,953,955	24.39%	635.91
89. 2G1	938.59	1.49%	573,552	2.01%	611.08
90. 2G	4,479.72	7.13%	2,715,078	9.52%	606.08
91. 3G1	631.87	1.00%	379,122	1.33%	600.00
92. 3G	4,078.71	6.49%	2,246,459	7.88%	550.78
93. 4G1	9,125.87	14.51%	5,023,837	17.62%	550.50
94. 4G	32,682.90	51.98%	10,622,124	37.25%	325.01
95. Total	62,873.08	100.00%	28,514,127	100.00%	453.52
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	10,795.58	47.54%	5,983,129	47.54%	554.22
98. 2C1	579.59	2.55%	321,090	2.55%	554.00
99. 2C	3,247.98	14.30%	1,800,670	14.31%	554.40
100. 3C1	338.89	1.49%	187,741	1.49%	553.99
101. 3C	2,107.97	9.28%	1,167,818	9.28%	554.00
102. 4C1	4,853.92	21.38%	2,691,891	21.39%	554.58
103. 4C	782.78	3.45%	433,667	3.45%	554.01
104. Total	22,706.71	100.00%	12,586,006	100.00%	554.29
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	62,873.08	73.47%	28,514,127	69.38%	453.52
CRP Total	22,706.71	26.53%	12,586,006	30.62%	554.29
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	85,579.79	100.00%	41,100,133	100.00%	480.26

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

Market Area 5

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	26.91	4.32%	34,983	4.32%	1,300.00
89. 2G1	4.67	0.75%	6,071	0.75%	1,300.00
90. 2G	50.69	8.14%	65,897	8.14%	1,300.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	108.92	17.48%	141,596	17.48%	1,300.00
93. 4G1	64.02	10.28%	83,226	10.28%	1,300.00
94. 4G	367.85	59.04%	478,205	59.04%	1,300.00
95. Total	623.06	100.00%	809,978	100.00%	1,300.00
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	16.49	10.16%	21,437	10.16%	1,300.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	134.26	82.73%	174,538	82.73%	1,300.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	11.53	7.11%	14,989	7.11%	1,300.00
104. Total	162.28	100.00%	210,964	100.00%	1,300.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	623.06	79.34%	809,978	79.34%	1,300.00
CRP Total	162.28	20.66%	210,964	20.66%	1,300.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	785.34	100.00%	1,020,942	100.00%	1,300.00



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

Market Area 7036

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	0.14	17.50%	85	30.04%	607.14
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	0.00	0.00%	0	0.00%	0.00
94. 4G	0.66	82.50%	198	69.96%	300.00
95. Total	0.80	100.00%	283	100.00%	353.75
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
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	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	0.80	100.00%	283	100.00%	353.75
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	0.80	100.00%	283	100.00%	353.75

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

17 Cheyenne

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	422,333,828	373,798,174	-48,535,654	-11.49%	769,442	-11.67%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	51,326,898	50,786,186	-540,712	-1.05%	410,949	-1.85%
<b>04. Total Residential (sum lines 1-3)</b>	<b>473,660,726</b>	<b>424,584,360</b>	<b>-49,076,366</b>	<b>-10.36%</b>	<b>1,180,391</b>	<b>-10.61%</b>
05. Commercial	172,700,646	173,700,085	999,439	0.58%	1,300,244	-0.17%
06. Industrial	17,294,132	17,264,260	-29,872	-0.17%	0	-0.17%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>189,994,778</b>	<b>190,964,345</b>	<b>969,567</b>	<b>0.51%</b>	<b>1,300,244</b>	<b>-0.17%</b>
08. Ag-Farmsite Land, Outbuildings	18,831,176	18,796,532	-34,644	-0.18%	0	-0.18%
09. Minerals	7,995,340	9,252,630	1,257,290	15.73	0	15.73%
10. Non Ag Use Land	23,200	23,200	0	0.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>26,849,716</b>	<b>28,072,362</b>	<b>1,222,646</b>	<b>4.55%</b>	<b>0</b>	<b>4.55%</b>
12. Irrigated	159,556,606	159,522,588	-34,018	-0.02%		
13. Dryland	337,288,010	290,678,325	-46,609,685	-13.82%		
14. Grassland	112,749,080	107,357,687	-5,391,393	-4.78%		
15. Wasteland	350,868	350,297	-571	-0.16%		
16. Other Agland	103,969	104,645	676	0.65%		
<b>17. Total Agricultural Land</b>	<b>610,048,533</b>	<b>558,013,542</b>	<b>-52,034,991</b>	<b>-8.53%</b>		
<b>18. Total Value of all Real Property (Locally Assessed)</b>	<b>1,300,553,753</b>	<b>1,201,634,609</b>	<b>-98,919,144</b>	<b>-7.61%</b>	<b>2,480,635</b>	<b>-7.80%</b>

## 2018 Assessment Survey for Cheyenne County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	One
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	None
<b>3.</b>	<b>Other full-time employees:</b>
	Three
<b>4.</b>	<b>Other part-time employees:</b>
	None
<b>5.</b>	<b>Number of shared employees:</b>
	None
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$287,859
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$279,047
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$2,400
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$38520.98
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$2,800
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$8,000 (however it is not a specific line item, it's grouped with mileage allowance).
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None.
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$70,444.64

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The Deputy Assessor maintains as best as they can be maintained as they are very fragile and old.
5.	<b>Does the county have GIS software?</b>
	Yes.
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.cheyenne.gisworkshop.com">www.cheyenne.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes.
2.	<b>If so, is the zoning countywide?</b>
	Yes.
3.	<b>What municipalities in the county are zoned?</b>
	Sidney, Lodgepole and Potter
4.	<b>When was zoning implemented?</b>
	1980

### D. Contracted Services

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

### E. Appraisal /Listing Services

<b>1.</b>	<b>Does the county employ outside help for appraisal or listing services?</b>
	Stanard Appraisal for listing services; Pritchard & Abbott for oil, mineral and gas appraisal.
<b>2.</b>	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes.
<b>3.</b>	<b>What appraisal certifications or qualifications does the County require?</b>
	All contracts are reviewed by the Cheyenne County Attorney for legal compliance before being approved by the Cheyenne County Board.
<b>4.</b>	<b>Have the existing contracts been approved by the PTA?</b>
	Yes.
<b>5.</b>	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The Assessor is ultimately responsible for all real property values. Pritchard & Abbott provides assessed values for oil, gas and mineral interests.

## 2018 Residential Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Stanard Appraisal, the Assessor and her staff.														
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>														
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<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	Replacement cost new, minus depreciation.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	The assessor develops depreciation based on the current market and then applies this to the specific valuation grouping mentioned above.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														
	Yes.														
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>														
	Residential lot sales are reviewed and the assessor derives a cost per square foot.														
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>														
	A spreadsheet of vacant lots is kept for sale prices. When the owner desires a number of their lots to be combined, a discounted cash-flow of the vacant lots is performed and applied.														

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
10	2014	2013	2015	2015
11	2014	2013	2015	2015
20	N/A	N/A	2015	2015
40	2016	2013	2015	2015
80	2014	2013	2015	2016/2017
AG	2014	2013	2015	2016/2017

## 2018 Commercial Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>																												
	Stanard Appraisal, the Assessor and her staff.																												
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>																												
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	The cost approach is what is used for the vast majority. For apartments and low-income housing, the income approach is used.																												
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>																												
	The Assessor obtains building permits for any new property, and any unique commercial property would be discussed with other Panhandle Assessors to determine if similar properties exist in order to aid in valuation.																												
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																												
	The Assessor reviews the CAMA-provided depreciation and further develops this by utilizing information from the current market..																												
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																												
	Yes.																												
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>																												
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## 2018 Agricultural Assessment Survey for Cheyenne County

<b>1.</b>	<b>Valuation data collection done by:</b>													
	Stanard Appraisal, the Assessor and her staff.													
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>													
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>													
	The Assessor reviews the geography, topography, soil production capability, annual rainfall and the market to determine the unique agricultural market areas.													
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>													
	The County has a policy document that describes the differences: "Cheyenne County is zoned and all acreages and subdivisions containing less than forty acres will be classified as rural residential, recreational or commercial property. Exceptions will be made for contiguous land to current agricultural/horticultural operations." Whether the parcel is to be classified as rural residential rather than recreational is determined by the stated use by the taxpayer and found in the sales verification questionnaire.													
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>													
	Yes, both home sites carry the same value, because the assessor believes there are very minimal market differences between them.													
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>													
	The assessor has no knowledge of land enrolled in the Wetland Reserve Program within the County.													
	<b><i>If your county has special value applications, please answer the following</i></b>													
<b>7a.</b>	<b>How many special valuation applications are on file?</b>													
	N/A													

<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>
	N/A
	<b><i><u>If your county recognizes a special value, please answer the following</u></i></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	N/A
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	N/A
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	N/A

2018 PLAN OF ASSESSMENT FOR CHEYENNE COUNTY, NE  
ASSESSMENT YEARS 2018, 2019 & 2020  
DATE: October 31, 2017

PLAN OF ASSESSMENT REQUIREMENTS:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Nebraska Department of Revenue on or before October 31, each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 97% of actual value for all classes of real property excluding agricultural and horticultural land
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land, which meets the qualifications for special valuation under 77-1344, and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

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

General Description of Real Property in Cheyenne County:

Per the 2018 County Abstract, Cheyenne County consists of the following real property types:

Type of Parcel	Number of Parcels	% of Total Parcels	% of Taxable Value Base
Residential	8532	.60	.33
Commercial	1284	.09	.13
Industrial	84	.01	.01
Agricultural	3410	.24	.52
Mineral	906	.06	.01
TOTAL	14,216	1	1

Irrigation	Dry	Grass	Waste	Other
.082	.55	.361	.005	.002

New Property: For assessment year 2017, 514 building and/or information statements were filed for new property construction/additions & roofs in the city and county, changes in CRP and new EQUIP programs and general information to update parcels.

**Current Resources**

- A. **Staff**- 1 Assessor; 3 Clerks; 1 Deputy Assessor
- B. **Budget**-\$291,540
- C. **Training**-Workshops and required continuing education for certification for assessor and deputy.
- D. **Cadastral Maps accuracy/condition, other land use maps, aerial photos**-Our cadastral map is continually updated per Neb statutes. It is dated 1968 and is worn out. Our aerial maps are updated on a continual basis and they are dated about 1989-1991. GIS is continually updated for new parcels, splits, corrections, etc
- E. **Property Record cards**-On file in the assessor’s office are property record cards for each parcel of real property including improvements on leased land and exempt properties. These are updated every time a valuation year has been done and before the valuation notices are sent out June 1. We have both a hard copy and electronic version of the property. Each card or electronic copy contains a worksheet of the property, picture, sketch of the improvement, school district codes, four or more years of valuation history including the nature of the change and an indication of assessment body or official ordering the change. The cost approach is most generally used in valuing the residential and commercial properties. For 2016, the income approach was used for all low income housing and one residential subdivision . Sales comparisons are used for our agricultural land.
- F. **Software for CAMA, Assessment Administration, GIS**-The Cheyenne County Assessor’s office has a contract with Terra Scan( Thomson Reuters) for support to December, 2017. This year we are in the process of switching to MIPS for the 2018 year. The data used for cost calculations is supplied by

Marshall & Swift. The Assessor's office has contracted with GIS Workshop in Lincoln, NE for our GIS system.

G. **Web-based**-our parcels are now online at <http://cheyenne.gisworkshop.com>

#### Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property**-After all Real Estate transfers are transferred to the new owner all corresponding changes are made to the record card, computer, cadastral map & GIS parcel. The transfer is reviewed by the assessor to ascertain if it is a good sale. For all property,, we try to contact the buyer or seller, either by letter or telephone to verify the sale. All sale verifications are kept in a notebook in the office. If the sale is over or under 50% of the assessed value, we do a drive by or visit the property to confirm our information. Cheyenne County is zoned as well as Sidney, Potter and Lodgepole. Building permits for Sidney are handled through the City of Sidney and are received in the assessor's office at month's end. Cheyenne County permits are handled through the Planning & Zoning of the Cheyenne County Highway Department. Potter, Lodgepole, Dalton and Gurley provide the office with new building permits as they occur. We also go out physically to review areas of the county as well as the towns to pick up additional building projects that owners failed to apply for permits. Real estate listings also provide us with information if we have been unable to review the interior of a home.
- B. **Data Collection**-For 2017, we physically measured and reviewed all of the Home and Site Parcels in the country in Cheyenne County. Stanard Appraisal physically reviewed all new construction-homes, commercial, and outbuildings in the county.
- C. **Review assessment sales ratio studies before assessment actions**-Ratio studies are done on all classes of property. The assessor's office contacts either the buyer or seller by phone, in person or by a letter to qualify the agricultural and commercial sales. Agricultural sales were studied by processing all agricultural lands with improvements and without improvements. Each market area was defined and ratio studies were done. Each individual class of land was defined and ratio studies were done for them. The ideal was for each land class to come in between 69-75% of value so that all land classes were equalized. GIS is being utilized to update all agricultural parcels and to double check all soils, dry land, irrigation, grass and CRP. Ratio studies on all residential parcels were done to double check the median, aggregate mean and weighted mean, price related differential, the coefficient of dispersion and standard deviation. These studies included Sidney, rural residential as well as Potter, Dalton, Lodgepole, Gurley, Lorenzo, Sunol & Brownson. All sales were analyzed to make sure Cheyenne County was in compliance with respect to equalization procedures. All pickup work and new construction were added to the assessment rolls. Low-income housing was reviewed and an income approach to value was developed.
- D. **Approaches to value**
- 1.) Market Value- For 2017, depreciation studies and statistics were reviewed to make sure our values were still within the 92% to 100% of market values for residential and commercial properties. All residential homes and improvements and agricultural homes and improvements are using the Marshall & Swift 2013 cost table. A new depreciation was used for 2016 in

the smaller towns in Cheyenne County after our review. Commercial properties were analyzed, and were within the 92% & 100% of market value, but since the former cost index was 2009, they were put in a new 2015 cost index.. We studied our agricultural sales and values for agricultural properties in Cheyenne County & for 2017 they came in at 75% of market value.

- 2.) Cost Approach-Residential properties, both urban and rural, are using the 2013 Marshall & Swift cost index. Commercial properties were put in a new 2015 cost index for 2016.
  - 3.) Income Approach-The income approach was used for low income housing parcels. Information timely provided by management for the low income housing was used. Cash flow discount was used on vacant lots that requested we do them.
  - 4.) Land Valuation-Statistical Studies were conducted for all agricultural properties in Cheyenne County as a whole as well as each individual market grouping and contiguous counties. Contacts were made to the buyers and sellers of the land as well as visiting the sale parcels. Each land class was tested so that every class (irrigation, grass, and dry land) came in within the 69-75% of value. Letters were sent out to farmers confirming CRP contracts. All land was reviewed using the GIS to confirm irrigation, dry land and grassland.
- E. **Reconciliation of final value and documentation**-Each parcel shows how we arrived at the value using the Marshall and Swift costs. New agricultural values are shown on the agricultural record as well as the soil type with the final value.
- F. **Review assessment sales ratio studies after assessment actions**-Ratios were run for all residential and commercial properties (vacant and improved) as well as all rural residential parcels to check to see if we were within market value. Ratios were run in each agricultural area as well as for each land class to check our new values.
- G. **Notices and public relations**-Valuation notices were sent out May 31, 2017 with a list of all the agricultural, commercial & residential sales. A legal notice certifying the completion of the real property assessment roll was published in the Sidney Sun-Telegraph June 1st. By June 6 of each year, the assessor mailed assessment/sales ratio statistics (as determined by TERC) to the media (KSID and Sidney Sun-Telegraph) and posted the level of value in the assessor's office.

**Level of Value, Quality and Uniformity for assessment year 2017:**

Property Class	Median
Residential	97.00
Commercial	98.00
Agricultural	75.00

For more information regarding statistical measures see 2017 Reports and Opinions of the Property Tax Administrator and the Nebraska Tax Equalization and Review Commission Findings and Orders.

**Assessment Actions Planned For Assessment Year 2018**

**Residential-** Rural residential as well as farm sites, outbuildings, etc were reviewed and checked for 2018. Sidney will be mass examined for compliance with the ratio due to significantly changing market value. All mobile homes will be reviewed. Statistics will be run on each class

and subclass of residential properties to check to see if we are in compliance. Review vacant land sales in the country and in the urban areas. Review all sales 50% above and 50% below sales price to verify property record card. All permits and pickup work will be reviewed and put on the assessment rolls. Residential sale rosters will be reviewed and corrected. Verification letters will be sent out on all sales.

**Commercial**-Commercial parcels will be evaluated and statistics will be run to make sure we are still within the 92% to 100 % of market value. Commercial values within Sidney will be reexamined in a mass form to ensure compliance. All permits and pickup work will be assessed and put on the tax rolls. Commercial sale rosters will be reviewed and corrected. Verification letters will be sent out for all sales.

**Agricultural Land**- All agriculture parcels will be double checked through GIS and some physical reviews. Letters will be sent out to all agricultural owners about their expired or new CRP contracts. Statistics will be run for all market areas and as a whole. All land classes will be looked at statistically to see if they are in at market value and adjusted accordingly. Buyers or sellers will be contacted to verify sales. Land classes will need to be double checked for any use changes. Contiguous counties may also be used to determine agricultural land values.

### **Assessment Actions Planned for Assessment Year 2019**

**Residential**- The North side of Sidney will be reviewed. Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc., send out verification letters for all sales.

**Commercial**- Commercial review will begin. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected. Verification letters will be sent out on all sales.

**Agriculture**- Double-check all market areas. Run statistics on all markets areas and subclasses. Contact buyers or sellers to verify sales. Check dry land, irrigation and grass for any change of use. Check on expiring or new CRP contracts. Agricultural sale rosters will be reviewed and corrected. Contiguous counties may also be used to determine agricultural land values. Send out verification letters on all sales.

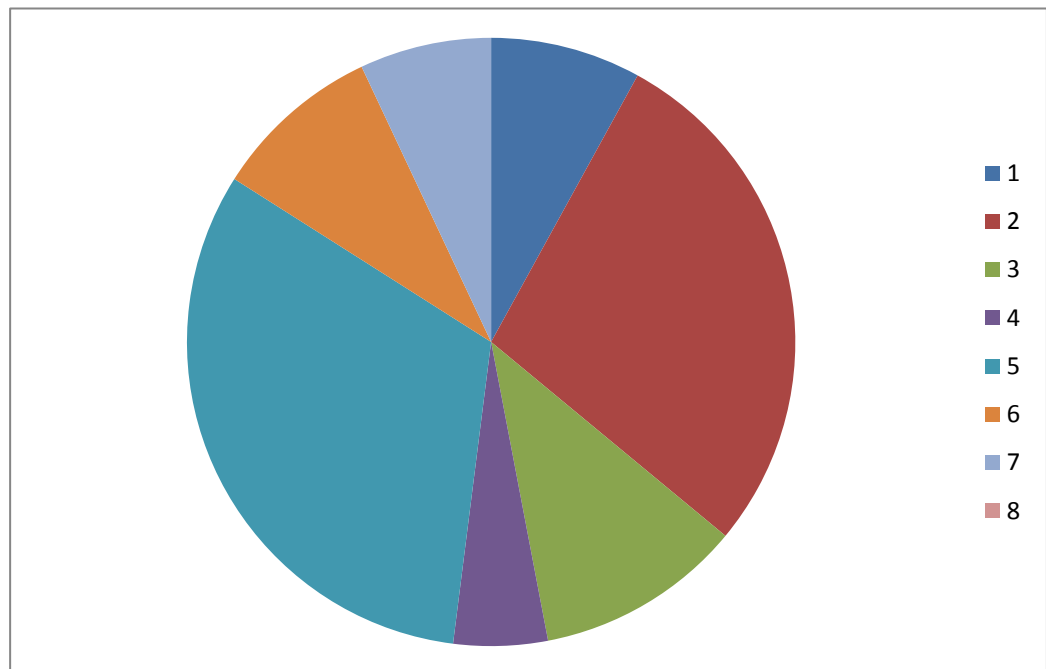
### **Assessment Actions Planned for Assessment Year 2020:**

**Residential**- The review for the South side of Sidney will begin. Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc., send out verification letters for all sales.

**Commercial**-All Commercial Review will conclude. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected. Verification letters will be sent out on all sales.

**Agricultural**-All market areas will be checked statistically as well as all sales reviewed to see where our statistics lie. Letters will be continually sent out on CRP as expiration dates and new acres are put in CRP.

2014	COMMERCIAL	8%
2015	SIDNEY RESIDENTIAL	28%
2016	SMALL TOWN RESIDENTIAL	11%
2016	AGRICULTURAL	32%
2018	RURAL RESIDENTIAL	5%
	EXEMPT	9%
	MINERALS	7%





Each year expiring CRP contract holders will be contacted to follow through on land usage. All producing minerals are valued each year by Pritchard & Abbott.

Severed Minerals are checked each year for value and owner changes.

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

- The assessor's office maintains over 14,216 real property parcels. Each card is continually updated with new values and data sheets as well as an explanation on what we did that valuation year with that parcel. We continually update our cadastral, GIS and aerial maps with split outs and new ownership changes.
- Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - **Real Property Abstract**-This is a summary of all the agricultural, residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The real estate abstract is due on or before March 19 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
  - **Assessor's survey**-Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Revenue Property Assessment Division, receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor's office.
  - **Sales information to PAD rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either a good sale or not. For commercial and agricultural sales, we try to verify prices and personal property. Electronic rosters of all sales are reviewed and checked on the Assessor Assistant and the final roster in January is used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
  - **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political entities must be certified. These certified values are used in determining tax levies.
  - **School District Taxable Report**-The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
  - **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-File on or before November 30 of each year with the County Treasurer to the Department of Revenue, the total tax revenue that will be lost to the taxing agencies within the

county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35.

- **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
- **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments and is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
- **Personal Property**-Approximately 1600 personal property schedules are processed each year. We mail out of state schedules during the first week of January. Subsequently we send out the rest of the schedules during the middle of March if the people haven't filed yet. After May 1 we go through all of the schedules that aren't in and send out a failure to file notice and penalties applied as required. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. Starting 2014, July 1 will be the deadline for a penalty of 25% for all personal property not timely filed. New for 2016, will be the personal property abstract. These abstracts must be filed on forms provided by the Property Tax Administrator on all locally assessed personal property on or before July 20 of each year. The purpose of the abstract is used for statistical purposes and to determine the compensating exemption factor for an adjustment to personal property value of centrally assessed properties. A personal property tax exemption summary certificate is also filed to compensate counties for taxes lost due to the Personal Property Tax Relief Act.
- **Permissive exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
- **Taxable government owned property**-Each year before March 1 the county assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
- **Homestead Exemptions**-Approximately 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients with the statutorily required information on February 2 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the

application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.

- **Centrally assessed**-All valuations certified by PAD for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PAD is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PAD.
- **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney & Potter have seven (11) Tax Increment Financing projects. We also fill out reports sent to us from the City of Sidney & Potter for new valuations on TIF projects.
- **Tax districts and tax rates**-The assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. For taxing purposes, we are responsible for making sure all tax rates are correct when we do the billing for taxes at the end of November. Also our grand values in each taxing entity are used to figure tax rates on.
- **Tax lists**-On or before November 22 of each year, the county assessor prepares and certifies the tax list to the county treasurer for real property, personal property and centrally assessed properties.
- **Tax list corrections**-The county assessor prepares tax list correction documents for county board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
- **County Board of Equalization**-The county assessor attends all county board of equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.
- **TERC appeals**-The assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
- **TERC statewide equalization**-The assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass, an abstract has to be re-certified by June 5 of that year.

- **Education**-The assessor and his/her deputy must have 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and assessor meetings.

**Conclusion**

The 2017-2018 budget request for the assessor's office is \$305,151.79. The assessor needs more help however we don't see that happening in the future. The appraisal budget out of the inheritance fund will include approximately GIS (\$400 for ESRI software, \$6386 for support and \$4944 for online availability) and Stanard Appraisal for \$13,000. It also will include the approximate budget for Pritchard & Abbott for the oil appraisals (\$13,750). This budget also includes a prorated fee for 3 months of Terra Scan until the month of December as well as the 15,412.77 for MIPS. It is possible that we may have to have Terra Scan a bit longer in order to ensure complete and correct information from the switch to MIPS which happened in September 2017, this will also come out of County General.

Respectfully submitted,

Assessor Signature: Sybil Prosser Date: October 31, 2017