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2014 Commission Summary for Kearney County

Residential Real Property - Current

Number of Sales	198	Median	98.68
Total Sales Price	\$22,906,588	Mean	97.43
Total Adj. Sales Price	\$22,906,588	Wgt. Mean	94.24
Total Assessed Value	\$21,587,510	Average Assessed Value of the Base	\$95,104
Avg. Adj. Sales Price	\$115,690	Avg. Assessed Value	\$109,028

Confidence Interval - Current

95% Median C.I	96.49 to 99.77
95% Wgt. Mean C.I	91.69 to 96.79
95% Mean C.I	94.44 to 100.42
% of Value of the Class of all Real Property Value in the	16.70
% of Records Sold in the Study Period	7.35
% of Value Sold in the Study Period	8.42

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	169	98	98.22
2012	132	93	93.28
2011	140	93	93
2010	152	96	96

2014 Commission Summary for Kearney County

Commercial Real Property - Current

Number of Sales	17	Median	99.99
Total Sales Price	\$1,751,350	Mean	101.16
Total Adj. Sales Price	\$1,751,350	Wgt. Mean	91.58
Total Assessed Value	\$1,603,895	Average Assessed Value of the Base	\$218,658
Avg. Adj. Sales Price	\$103,021	Avg. Assessed Value	\$94,347

Confidence Interval - Current

95% Median C.I	56.85 to 135.43
95% Wgt. Mean C.I	76.68 to 106.48
95% Mean C.I	77.61 to 124.71
% of Value of the Class of all Real Property Value in the County	5.13
% of Records Sold in the Study Period	4.72
% of Value Sold in the Study Period	2.04

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	14		98.70
2012	18		97.97
2011	20		98
2010	23	97	97

2014 Opinions of the Property Tax Administrator for Kearney 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 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2014.



A handwritten signature in black ink, appearing to read "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Kearney County

All residential sales were reviewed and a spreadsheet analysis of the usable sales within the study period was completed. Existing and potential market areas and neighborhoods were analyzed.

A drive-by review was conducted by the county's appraiser on all residential property. A market and depreciation study was then completed for each valuation grouping. Values were adjusted accordingly, using December 2011 Marshall and Swift pricing.

All residential sites were analyzed and adjusted to reflect the market.

Pickup work was timely completed by the county's appraiser.

2014 Residential Assessment Survey for Kearney County

1.	Valuation data collection done by:																
	Appraiser																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Minden - largest community in the county; has a school system, several amenities, and job opportunities. The residential housing market in Minden is stable and active.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Axtell - smaller community located on a major highway; has a school system, a few amenities, and employment opportunities. The market is mainly influenced by proximity to Kearney.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Brandt's, El Charman, McConnell's, Summerhaven - rural subdivisions located throughout the county</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Heartwell, Lowell, Norman - small communities with no schools or amenities</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Wilcox - small community with a school system, but few other amenities</td> </tr> <tr> <td style="text-align: center;">11</td> <td>Awarii Dunes, Craneview - golf course subdivisions</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Rural 1 - all rural residential properties not in an identified subdivision</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Minden - largest community in the county; has a school system, several amenities, and job opportunities. The residential housing market in Minden is stable and active.	02	Axtell - smaller community located on a major highway; has a school system, a few amenities, and employment opportunities. The market is mainly influenced by proximity to Kearney.	03	Brandt's, El Charman, McConnell's, Summerhaven - rural subdivisions located throughout the county	05	Heartwell, Lowell, Norman - small communities with no schools or amenities	10	Wilcox - small community with a school system, but few other amenities	11	Awarii Dunes, Craneview - golf course subdivisions	15	Rural 1 - all rural residential properties not in an identified subdivision
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Sales comparison and cost approaches																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Depreciation tables are developed using local market information																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Sales comparison approach; lots are analyzed by the square foot, front foot, and per acre																

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2011	2013
	02	2013	2011	2013
	03	2013	2011	2013
	05	2013	2011	2013
	10	2013	2011	2013
	11	2013	2011	2013
	15	2013	2011	2013

2014 Residential Correlation Section for Kearney County

County Overview

Kearney County is located in south central Nebraska and contains five communities in addition to several rural subdivisions in the northern part of the county. Minden (pop. 2,923) is the county seat and largest community, with nearly half of the county's population. Minden and the rural subdivisions have the most organized residential markets. Proximity to the city of Kearney, schools, and other amenities will have an effect on the residential markets in the smaller communities.

Description of Analysis

Kearney County has identified seven different valuation groups intended to reflect unique market influences. The statistical sampling of 198 qualified sales is considered to be an adequate and reliable sample for the measurement of the residential class of real property in Kearney County.

The measures of central tendency indicate that an acceptable level of value has been obtained overall. Individual valuation groups with a sufficient number of sales demonstrate an acceptable level of value as well. The qualitative statistics suggest uniformity in assessments.

Sales Qualification

A review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length sales were made available for the measurement of real property in the county. Approximately sixty percent of the improved residential transactions were considered to be qualified sales. It has been determined that the county utilized an acceptable portion of available sales and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The Department conducts a yearly analysis of assessment practices in which one-third of the counties are reviewed each year. This review was conducted in Kearney County in 2011. The review affirmed that the assessment practices are reliable and applied consistently.

Based on review of assessment practices, the quality of assessment of the residential class of real property has been determined to be in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of residential property in Kearney County is determined to be 99%.

2014 Commercial Assessment Actions for Kearney County

All commercial sales, as well as existing and potential neighborhoods were analyzed.

Market studies were conducted on each town and the rural commercial properties in the county. There continues to be few commercial sales within the small villages and rural area making the representativeness of the sample problematic.

All commercial pickup work was timely completed by the county's appraiser.

2014 Commercial Assessment Survey for Kearney County

1.	Valuation data collection done by:												
	Appraiser												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> <tr> <td style="text-align: center;">01</td><td>Minden - largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county</td></tr> <tr> <td style="text-align: center;">02</td><td>Commercial properties in the remainder of the county</td></tr> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Minden - largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county	02	Commercial properties in the remainder of the county						
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01	Minden - largest community in the county with an active business district; there are few commercial sales per year, but the market is more active than anywhere else in the county												
02	Commercial properties in the remainder of the county												
3.	List and describe the approach(es) used to estimate the market value of commercial properties.												
	Sales comparison, cost, and income approaches												
3a.	Describe the process used to determine the value of unique commercial properties.												
	The appraiser is responsible for establishing the values of unique properties, and will use sales data from outside the county if necessary												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation tables are developed based on local market information												
5.	Are individual depreciation tables developed for each valuation grouping?												
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01	2013	2007	2013										
02	2013	2007	2013										

2014 Commercial Correlation Section for Kearney County

County Overview

Kearney County is located in south central Nebraska and contains five small communities. Minden (pop 2,923) is the largest of these, and the only community with a viable market for commercial property. Even in Minden, the market for commercial property can be unorganized and subject to various motivations.

Description of Analysis

There are 293 improved commercial parcels in Kearney County represented by 71 different occupancy codes. There is not an organized commercial market, and differing market influences have not been identified. Only 17 qualified commercial sales occurred during the study period; the sample is considered unrepresentative of the commercial population and not reliable to indicate the level of value within the county.

Sales Qualification

The Department completed a sales verification review for all counties in 2013. All non-qualified sales were reviewed to ensure the reasons for disqualification were sufficient and documented. Measurement was done utilizing all available information. The review determined no apparent bias in determining qualification of sales, and that all arm's length sales were made available for the measurement of real property in the county.

Equalization and Quality of Assessment

The Department conducts a yearly analysis of one-third of the counties within the state to systematically review assessment practices. This review was conducted in Kearney County in 2011. Based on the information available it has been determined that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

Level of Value

Based on the consideration of all available information, the level of value for the commercial class of property in Kearney County is determined to be at the statutory level of 100% of market value.

2014 Agricultural Assessment Actions for Kearney County

All agricultural sales were reviewed. An analysis of the sales was conducted by plotting the qualified sales within the study period. The analysis showed no geographic characteristic differences that would indicate a need for separate market areas. As a result of the analysis, all agricultural land in the county continues to be valued using one schedule of values.

A spreadsheet analysis was conducted on the sales in the county and as a result all land values increased.

Land use changes were made as needed. Restrictions on water continue, along with water transfers within the county and from neighboring counties.

All pickup work was timely completed by the county's appraiser.

2014 Agricultural Assessment Survey for Kearney County

1.	Valuation data collection done by:				
	Appraiser				
2.	List each market area, and describe the location and the specific characteristics that make each unique.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> <tr> <td style="text-align: center;">01</td> <td>No geographic or economic differences have been determined</td> </tr> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	01	No geographic or economic differences have been determined
<u>Market Area</u>	<u>Description of unique characteristics</u>				
01	No geographic or economic differences have been determined				
3.	Describe the process used to determine and monitor market areas.				
	Sales are plotted and verified, water availability is monitored and NRD restrictions are reviewed				
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.				
	Sales are reviewed and inspected for current use before a determination is made				
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?				
	Yes				
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.				
	Non-agricultural influences are identified by monitoring and reviewing sales. Additionally, land along the river is reviewed for changes.				
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.				
	No				
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.				
	Not applicable				

Kearney County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Kearney	1	N/A	5,399	4,000	3,600	3,200	2,200	2,200	2,200	4,446
Phelps	1	3,957	5,000	4,500	3,997	3,800	3,700	3,500	3,000	4,728
Phelps	2	N/A	4,000	3,200	2,800	2,700	2,600	2,500	2,400	3,450
Adams	4000	5,590	5,490	5,025	4,590	3,995	3,970	3,770	3,530	5,179
Harlan	1	N/A	4,649	3,740	3,240	N/A	N/A	2,155	2,155	4,241
Franklin	2	4,269	4,295	3,914	3,901	3,191	3,002	3,168	3,122	3,999
Webster	1	4,075	4,075	4,075	3,975	3,955	3,955	3,930	3,930	4,005
Buffalo	2	4,950	4,950	4,700	4,650	4,200	4,150	4,050	4,050	4,750

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Kearney	1	N/A	2,150	1,850	1,800	1,400	1,000	1,000	1,000	1,832
Phelps	1	2,200	2,200	2,100	2,000	1,900	1,800	1,700	1,600	2,090
Phelps	2	N/A	2,000	1,900	1,800	1,700	1,600	1,500	1,400	1,775
Adams	4000	2,780	2,780	2,350	2,135	2,135	2,135	1,945	1,945	2,547
Harlan	1	N/A	2,310	2,055	2,040	N/A	N/A	1,395	1,395	2,148
Franklin	2	2,600	2,600	2,135	2,135	1,920	1,735	1,660	1,660	2,319
Webster	1	2,105	2,105	1,915	1,800	1,800	1,800	1,745	1,745	1,947
Buffalo	2	2,300	2,300	2,100	2,050	1,725	1,725	1,600	1,600	2,011

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Kearney	1	N/A	850	850	850	850	850	850	850	850
Phelps	1	865	1,155	1,445	1,134	972	1,110	966	795	1,002
Phelps	2	N/A	800	775	796	774	700	681	651	670
Adams	4000	1,100	1,100	1,100	1,025	880	880	880	880	949
Harlan	1	N/A	840	840	840	N/A	N/A	840	840	840
Franklin	2	1,140	1,140	1,015	1,015	1,015	1,015	1,015	1,015	1,026
Webster	1	880	880	880	880	880	880	880	880	880
Buffalo	2	1,514	1,544	1,425	1,436	1,347	1,375	1,306	1,207	1,326

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

2014 Agricultural Correlation Section for Kearney County

County Overview

Agricultural land in Kearney County can be described as plains land which is primarily irrigated cropland. The majority of cropland acres are in the upper capability groupings. Phelps and Adams counties are the most comparable to Kearney in terms of land characteristics. Buffalo County is not considered comparable due to soil differences; additionally the portion of Buffalo County that adjoins Kearney County is subject to non-agricultural influences and receives special valuation. Only portions of Harlan, Franklin, and Webster counties could be considered comparable in terms of land characteristics; these counties are all in the Republican River Basin and have irrigation limitations that Kearney County is not subject to. Phelps County has typically been considered the most comparable to Kearney County.

Description of Analysis

Analysis of the sales during the three-year study period within the county indicated that the sample was not proportionately distributed for time standard. To ensure a reliable and proportionate sample, the analysis was expanded using comparable sales from surrounding counties. A total of 67 sales were used in the analysis; sales were proportionately distributed and representative of majority land use.

The assessment actions taken by the assessor reflect adjustments typical for this region in the state and resulted in values that compare well to adjoining counties. The statistics support that an overall acceptable level of value has been attained. A review of the majority land use statistics shows there to be significant disparity in the 80% and 95% MLU medians for both dry and grass land. The difference in the dry land sample is attributable to the dispersion of sales among the study period dates; the 80% sample contains a more proportionate mix of sales. The samples of grass sales are unreligiously small; for both land uses the county made adjustments that resulted in values that were comparable to all the adjoining counties.

Sales Qualification

A review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arm's length transactions were made available for the measurement of real property in the county. It has been determined that the county utilized an acceptable portion of available sales and there is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

The values established by the assessor have created equalization within the county and with the surrounding counties. The quality of assessment of agricultural land has been determined to be in compliance with professionally accepted mass appraisal standards.

2014 Agricultural Correlation Section for Kearney County

Level of Value

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

50 Kearney**RESIDENTIAL****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 198
 Total Sales Price : 22,906,588
 Total Adj. Sales Price : 22,906,588
 Total Assessed Value : 21,587,510
 Avg. Adj. Sales Price : 115,690
 Avg. Assessed Value : 109,028

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 97
 COD : 13.71
 PRD : 103.38

COV : 22.01
 STD : 21.44
 Avg. Abs. Dev : 13.53
 MAX Sales Ratio : 195.35
 MIN Sales Ratio : 29.51

95% Median C.I. : 96.49 to 99.77
 95% Wgt. Mean C.I. : 91.69 to 96.79
 95% Mean C.I. : 94.44 to 100.42

*Printed:3/26/2014 1:22:16PM***DATE OF SALE ***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-11 To 31-DEC-11	21	99.66	102.41	100.30	10.46	102.10	79.63	157.56	96.64 to 105.48	112,838	113,175
01-JAN-12 To 31-MAR-12	21	99.36	101.73	96.77	09.81	105.13	76.04	195.35	96.38 to 100.46	140,495	135,958
01-APR-12 To 30-JUN-12	25	94.61	95.86	95.57	13.22	100.30	58.02	160.06	90.57 to 100.04	106,356	101,648
01-JUL-12 To 30-SEP-12	25	99.66	97.50	95.58	17.99	102.01	29.51	170.51	96.48 to 110.96	118,136	112,916
01-OCT-12 To 31-DEC-12	16	90.17	86.59	87.44	11.77	99.03	43.78	112.44	81.71 to 98.37	151,863	132,790
01-JAN-13 To 31-MAR-13	23	98.94	100.84	89.73	19.42	112.38	60.67	177.87	82.71 to 111.21	114,352	102,605
01-APR-13 To 30-JUN-13	39	97.99	97.00	94.22	12.01	102.95	62.51	186.86	91.43 to 101.70	117,923	111,105
01-JUL-13 To 30-SEP-13	28	100.04	95.79	93.89	11.96	102.02	57.28	125.21	86.89 to 104.28	82,693	77,643
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	92	99.07	99.14	96.92	13.24	102.29	29.51	195.35	96.80 to 99.95	118,829	115,173
01-OCT-12 To 30-SEP-13	106	98.33	95.94	91.79	14.11	104.52	43.78	186.86	92.31 to 99.89	112,965	103,695
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	87	96.97	96.04	94.10	14.23	102.06	29.51	195.35	93.53 to 99.47	126,350	118,895
<u>ALL</u>	198	98.68	97.43	94.24	13.71	103.38	29.51	195.35	96.49 to 99.77	115,690	109,028

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	111	99.66	99.63	97.63	13.76	102.05	40.27	195.35	97.26 to 100.30	92,376	90,185
02	23	92.04	92.57	92.09	17.73	100.52	29.51	177.87	81.95 to 97.99	100,821	92,846
03	18	96.22	98.54	93.65	13.67	105.22	60.07	186.86	86.50 to 101.70	172,517	161,568
05	6	89.49	86.51	84.62	19.12	102.23	62.51	109.50	62.51 to 109.50	52,150	44,130
10	10	100.41	98.93	95.01	07.27	104.13	61.48	112.36	96.80 to 110.45	77,600	73,727
11	4	93.42	90.57	90.44	07.10	100.14	77.53	97.92	N/A	219,850	198,839
15	26	98.62	94.56	90.03	10.42	105.03	60.67	138.31	85.56 to 99.78	202,323	182,152
<u>ALL</u>	198	98.68	97.43	94.24	13.71	103.38	29.51	195.35	96.49 to 99.77	115,690	109,028

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	198	98.68	97.43	94.24	13.71	103.38	29.51	195.35	96.49 to 99.77	115,690	109,028
06											
07											
<u>ALL</u>	198	98.68	97.43	94.24	13.71	103.38	29.51	195.35	96.49 to 99.77	115,690	109,028

50 Kearney
RESIDENTIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 198
 Total Sales Price : 22,906,588
 Total Adj. Sales Price : 22,906,588
 Total Assessed Value : 21,587,510
 Avg. Adj. Sales Price : 115,690
 Avg. Assessed Value : 109,028

MEDIAN : 99
 WGT. MEAN : 94
 MEAN : 97
 COD : 13.71
 PRD : 103.38

COV : 22.01
 STD : 21.44
 Avg. Abs. Dev : 13.53
 MAX Sales Ratio : 195.35
 MIN Sales Ratio : 29.51

95% Median C.I. : 96.49 to 99.77
 95% Wgt. Mean C.I. : 91.69 to 96.79
 95% Mean C.I. : 94.44 to 100.42

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	11	108.95	117.60	115.78	26.70	101.57	57.28	195.35	74.71 to 177.87	22,036	25,514
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	198	98.68	97.43	94.24	13.71	103.38	29.51	195.35	96.49 to 99.77	115,690	109,028
Greater Than 14,999	198	98.68	97.43	94.24	13.71	103.38	29.51	195.35	96.49 to 99.77	115,690	109,028
Greater Than 29,999	187	97.99	96.24	94.01	12.76	102.37	29.51	186.86	95.94 to 99.64	121,199	113,940
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	11	108.95	117.60	115.78	26.70	101.57	57.28	195.35	74.71 to 177.87	22,036	25,514
30,000 TO 59,999	38	100.52	100.70	101.49	21.02	99.22	29.51	186.86	93.39 to 105.04	45,326	46,003
60,000 TO 99,999	57	99.36	96.92	96.77	12.21	100.16	40.27	160.06	94.29 to 100.23	77,574	75,069
100,000 TO 149,999	38	96.37	94.68	94.69	08.79	99.99	61.48	121.96	91.90 to 100.02	124,139	117,548
150,000 TO 249,999	43	98.37	95.98	95.81	07.77	100.18	61.66	114.30	92.99 to 99.88	185,512	177,733
250,000 TO 499,999	9	84.01	83.04	81.33	13.86	102.10	60.07	103.67	60.67 to 101.08	302,867	246,309
500,000 TO 999,999	2	86.74	86.74	86.70	02.42	100.05	84.64	88.84	N/A	550,000	476,845
1,000,000 +											
<u>ALL</u>	198	98.68	97.43	94.24	13.71	103.38	29.51	195.35	96.49 to 99.77	115,690	109,028

50 Kearney
COMMERCIAL

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 17
 Total Sales Price : 1,751,350
 Total Adj. Sales Price : 1,751,350
 Total Assessed Value : 1,603,895
 Avg. Adj. Sales Price : 103,021
 Avg. Assessed Value : 94,347

MEDIAN : 100
 WGT. MEAN : 92
 MEAN : 101
 COD : 34.10
 PRD : 110.46

COV : 45.28
 STD : 45.81
 Avg. Abs. Dev : 34.10
 MAX Sales Ratio : 184.58
 MIN Sales Ratio : 34.02

95% Median C.I. : 56.85 to 135.43
 95% Wgt. Mean C.I. : 76.68 to 106.48
 95% Mean C.I. : 77.61 to 124.71

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10	2	133.47	133.47	148.67	24.40	89.78	100.90	166.04	N/A	37,500	55,750
01-JAN-11 To 31-MAR-11	5	105.90	111.39	110.38	31.29	100.92	42.68	172.96	N/A	42,470	46,878
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11	1	34.02	34.02	34.02	00.00	100.00	34.02	34.02	N/A	27,500	9,355
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	1	56.85	56.85	56.85	00.00	100.00	56.85	56.85	N/A	125,000	71,065
01-APR-12 To 30-JUN-12	1	184.58	184.58	184.58	00.00	100.00	184.58	184.58	N/A	20,000	36,915
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12	3	99.28	90.05	91.66	11.26	98.24	68.66	102.20	N/A	169,167	155,060
01-JAN-13 To 31-MAR-13	1	80.56	80.56	80.56	00.00	100.00	80.56	80.56	N/A	435,000	350,435
01-APR-13 To 30-JUN-13	3	97.93	89.91	93.14	31.21	96.53	40.06	131.74	N/A	116,333	108,352
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	8	103.40	107.24	112.83	36.60	95.05	34.02	172.96	34.02 to 172.96	39,356	44,406
01-OCT-11 To 30-SEP-12	2	120.72	120.72	74.47	52.91	162.11	56.85	184.58	N/A	72,500	53,990
01-OCT-12 To 30-SEP-13	7	97.93	88.63	88.32	20.99	100.35	40.06	131.74	40.06 to 131.74	184,500	162,953
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	6	102.95	98.50	101.62	38.47	96.93	34.02	172.96	34.02 to 172.96	39,975	40,624
01-JAN-12 To 31-DEC-12	5	99.28	102.31	87.84	32.48	116.47	56.85	184.58	N/A	130,500	114,632
<u>ALL</u>	17	99.99	101.16	91.58	34.10	110.46	34.02	184.58	56.85 to 135.43	103,021	94,347

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	13	99.28	93.56	87.48	27.55	106.95	34.02	166.04	56.85 to 131.74	122,738	107,377
02	4	139.43	125.88	133.54	37.94	94.26	40.06	184.58	N/A	38,938	51,998
<u>ALL</u>	17	99.99	101.16	91.58	34.10	110.46	34.02	184.58	56.85 to 135.43	103,021	94,347

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	97.93	97.93	97.93	00.00	100.00	97.93	97.93	N/A	290,000	284,000
03	16	100.45	101.37	90.32	35.94	112.23	34.02	184.58	56.85 to 135.43	91,334	82,493
04											
<u>ALL</u>	17	99.99	101.16	91.58	34.10	110.46	34.02	184.58	56.85 to 135.43	103,021	94,347

50 Kearney
COMMERCIAL
PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 17	MEDIAN : 100	COV : 45.28	95% Median C.I. : 56.85 to 135.43
Total Sales Price : 1,751,350	WGT. MEAN : 92	STD : 45.81	95% Wgt. Mean C.I. : 76.68 to 106.48
Total Adj. Sales Price : 1,751,350	MEAN : 101	Avg. Abs. Dev : 34.10	95% Mean C.I. : 77.61 to 124.71
Total Assessed Value : 1,603,895			
Avg. Adj. Sales Price : 103,021	COD : 34.10	MAX Sales Ratio : 184.58	
Avg. Assessed Value : 94,347	PRD : 110.46	MIN Sales Ratio : 34.02	

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	135.43	135.43	135.43	00.00	100.00	135.43	135.43	N/A	8,100	10,970
Less Than 30,000	6	118.82	115.43	107.96	29.59	106.92	34.02	184.58	34.02 to 184.58	18,392	19,855
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	17	99.99	101.16	91.58	34.10	110.46	34.02	184.58	56.85 to 135.43	103,021	94,347
Greater Than 14,999	16	99.64	99.02	91.38	34.14	108.36	34.02	184.58	56.85 to 131.74	108,953	99,558
Greater Than 29,999	11	97.93	93.38	90.48	32.65	103.21	40.06	172.96	42.68 to 166.04	149,182	134,979
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	135.43	135.43	135.43	00.00	100.00	135.43	135.43	N/A	8,100	10,970
15,000 TO 29,999	5	105.90	111.43	105.78	34.26	105.34	34.02	184.58	N/A	20,450	21,632
30,000 TO 59,999	3	99.99	102.03	109.24	41.99	93.40	40.06	166.04	N/A	44,500	48,613
60,000 TO 99,999	3	102.20	105.95	109.15	42.50	97.07	42.68	172.96	N/A	71,667	78,225
100,000 TO 149,999	2	62.76	62.76	62.93	09.42	99.73	56.85	68.66	N/A	128,750	81,023
150,000 TO 249,999											
250,000 TO 499,999	3	97.93	92.59	91.03	06.37	101.71	80.56	99.28	N/A	345,000	314,068
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	17	99.99	101.16	91.58	34.10	110.46	34.02	184.58	56.85 to 135.43	103,021	94,347

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	2	98.61	98.61	98.63	00.69	99.98	97.93	99.28	N/A	300,000	295,885
342	1	40.06	40.06	40.06	00.00	100.00	40.06	40.06	N/A	40,000	16,025
344	1	56.85	56.85	56.85	00.00	100.00	56.85	56.85	N/A	125,000	71,065
350	1	68.66	68.66	68.66	00.00	100.00	68.66	68.66	N/A	132,500	90,980
352	1	80.56	80.56	80.56	00.00	100.00	80.56	80.56	N/A	435,000	350,435
353	6	116.32	112.80	102.50	27.18	110.05	42.68	166.04	42.68 to 166.04	35,100	35,978
381	1	172.96	172.96	172.96	00.00	100.00	172.96	172.96	N/A	80,000	138,370
384	1	34.02	34.02	34.02	00.00	100.00	34.02	34.02	N/A	27,500	9,355
408	1	102.20	102.20	102.20	00.00	100.00	102.20	102.20	N/A	65,000	66,430
434	1	105.90	105.90	105.90	00.00	100.00	105.90	105.90	N/A	15,750	16,680
528	1	184.58	184.58	184.58	00.00	100.00	184.58	184.58	N/A	20,000	36,915
<u>ALL</u>	17	99.99	101.16	91.58	34.10	110.46	34.02	184.58	56.85 to 135.43	103,021	94,347

50 Kearney**AGRICULTURAL LAND****PAD 2014 R&O Statistics (Using 2014 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 67
 Total Sales Price : 49,705,338
 Total Adj. Sales Price : 49,705,338
 Total Assessed Value : 31,138,321
 Avg. Adj. Sales Price : 741,871
 Avg. Assessed Value : 464,751

MEDIAN : 70
 WGT. MEAN : 63
 MEAN : 75
 COD : 38.27
 PRD : 118.95

COV : 43.45
 STD : 32.38
 Avg. Abs. Dev : 26.61
 MAX Sales Ratio : 141.21
 MIN Sales Ratio : 23.16

95% Median C.I. : 55.51 to 81.23
 95% Wgt. Mean C.I. : 54.59 to 70.71
 95% Mean C.I. : 66.77 to 82.27

*Printed:3/26/2014 1:22:17PM***DATE OF SALE ***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10	10	98.02	101.93	95.28	21.12	106.98	69.54	135.98	71.60 to 134.91	547,966	522,101
01-JAN-11 To 31-MAR-11	4	93.36	97.93	89.33	15.60	109.63	78.83	126.17	N/A	417,333	372,803
01-APR-11 To 30-JUN-11	2	108.00	108.00	108.51	09.69	99.53	97.53	118.47	N/A	168,178	182,484
01-JUL-11 To 30-SEP-11	5	98.43	101.61	99.23	17.31	102.40	80.98	138.73	N/A	571,500	567,089
01-OCT-11 To 31-DEC-11	7	101.28	99.89	89.48	28.52	111.63	53.02	141.21	53.02 to 141.21	774,489	692,975
01-JAN-12 To 31-MAR-12	9	63.05	64.44	61.34	29.90	105.05	39.76	102.80	40.33 to 99.07	540,256	331,394
01-APR-12 To 30-JUN-12	2	95.54	95.54	78.74	31.15	121.34	65.78	125.29	N/A	716,169	563,918
01-JUL-12 To 30-SEP-12	2	44.14	44.14	46.53	14.66	94.86	37.67	50.60	N/A	1,314,652	611,730
01-OCT-12 To 31-DEC-12	7	51.01	52.01	49.38	16.02	105.33	40.16	69.73	40.16 to 69.73	998,491	493,086
01-JAN-13 To 31-MAR-13	10	53.14	51.20	45.80	20.85	111.79	29.50	72.56	34.32 to 65.29	1,050,426	481,105
01-APR-13 To 30-JUN-13	9	41.74	47.01	36.93	37.13	127.29	23.16	93.62	25.98 to 69.10	835,937	308,708
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	21	98.43	101.67	95.84	17.96	106.08	69.54	138.73	81.23 to 119.41	492,517	472,030
01-OCT-11 To 30-SEP-12	20	68.18	77.93	71.00	39.97	109.76	37.67	141.21	50.60 to 101.28	717,268	509,233
01-OCT-12 To 30-SEP-13	26	48.25	49.97	44.13	26.57	113.23	23.16	93.62	40.16 to 58.96	962,197	424,655
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	18	98.62	100.83	92.78	20.82	108.68	53.02	141.21	81.23 to 125.95	571,367	530,136
01-JAN-12 To 31-DEC-12	20	53.26	61.17	55.21	32.09	110.80	37.67	125.29	43.41 to 69.73	795,669	439,272
<u>ALL</u>	67	69.54	74.52	62.65	38.27	118.95	23.16	141.21	55.51 to 81.23	741,871	464,751

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	67	69.54	74.52	62.65	38.27	118.95	23.16	141.21	55.51 to 81.23	741,871	464,751
<u>ALL</u>	67	69.54	74.52	62.65	38.27	118.95	23.16	141.21	55.51 to 81.23	741,871	464,751

50 Kearney
AGRICULTURAL LAND

PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

Number of Sales : 67
 Total Sales Price : 49,705,338
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 Total Assessed Value : 31,138,321
 Avg. Adj. Sales Price : 741,871
 Avg. Assessed Value : 464,751

MEDIAN : 70
 WGT. MEAN : 63
 MEAN : 75
 COD : 38.27
 PRD : 118.95

COV : 43.45
 STD : 32.38
 Avg. Abs. Dev : 26.61
 MAX Sales Ratio : 141.21
 MIN Sales Ratio : 23.16

95% Median C.I. : 55.51 to 81.23
 95% Wgt. Mean C.I. : 54.59 to 70.71
 95% Mean C.I. : 66.77 to 82.27

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	27	70.86	83.56	75.41	36.35	110.81	41.74	141.21	59.88 to 98.43	700,918	528,592
1	27	70.86	83.56	75.41	36.35	110.81	41.74	141.21	59.88 to 98.43	700,918	528,592
____Dry____											
County	12	59.92	65.35	54.30	43.14	120.35	32.31	99.07	39.76 to 97.53	464,169	252,032
1	12	59.92	65.35	54.30	43.14	120.35	32.31	99.07	39.76 to 97.53	464,169	252,032
____Grass____											
County	4	57.29	56.90	58.18	22.59	97.80	42.44	70.57	N/A	168,438	97,998
1	4	57.29	56.90	58.18	22.59	97.80	42.44	70.57	N/A	168,438	97,998
____ALL____	67	69.54	74.52	62.65	38.27	118.95	23.16	141.21	55.51 to 81.23	741,871	464,751

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	43	70.86	78.01	66.14	36.75	117.95	23.16	141.21	59.88 to 81.76	845,871	559,488
1	43	70.86	78.01	66.14	36.75	117.95	23.16	141.21	59.88 to 81.76	845,871	559,488
____Dry____											
County	15	69.73	69.01	56.82	39.44	121.45	32.31	108.70	39.76 to 98.81	415,369	236,024
1	15	69.73	69.01	56.82	39.44	121.45	32.31	108.70	39.76 to 98.81	415,369	236,024
____Grass____											
County	5	69.10	69.21	70.69	29.26	97.91	42.44	118.47	N/A	170,022	120,182
1	5	69.10	69.21	70.69	29.26	97.91	42.44	118.47	N/A	170,022	120,182
____ALL____	67	69.54	74.52	62.65	38.27	118.95	23.16	141.21	55.51 to 81.23	741,871	464,751

Total Real Property
Sum Lines 17, 25, & 30

Records : 5,560

Value : 1,534,528,206

Growth 7,528,125

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	175	1,377,195	4	186,025	76	1,810,825	255	3,374,045	
02. Res Improve Land	1,624	13,126,845	68	2,150,435	600	16,221,995	2,292	31,499,275	
03. Res Improvements	1,692	129,666,130	68	11,060,235	679	80,291,235	2,439	221,017,600	
04. Res Total	1,867	144,170,170	72	13,396,695	755	98,324,055	2,694	255,890,920	4,188,935
% of Res Total	69.30	56.34	2.67	5.24	28.03	38.42	48.45	16.68	55.64
05. Com UnImp Land	51	458,650	4	104,350	12	1,378,825	67	1,941,825	
06. Com Improve Land	238	2,509,470	11	393,195	29	1,901,136	278	4,803,801	
07. Com Improvements	248	27,077,070	13	9,796,640	32	35,097,525	293	71,971,235	
08. Com Total	299	30,045,190	17	10,294,185	44	38,377,486	360	78,716,861	1,126,720
% of Com Total	83.06	38.17	4.72	13.08	12.22	48.75	6.47	5.13	14.97
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	413,345	1	413,345	
15. Rec Improvements	0	0	0	0	1	500	1	500	
16. Rec Total	0	0	0	0	1	413,845	1	413,845	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.02	0.03	0.00
Res & Rec Total	1,867	144,170,170	72	13,396,695	756	98,737,900	2,695	256,304,765	4,188,935
% of Res & Rec Total	69.28	56.25	2.67	5.23	28.05	38.52	48.47	16.70	55.64
Com & Ind Total	299	30,045,190	17	10,294,185	44	38,377,486	360	78,716,861	1,126,720
% of Com & Ind Total	83.06	38.17	4.72	13.08	12.22	48.75	6.47	5.13	14.97
17. Taxable Total	2,166	174,215,360	89	23,690,880	800	137,115,386	3,055	335,021,626	5,315,655
% of Taxable Total	70.90	52.00	2.91	7.07	26.19	40.93	54.95	21.83	70.61

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	1	49,350	630,475		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
	Records	Rural Value Base	Value Excess		Records	Total Value Base	Value Excess
18. Residential	0	0	0		0	0	0
19. Commercial	0	0	0		1	49,350	630,475
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					1	49,350	630,475

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	195	0	80	275

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	2	24,140	3	21,530	1,882	833,455,140	1,887	833,500,810
28. Ag-Improved Land	0	0	9	31,145	949	305,794,185	958	305,825,330
29. Ag Improvements	1	490	0	0	617	60,179,950	618	60,180,440
30. Ag Total							2,505	1,199,506,580

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	490	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.12	0	8	2.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	23.57	254,715	23	23.57	254,715	
32. HomeSite Improv Land	371	421.99	9,401,720	371	421.99	9,401,720	
33. HomeSite Improvements	470	0.00	31,715,090	470	0.00	31,715,090	33,125
34. HomeSite Total				493	445.56	41,371,525	
35. FarmSite UnImp Land	17	17.00	218,000	17	17.00	218,000	
36. FarmSite Improv Land	430	437.66	2,462,320	430	437.66	2,462,320	
37. FarmSite Improvements	572	0.00	28,464,860	573	0.00	28,465,350	2,179,345
38. FarmSite Total				590	454.66	31,145,670	
39. Road & Ditches	2,654	7,454.59	0	2,663	7,456.89	0	
40. Other- Non Ag Use	51	1,599.31	1,307,330	51	1,599.31	1,307,330	
41. Total Section VI				1,083	9,956.42	73,824,525	2,212,470

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	136,156.15	59.77%	735,136,365	72.59%	5,399.22
47. 2A1	13,522.13	5.94%	54,088,520	5.34%	4,000.00
48. 2A	28,539.25	12.53%	102,741,215	10.14%	3,600.00
49. 3A1	11,676.23	5.13%	37,364,005	3.69%	3,200.01
50. 3A	8,289.69	3.64%	18,237,320	1.80%	2,200.00
51. 4A1	20,366.22	8.94%	44,805,730	4.42%	2,200.00
52. 4A	9,256.48	4.06%	20,364,165	2.01%	2,199.99
53. Total	227,806.15	100.00%	1,012,737,320	100.00%	4,445.61
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	22,328.40	50.32%	48,006,575	59.05%	2,150.02
56. 2D1	1,722.64	3.88%	3,186,990	3.92%	1,850.06
57. 2D	9,946.42	22.41%	17,903,625	22.02%	1,800.01
58. 3D1	4,560.74	10.28%	6,385,075	7.85%	1,400.01
59. 3D	883.75	1.99%	883,745	1.09%	999.99
60. 4D1	3,959.47	8.92%	3,959,475	4.87%	1,000.00
61. 4D	974.23	2.20%	974,235	1.20%	1,000.01
62. Total	44,375.65	100.00%	81,299,720	100.00%	1,832.08
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,386.43	9.11%	2,878,670	9.11%	850.06
65. 2G1	669.89	1.80%	569,465	1.80%	850.09
66. 2G	2,224.91	5.99%	1,891,335	5.99%	850.07
67. 3G1	2,039.12	5.49%	1,733,365	5.49%	850.06
68. 3G	3,363.85	9.05%	2,859,375	9.05%	850.03
69. 4G1	19,754.54	53.16%	16,791,630	53.16%	850.01
70. 4G	5,718.62	15.39%	4,860,935	15.39%	850.02
71. Total	37,157.36	100.00%	31,584,775	100.00%	850.03
Irrigated Total	227,806.15	73.33%	1,012,737,320	89.97%	4,445.61
Dry Total	44,375.65	14.28%	81,299,720	7.22%	1,832.08
Grass Total	37,157.36	11.96%	31,584,775	2.81%	850.03
72. Waste	1,338.54	0.43%	60,240	0.01%	45.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	13.00	0.00%	0	0.00%	0.00
75. Market Area Total	310,677.70	100.00%	1,125,682,055	100.00%	3,623.31

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	4.47	24,140	4.75	20,945	227,796.93	1,012,692,235	227,806.15	1,012,737,320
77. Dry Land	0.00	0	13.35	25,685	44,362.30	81,274,035	44,375.65	81,299,720
78. Grass	0.00	0	7.11	6,045	37,150.25	31,578,730	37,157.36	31,584,775
79. Waste	0.00	0	0.00	0	1,338.54	60,240	1,338.54	60,240
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	13.00	0	13.00	0
82. Total	4.47	24,140	25.21	52,675	310,648.02	1,125,605,240	310,677.70	1,125,682,055

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	227,806.15	73.33%	1,012,737,320	89.97%	4,445.61
Dry Land	44,375.65	14.28%	81,299,720	7.22%	1,832.08
Grass	37,157.36	11.96%	31,584,775	2.81%	850.03
Waste	1,338.54	0.43%	60,240	0.01%	45.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	13.00	0.00%	0	0.00%	0.00
Total	310,677.70	100.00%	1,125,682,055	100.00%	3,623.31

2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

50 Kearney

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	244,777,360	255,890,920	11,113,560	4.54%	4,188,935	2.83%
02. Recreational	388,720	413,845	25,125	6.46%	0	6.46%
03. Ag-Homesite Land, Ag-Res Dwelling	36,438,630	41,371,525	4,932,895	13.54%	33,125	13.45%
04. Total Residential (sum lines 1-3)	281,604,710	297,676,290	16,071,580	5.71%	4,222,060	4.21%
05. Commercial	77,470,721	78,716,861	1,246,140	1.61%	1,126,720	0.15%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	33,101,548	31,145,670	-1,955,878	-5.91%	2,179,345	-12.49%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	110,572,269	109,862,531	-709,738	-0.64%	3,306,065	-3.63%
10. Total Non-Agland Real Property	392,176,979	408,846,151	16,669,172	4.25%	7,528,125	2.33%
11. Irrigated	667,741,955	1,012,737,320	344,995,365	51.67%		
12. Dryland	59,761,085	81,299,720	21,538,635	36.04%		
13. Grassland	22,024,720	31,584,775	9,560,055	43.41%		
14. Wasteland	60,230	60,240	10	0.02%		
15. Other Agland	1,308,695	0	-1,308,695	-100.00%		
16. Total Agricultural Land	750,896,685	1,125,682,055	374,785,370	49.91%		
17. Total Value of all Real Property (Locally Assessed)	1,143,073,664	1,534,528,206	391,454,542	34.25%	7,528,125	33.59%

2013 Plan of Assessment for Kearney County

Assessment Years 2014, 2015 and 2016

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land.

Current Resources:

Staff members consist of the Assessor and Deputy Assessor. The assessor and deputy are certified by the Property Tax Administrator. Certificate holders will continue to keep their certifications current by attending continuing education classes offered at workshops, district meetings and IAAO classes. Current statutes, regulations and directives will continue to be followed.

The assessor requested and received an office budget of \$93,511. The assessor requested and received an appraisal maintenance budget of \$22,000.

The GIS system is continually updated for land use changes. Cadastral pages are printed from a plotter in the office. Aerial photos were flown and will be used for the 2014 assessment year. Property record cards are continually updated for name changes, sales information, valuation changes, photos of property and sketches.

MIPS provides software used for Assessment Administration. Arc-View is the GIS software currently being used and is supported by GIS Workshop.

The Assessor's website can be found at Kearney.gisworkshop.com. All property record information, including maps, is available to the public at no charge.

Current Assessment Procedures for Real Property:

Real Estate transfer statements are handled daily. Ownership changes are made in the administrative package and are updated on the website monthly. All agricultural sales are verified by a sales verification form sent to the grantee and the grantor and physical inspections as necessary. Commercial sales are verified by a telephone call and physical inspections as necessary. Building permits are checked yearly beginning in April. All pick-up work is scheduled to be completed by March 1 of each year.

The current cost manual for residential property is December, 2011. Commercial properties are costed from April, 2007. Depreciation studies are done yearly according to the market. The cost approach is used to establish the replacement cost new. Depreciation is then derived from the market. The income approach is also used on the commercial and industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to equalize among the classes and subclasses of Kearney County.

Agricultural land values are established yearly. Assessment records are used by Tri-Basin NRD for the allocation of water to each land owner. Land owners verify the land use in the assessor's office. The land use is then entered into the GIS system and forwarded to the Tri-Basin NRD to assist them in this allocation process.

New ratio studies are run using the newly established values to determine if any areas are out of compliance or if all guidelines are met.

Notice of Valuation Change postcards are mailed to all property owners on or before June 1.

Level of Value for assessment year 2013:

Residential – 93; Commercial – NEI; Agricultural Land – 72.

Assessment Actions Planned for Assessment Year 2014:

Residential: A drive-by of all residential property to check for the accuracy of the information on each record card will be completed for 2014. After sales are reviewed and the drive-by is completed depreciation tables will be adjusted accordingly depending on the actions of the market. All residential pick-up work and building permits will be reviewed and completed by March 1, 2014.

Commercial: All commercial sales will be reviewed and plotted. Depreciation tables will be adjusted accordingly by the market. All pick-up work and building permits will be reviewed and completed by March 1, 2014.

Agricultural Land: All land use is currently sketched into the GIS system. Irrigation land use changes are made after the property owner has signed off on a transfer sheet to be in compliance with NRD rules and regulations. Other land use changes will be monitored by the assessor and her staff. A market analysis will be conducted for 2014 and values will be assessed at 75% of market value. Aerial photos were flown by GIS Workshop and will be checked for unreported improvements. All pick-up work will be reviewed and completed by March 1, 2014.

Assessment Actions Planned for Assessment year 2015:

Residential: The market will continue to be monitored. All residential pick-up work and building permits will be reviewed and completed by March 1, 2015.

Commercial: The market will continue to be monitored for changes. All pick-up work and building permits will be reviewed and completed by March 1, 2015.

Agricultural Land: Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use will be updated as the information becomes available. All pick-up work will be completed by March 1, 2015.

Assessment Actions Planned for Assessment year 2016:

Residential: Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the residential class. Pick-up work and building permits will be reviewed by March 1, 2016.

Commercial: Market analysis of commercial data will be conducted to ensure the level of value is in compliance. Pick-up work and building permits will be reviewed and completed by March 1, 2016.

Agricultural Land: Market analysis will be conducted to ensure that the level of value and quality of assessment in Kearney County is in compliance with state statutes to facilitate equalization within the agricultural class. Land use will be updated as the information becomes available. All pick-up work will be reviewed and completed by March 1, 2016.

Other Functions Performed By The Assessor's Office, but not limited to:

Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the Assessor's office from the Register of Deeds. Green sheets are now sent electronically to the department. Splits and subdivision changes are made as they become available to the Assessor's office from the County Clerk. All information is updated in the GIS system and the computer administrative system when they are changed on the appraisal cards.

Annually prepare and file Assessor Administrative Reports requested by law/regulation:

Abstract; Assessor Survey; Sales information to PAD, rosters and annual assessed value update; Certification of Value to political subdivisions; School District Taxable Value Report; Homestead Exemption Tax Loss Report; Certificate of Taxes

Levied Report; Report of all exempt property and taxable government owned property; Annual Plan of Assessment Report.

Personal Property: Administer annual filing of approximately 1400 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Permissive Exemptions: Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

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

Homestead Exemptions: Administer approximately 178 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.

Centrally Assessed: Review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Increment Financing: Management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

Tax Districts and Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input and review of tax rates used for tax billing process.

Tax Lists: Prepare and certify tax lists to the County Treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections: Prepare tax list correction documents for county board approval.

County Board of Equalization: Attend County Board of Equalization meetings for valuation protests – assemble and provide information.

TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC – defend valuation.

TERC Statewide Equalization: Attend hearings if applicable to county. Defend values and implement orders of the Commission.

Education: Assessor Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification. The Assessor and Deputy Assessor both hold an Assessor certificate and will meet their 60 hours of education in a four year period to maintain it.

Respectfully submitted,

Linda K. Larsen

Kearney County Assessor

2014 Assessment Survey for Kearney County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$93,511
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$22,000
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$30,560; budgeted in a separate fund, not part of the assessor's budget
11.	Amount of the assessor's budget set aside for education/workshops:
	\$,1000
12.	Other miscellaneous funds:
	\$0
13.	

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS PC v2
2.	CAMA software:
	MIPS PC v2
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and deputy assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes http://kearney.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	Assessor and deputy assessor
8.	Personal Property software:
	MIPS PC v2

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Axtell, Minden, Wilcox, Heartwell, Norman, and some subdivisions within the county
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services:
	Not applicable
2.	GIS Services:
	GIS Workshop Inc
3.	Other services:
	Not applicable

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	No
3.	What appraisal certifications or qualifications does the County require?
	County requires that the appraiser be a registered appraiser
4.	Have the existing contracts been approved by the PTA?
	Not applicable
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2014 Certification for Kearney County

This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Kearney County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

