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2014 Commission Summary for Nance County

Residential Real Property - Current

Number of Sales	86	Median	97.73
Total Sales Price	\$5,418,989	Mean	100.77
Total Adj. Sales Price	\$5,418,989	Wgt. Mean	95.30
Total Assessed Value	\$5,164,420	Average Assessed Value of the Base	\$53,811
Avg. Adj. Sales Price	\$63,012	Avg. Assessed Value	\$60,051

Confidence Interval - Current

95% Median C.I	96.62 to 98.80
95% Wgt. Mean C.I	90.51 to 100.10
95% Mean C.I	95.85 to 105.69
% of Value of the Class of all Real Property Value in the	9.61
% of Records Sold in the Study Period	5.70
% of Value Sold in the Study Period	6.36

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	73	97	97.13
2012	85	96	96.24
2011	100	93	93
2010	106	94	94

2014 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	13	Median	96.90
Total Sales Price	\$852,680	Mean	97.93
Total Adj. Sales Price	\$834,680	Wgt. Mean	95.52
Total Assessed Value	\$797,250	Average Assessed Value of the Base	\$134,003
Avg. Adj. Sales Price	\$64,206	Avg. Assessed Value	\$61,327

Confidence Interval - Current

95% Median C.I	82.17 to 107.51
95% Wgt. Mean C.I	83.66 to 107.38
95% Mean C.I	84.45 to 111.41
% of Value of the Class of all Real Property Value in the County	3.36
% of Records Sold in the Study Period	6.13
% of Value Sold in the Study Period	2.81

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	11		97.57
2012	7		96.90
2011	7		97
2010	12	92	92

2014 Opinions of the Property Tax Administrator for Nance 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	98	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 Nance County

Annually the county conducts a market analysis that includes the qualified residential sales that occurred during the current study period (October 1, 2011 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property. Annually the county conducts the pick-up of new construction on the residential properties in a timely manner.

The County accomplished a portion of the required 6 year review process. Nance County retains Jerry Knoche, a part-time employee of the county, as our appraiser. Jerry reviewed Genoa and Belgrade residential properties for 2014. Fullerton was reviewed in 2013.

Nance County is converted into four (4) Valuation Groupings for 2014. Each Valuation Grouping was reviewed for statistical compliance. Adjustments were made as follows:

Fullerton had 46 sales. This grouping was reviewed for 2013 for the six (6) year review. Adjustments were not necessary for 2014.

Belgrade was represented with 10 sales. Belgrade was reviewed for 2014 for the six (6) year review process. Adjustments were made as necessary.

Genoa and Suburban Genoa were combined into one grouping and were represented with 24 sales. This grouping was reviewed for 2014 for the six (6) year review process. Necessary adjustments were made for the 2014 tax year.

Rural Residential was represented with 6 sales. This grouping did not have enough sales and the sales were varied in type not a clear trend could be determined.

2014 Residential Assessment Survey for Nance County

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	Assessor and staff																										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																										
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2014 Residential Correlation Section for Nance County

County Overview

Nance County is located in central Nebraska approximately 40 miles northeast of Grand Island. There are three communities located in this rural, agricultural-based county. Fullerton (pop. 1,307), located in the center of the county, is the county seat and largest community. Genoa (pop. 1,003) is a bedroom community located 20 miles west of Columbus, and Belgrade (pop. 126), is a village located on the banks of the Cedar River. Each community has a distinctive residential market, based on proximity to larger cities, schools, and retail services.

Description of Analysis

Four valuation groupings have been identified based on unique market influences. The statistical sampling of 86 qualified sales will be considered an adequate and reliable sample for the measurement of the residential class of real property in Nance County.

The median measure of central tendency indicates 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. Although the PRD is somewhat higher than the recommended range, analysis excluding sales less than 15,000 dollars lowers the PRD into the recommended range, as well as indicates tightly clustered measures of central tendency, without affecting the median.

Sales Qualification

Sales verification is conducted by the county through the use of questionnaires. Review of the non-qualified sales roster demonstrated no apparent bias exists in the determination of qualified sales, and that all arms's length transactions were made available for the measurement of real property in the county. Approximately sixty-one 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 Nance County in 2012. The review affirmed that the assessment practices are reliable and applied consistently.

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

2014 Residential Correlation Section for Nance County

Level of Value

Based on analysis of all available information, the level of value of residential property in Nance County is determined to be 98%.

2014 Commercial Assessment Actions for Nance County

Annually the county conducts a market analysis that includes the qualified commercial sales that occurred during the current study period (Oct 1, 2010 through September 30, 2013). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the commercial class of real property.

Annually the county conducts the pick-up of new construction on the commercial properties in a timely manner.

2014 Commercial Assessment Survey for Nance County

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3a.	Describe the process used to determine the value of unique commercial properties.																				
	On staff appraiser uses cost and sales comparison approaches; state sales file query																				
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?																				
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2014 Commercial Correlation Section for Nance County

County Overview

Nance County is located in central Nebraska approximately 40 miles northeast of Grand Island. There are three communities located in this rural, agricultural-based county. The largest employers are in Fullerton and Genoa and are comprised of agricultural-based and healthcare businesses. The commercial market in the county is sporadic and not at all organized.

Description of Analysis

There are 188 improved commercial parcels in Nance County represented by 53 different occupancy codes. There is not an organized commercial market, and differing market influences have not been identified. Only 13 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 Nance County in 2012. 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 Nance County is determined to be at the statutory level of 100% of market value.

2014 Agricultural Assessment Actions for Nance County

Annually the county conducts a market analysis that includes the qualified agricultural land sales that occurred during the current study period (October 1, 2010 through September 30, 2013). The review and analysis are done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land class of real property. This analysis included a joint review with the field liaison of the sales file for each market area to determine proportionality, representativeness and adequacy of the sales. After completing the analysis, sales were added in conformance with the agricultural land analysis procedure and market area boundaries were reviewed and adjusted.

For assessment year 2014, Nance County changed the market area boundaries and will now have two areas rather than three areas to reflect the changes in common geographic characteristics, topography, and market characteristics in accordance with NE State Statute.

Nance County again made a change to some classes and subclass values throughout the county. Irrigated cropland increased 11% to 52% county wide, dry land increased 32% to 65% countywide, and grassland increased from 4% to 54% countywide.

Annually, the county conducts the pick-up of new construction of the agricultural improvements and updates known of land use changes in a timely manner. Nance County continues to work with the Natural Resource Districts in a cooperative effort focused on coordinating the irrigated acres on records with corresponding NRD and FSA records, as available. Additionally the county has the ownership and land use updated in the GIS system.

The county plans to keep up with the required six (6) year inspection process, keep enhancing our GIS system, and recertifying irrigated acres from the NRD's as water rights not being used are being purchased by land owners and moved from one county to another. Some CRP land is being removed from FSA program and put into crop ground and grassland.

2014 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:						
	Assessor and staff						
2.	List each market area, and describe the location and the specific characteristics that make each unique.						
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3.	Describe the process used to determine and monitor market areas.						
	Common geographic characteristics, topography, market characteristics						
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.						
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 531's for future reference.						
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.						
	Questionnaires, buyer/seller interviews by phone or correspondence, and location						
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.
	Analysis of sales from within the county and adjoining counties and information furnished by Nebraska Game and Parks Commission

Nance County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	3,773	3,550	3,435	3,322	3,205	3,032	2,664	2,598	3,254
Nance	2	5,300	5,300	5,250	5,210	5,100	5,080	5,025	5,000	5,200
Merrick	1	4,400	4,380	4,350	4,250	3,775	3,625	3,300	2,850	3,970
Howard	7300	4,300	4,300	3,900	3,850	3,400	3,200	2,950	2,950	3,819
Greeley	2	N/A	4,390	4,235	3,480	3,400	3,300	3,270	3,008	3,678
Boone	1	5,530	5,318	5,115	5,073	4,915	4,919	4,255	3,745	4,927
Platte	6	6,998	6,700	6,238	5,978	5,700	5,385	5,001	4,500	5,987

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	2,599	2,600	2,572	2,494	2,453	2,385	2,390	2,250	2,474
Nance	2	4,800	4,600	4,526	4,550	4,450	4,225	4,050	3,950	4,363
Merrick	1	2,510	2,310	2,240	2,160	1,900	1,870	1,700	1,610	1,994
Howard	7300	1,900	1,900	1,800	1,800	1,700	1,600	1,500	1,400	1,683
Greeley	2	N/A	2,450	2,424	2,350	2,150	1,950	1,748	1,600	2,003
Boone	1	5,005	5,001	4,101	4,063	4,010	4,026	3,550	3,554	4,160
Platte	6	6,194	6,000	5,496	5,265	5,248	4,894	3,998	3,000	5,246

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	961	968	934	925	924	890	899	865	889
Nance	2	1,556	1,625	1,451	1,455	1,298	1,326	1,160	1,063	1,193
Merrick	1	1,580	1,458	1,368	1,270	1,238	1,170	1,044	973	1,127
Howard	7300	1,000	1,000	950	950	900	875	850	825	841
Greeley	2	N/A	1,004	943	934	903	874	840	822	838
Boone	1	1,248	1,378	1,144	1,116	1,237	1,239	1,062	1,060	1,158
Platte	6	1,739	1,806	1,638	1,709	1,580	1,475	1,533	1,390	1,514

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

2014 Agricultural Correlation Section for Nance County

County Overview

Nance County is located in central Nebraska. Two rivers flow through the County; the Loup River and the Cedar River, which flows into the Loup northeast of Fullerton. The majority of the county is within the Lower Loup Natural Resource District (LLNRD). The southeast corner of the county is in the Central Platte Natural Resource District (CPNRD). The CPNRD has a groundwater management program that includes well registration and metering, nitrogen use, irrigation runoff and groundwater level monitoring as part of its participation in the Cooperative Agreement on the Platte River. Both NRDs require certification of irrigated acres. The majority of the irrigated land is center pivot irrigation.

For the 2014 year, analysis of the common market boundaries was completed by the assessor. As a result, the boundaries were reorganized into two market areas. Market area one now includes all of that which was formerly included, with the exception of an area that includes the Twin Loups Irrigation District lands. Market area two now includes lands which were formerly Market areas three and four, and the area of the Twin Loups Irrigation District previously mentioned.

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 72 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. The 80% median is out of the range for irrigated and dry in area one and grass in area two; each of these has an unreliably small sample. The county adjusted values at a rate typical for the area, resulting in values that are comparable to 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.

2014 Agricultural Correlation Section for Nance County

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.

Level of Value

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

63 Nance
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 : 86
 Total Sales Price : 5,418,989
 Total Adj. Sales Price : 5,418,989
 Total Assessed Value : 5,164,420
 Avg. Adj. Sales Price : 63,012
 Avg. Assessed Value : 60,051

MEDIAN : 98
 WGT. MEAN : 95
 MEAN : 101
 COD : 13.91
 PRD : 105.74

COV : 23.09
 STD : 23.27
 Avg. Abs. Dev : 13.59
 MAX Sales Ratio : 215.10
 MIN Sales Ratio : 55.50

95% Median C.I. : 96.62 to 98.80
 95% Wgt. Mean C.I. : 90.51 to 100.10
 95% Mean C.I. : 95.85 to 105.69

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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>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	4	93.61	85.38	85.81	13.97	99.50	55.50	98.80	N/A	67,000	57,495
01-JAN-12 To 31-MAR-12	8	98.38	100.45	99.29	03.29	101.17	96.12	115.82	96.12 to 115.82	39,350	39,069
01-APR-12 To 30-JUN-12	12	98.07	101.75	98.04	07.88	103.78	89.96	143.83	94.23 to 103.81	76,250	74,758
01-JUL-12 To 30-SEP-12	9	97.70	100.26	96.24	14.02	104.18	73.60	132.41	74.96 to 117.11	61,833	59,507
01-OCT-12 To 31-DEC-12	12	102.41	115.58	92.74	24.12	124.63	57.72	215.10	96.60 to 137.78	51,888	48,121
01-JAN-13 To 31-MAR-13	10	97.91	99.78	98.73	06.12	101.06	86.86	131.16	93.23 to 101.28	55,680	54,971
01-APR-13 To 30-JUN-13	15	98.29	103.03	97.88	23.54	105.26	66.02	161.00	77.16 to 127.04	61,786	60,473
01-JUL-13 To 30-SEP-13	16	93.37	91.71	91.78	09.50	99.92	55.83	125.18	86.00 to 98.56	78,653	72,187
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	33	97.76	99.04	96.15	09.12	103.01	55.50	143.83	96.22 to 100.31	62,252	59,854
01-OCT-12 To 30-SEP-13	53	97.62	101.84	94.79	16.89	107.44	55.83	215.10	93.41 to 99.77	63,485	60,174
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	41	98.56	105.21	96.42	13.50	109.12	57.72	215.10	97.35 to 101.86	58,755	56,650
<u>ALL</u>	86	97.73	100.77	95.30	13.91	105.74	55.50	215.10	96.62 to 98.80	63,012	60,051

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	46	97.57	100.55	95.81	15.16	104.95	55.83	215.10	93.37 to 98.98	52,951	50,734
02	10	98.69	111.85	102.07	19.85	109.58	81.07	165.56	93.41 to 161.00	16,790	17,137
03	24	98.61	101.36	99.12	05.85	102.26	77.16	132.41	97.35 to 101.86	72,858	72,217
04	6	80.48	81.59	86.81	23.45	93.99	55.50	123.87	55.50 to 123.87	177,792	154,344
<u>ALL</u>	86	97.73	100.77	95.30	13.91	105.74	55.50	215.10	96.62 to 98.80	63,012	60,051

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	86	97.73	100.77	95.30	13.91	105.74	55.50	215.10	96.62 to 98.80	63,012	60,051
06											
07											
<u>ALL</u>	86	97.73	100.77	95.30	13.91	105.74	55.50	215.10	96.62 to 98.80	63,012	60,051

63 Nance
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 : 86	MEDIAN : 98	COV : 23.09	95% Median C.I. : 96.62 to 98.80
Total Sales Price : 5,418,989	WGT. MEAN : 95	STD : 23.27	95% Wgt. Mean C.I. : 90.51 to 100.10
Total Adj. Sales Price : 5,418,989	MEAN : 101	Avg. Abs. Dev : 13.59	95% Mean C.I. : 95.85 to 105.69
Total Assessed Value : 5,164,420			
Avg. Adj. Sales Price : 63,012	COD : 13.91	MAX Sales Ratio : 215.10	
Avg. Assessed Value : 60,051	PRD : 105.74	MIN Sales Ratio : 55.50	

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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	3	161.00	140.07	128.35	14.89	109.13	93.65	165.56	N/A	3,133	4,022
Less Than 15,000	13	99.91	121.36	117.75	27.19	103.07	89.96	215.10	93.65 to 161.00	8,638	10,171
Less Than 30,000	25	97.60	109.97	104.50	19.20	105.23	73.60	215.10	93.87 to 102.95	14,648	15,307
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	83	97.70	99.35	95.24	12.74	104.32	55.50	215.10	96.62 to 98.66	65,176	62,077
Greater Than 14,999	73	97.70	97.10	94.83	11.40	102.39	55.50	144.52	96.22 to 98.66	72,695	68,934
Greater Than 29,999	61	97.76	96.99	94.64	11.73	102.48	55.50	144.52	96.22 to 98.80	82,833	78,389
<u>Incremental Ranges</u>											
0 TO 4,999	3	161.00	140.07	128.35	14.89	109.13	93.65	165.56	N/A	3,133	4,022
5,000 TO 14,999	10	98.76	115.75	116.79	22.30	99.11	89.96	215.10	90.10 to 143.83	10,289	12,016
15,000 TO 29,999	12	97.09	97.64	98.64	09.69	98.99	73.60	131.08	89.10 to 100.53	21,158	20,871
30,000 TO 59,999	26	100.66	103.72	102.87	15.09	100.83	55.83	144.52	97.76 to 112.78	43,188	44,428
60,000 TO 99,999	22	96.62	91.66	91.33	06.99	100.36	55.50	100.58	92.47 to 98.29	76,711	70,063
100,000 TO 149,999	7	97.57	93.00	92.57	07.31	100.46	74.96	101.86	74.96 to 101.86	122,929	113,796
150,000 TO 249,999	4	88.76	83.55	83.05	13.17	100.60	57.72	98.98	N/A	195,438	162,301
250,000 TO 499,999	2	109.05	109.05	106.58	13.59	102.32	94.23	123.87	N/A	300,000	319,733
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	86	97.73	100.77	95.30	13.91	105.74	55.50	215.10	96.62 to 98.80	63,012	60,051

63 Nance
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 : 13
 Total Sales Price : 852,680
 Total Adj. Sales Price : 834,680
 Total Assessed Value : 797,250
 Avg. Adj. Sales Price : 64,206
 Avg. Assessed Value : 61,327

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 98
 COD : 14.78
 PRD : 102.52

COV : 22.78
 STD : 22.31
 Avg. Abs. Dev : 14.32
 MAX Sales Ratio : 158.20
 MIN Sales Ratio : 64.27

95% Median C.I. : 82.17 to 107.51
 95% Wgt. Mean C.I. : 83.66 to 107.38
 95% Mean C.I. : 84.45 to 111.41

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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	3	82.17	86.41	83.62	06.79	103.34	80.15	96.90	N/A	55,000	45,993
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11	1	107.51	107.51	107.51	00.00	100.00	107.51	107.51	N/A	262,580	282,305
01-JUL-11 To 30-SEP-11	2	107.57	107.57	101.57	07.33	105.91	99.68	115.46	N/A	50,250	51,038
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	1	90.15	90.15	90.15	00.00	100.00	90.15	90.15	N/A	6,600	5,950
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12	2	127.89	127.89	119.82	23.71	106.74	97.57	158.20	N/A	27,250	32,650
01-OCT-12 To 31-DEC-12	3	89.62	93.68	89.68	05.24	104.46	88.66	102.75	N/A	60,167	53,955
01-JAN-13 To 31-MAR-13											
01-APR-13 To 30-JUN-13	1	64.27	64.27	64.27	00.00	100.00	64.27	64.27	N/A	65,000	41,775
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	6	98.29	96.98	98.92	10.75	98.04	80.15	115.46	80.15 to 115.46	88,013	87,060
01-OCT-11 To 30-SEP-12	3	97.57	115.31	116.61	23.24	98.89	90.15	158.20	N/A	20,367	23,750
01-OCT-12 To 30-SEP-13	4	89.14	86.33	82.95	11.06	104.07	64.27	102.75	N/A	61,375	50,910
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	3	107.51	107.55	105.87	04.89	101.59	99.68	115.46	N/A	121,027	128,127
01-JAN-12 To 31-DEC-12	6	93.86	104.49	96.49	16.00	108.29	88.66	158.20	88.66 to 158.20	40,267	38,853
<u>ALL</u>	13	96.90	97.93	95.52	14.78	102.52	64.27	158.20	82.17 to 107.51	64,206	61,327

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	98.83	111.37	106.39	21.74	104.68	89.62	158.20	N/A	90,545	96,330
03	7	96.90	91.32	82.77	13.15	110.33	64.27	115.46	64.27 to 115.46	40,643	33,641
04	2	94.17	94.17	93.85	05.85	100.34	88.66	99.68	N/A	94,000	88,220
<u>ALL</u>	13	96.90	97.93	95.52	14.78	102.52	64.27	158.20	82.17 to 107.51	64,206	61,327

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	13	96.90	97.93	95.52	14.78	102.52	64.27	158.20	82.17 to 107.51	64,206	61,327
04											
<u>ALL</u>	13	96.90	97.93	95.52	14.78	102.52	64.27	158.20	82.17 to 107.51	64,206	61,327

63 Nance
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 : 13
 Total Sales Price : 852,680
 Total Adj. Sales Price : 834,680
 Total Assessed Value : 797,250
 Avg. Adj. Sales Price : 64,206
 Avg. Assessed Value : 61,327

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 98
 COD : 14.78
 PRD : 102.52

COV : 22.78
 STD : 22.31
 Avg. Abs. Dev : 14.32
 MAX Sales Ratio : 158.20
 MIN Sales Ratio : 64.27

95% Median C.I. : 82.17 to 107.51
 95% Wgt. Mean C.I. : 83.66 to 107.38
 95% Mean C.I. : 84.45 to 111.41

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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	3	102.75	102.79	105.36	08.21	97.56	90.15	115.46	N/A	8,867	9,342
Less Than 30,000	4	109.11	116.64	128.04	18.50	91.10	90.15	158.20	N/A	11,650	14,916
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	13	96.90	97.93	95.52	14.78	102.52	64.27	158.20	82.17 to 107.51	64,206	61,327
Greater Than 14,999	10	93.26	96.47	95.19	16.62	101.34	64.27	158.20	80.15 to 107.51	80,808	76,923
Greater Than 29,999	9	89.62	89.61	93.59	10.71	95.75	64.27	107.51	80.15 to 99.68	87,564	81,954
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	102.75	102.79	105.36	08.21	97.56	90.15	115.46	N/A	8,867	9,342
15,000 TO 29,999	1	158.20	158.20	158.20	00.00	100.00	158.20	158.20	N/A	20,000	31,640
30,000 TO 59,999	3	96.90	92.21	91.95	05.29	100.28	82.17	97.57	N/A	33,167	30,497
60,000 TO 99,999	4	89.14	85.56	87.01	10.20	98.33	64.27	99.68	N/A	81,500	70,910
100,000 TO 149,999	1	80.15	80.15	80.15	00.00	100.00	80.15	80.15	N/A	100,000	80,150
150,000 TO 249,999											
250,000 TO 499,999	1	107.51	107.51	107.51	00.00	100.00	107.51	107.51	N/A	262,580	282,305
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	13	96.90	97.93	95.52	14.78	102.52	64.27	158.20	82.17 to 107.51	64,206	61,327

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
326	1	102.75	102.75	102.75	00.00	100.00	102.75	102.75	N/A	8,000	8,220
340	1	64.27	64.27	64.27	00.00	100.00	64.27	64.27	N/A	65,000	41,775
342	1	96.90	96.90	96.90	00.00	100.00	96.90	96.90	N/A	30,000	29,070
343	1	107.51	107.51	107.51	00.00	100.00	107.51	107.51	N/A	262,580	282,305
350	1	158.20	158.20	158.20	00.00	100.00	158.20	158.20	N/A	20,000	31,640
406	3	99.68	101.76	100.86	08.47	100.89	90.15	115.46	N/A	35,700	36,008
442	3	89.62	89.11	86.38	06.48	103.16	80.15	97.57	N/A	69,167	59,745
470	1	88.66	88.66	88.66	00.00	100.00	88.66	88.66	N/A	99,500	88,220
528	1	82.17	82.17	82.17	00.00	100.00	82.17	82.17	N/A	35,000	28,760
<u>ALL</u>	13	96.90	97.93	95.52	14.78	102.52	64.27	158.20	82.17 to 107.51	64,206	61,327

63 Nance**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 : 72	MEDIAN : 70	COV : 30.84	95% Median C.I. : 66.03 to 74.69
Total Sales Price : 36,700,835	WGT. MEAN : 69	STD : 23.13	95% Wgt. Mean C.I. : 63.39 to 75.36
Total Adj. Sales Price : 37,552,834	MEAN : 75	Avg. Abs. Dev : 17.43	95% Mean C.I. : 69.66 to 80.34
Total Assessed Value : 26,051,628			
Avg. Adj. Sales Price : 521,567	COD : 24.96	MAX Sales Ratio : 134.33	
Avg. Assessed Value : 361,828	PRD : 108.12	MIN Sales Ratio : 21.58	

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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>Qrtrs</u>											
01-OCT-10 To 31-DEC-10	11	90.56	94.23	89.06	17.29	105.81	63.03	134.33	72.50 to 115.55	394,475	351,321
01-JAN-11 To 31-MAR-11	6	73.71	75.08	82.14	11.99	91.40	58.28	93.86	58.28 to 93.86	348,725	286,430
01-APR-11 To 30-JUN-11	4	86.86	88.26	76.12	22.01	115.95	68.57	110.75	N/A	381,825	290,660
01-JUL-11 To 30-SEP-11	4	93.28	90.34	84.39	12.12	107.05	69.89	104.91	N/A	266,250	224,690
01-OCT-11 To 31-DEC-11	7	69.75	80.80	67.95	31.04	118.91	53.46	128.76	53.46 to 128.76	627,260	426,207
01-JAN-12 To 31-MAR-12	7	68.59	75.83	72.88	14.61	104.05	63.35	112.75	63.35 to 112.75	852,849	621,563
01-APR-12 To 30-JUN-12	6	86.70	85.80	85.66	22.72	100.16	50.91	117.58	50.91 to 117.58	383,684	328,671
01-JUL-12 To 30-SEP-12	2	66.53	66.53	62.79	16.46	105.96	55.58	77.47	N/A	410,000	257,433
01-OCT-12 To 31-DEC-12	12	60.26	59.60	58.78	17.36	101.40	29.02	100.00	51.88 to 66.03	600,575	352,988
01-JAN-13 To 31-MAR-13	2	60.48	60.48	58.82	03.65	102.82	58.27	62.69	N/A	638,750	375,699
01-APR-13 To 30-JUN-13	5	54.03	59.22	54.39	17.68	108.88	47.07	74.61	N/A	788,080	428,666
01-JUL-13 To 30-SEP-13	6	54.55	53.71	55.52	28.27	96.74	21.58	79.30	21.58 to 79.30	436,884	242,543
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	25	88.18	88.06	84.71	17.62	103.95	58.28	134.33	72.50 to 98.38	360,955	305,780
01-OCT-11 To 30-SEP-12	22	71.55	79.29	72.84	23.94	108.86	50.91	128.76	63.35 to 98.43	612,858	446,422
01-OCT-12 To 30-SEP-13	25	59.35	58.18	57.06	18.57	101.96	21.58	100.00	51.88 to 62.69	601,844	343,434
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	21	70.77	82.41	74.52	24.37	110.59	53.46	128.76	69.68 to 98.38	432,165	322,068
01-JAN-12 To 31-DEC-12	27	66.03	70.14	67.94	22.31	103.24	29.02	117.58	59.35 to 74.96	603,664	410,137
<u>ALL</u>	72	69.82	75.00	69.37	24.96	108.12	21.58	134.33	66.03 to 74.69	521,567	361,828

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	34	70.72	77.69	71.94	25.24	107.99	45.77	134.33	66.50 to 88.18	384,298	276,450
2	38	68.58	72.60	68.01	24.70	106.75	21.58	128.76	61.90 to 74.96	644,387	438,219
<u>ALL</u>	72	69.82	75.00	69.37	24.96	108.12	21.58	134.33	66.03 to 74.69	521,567	361,828

63 Nance**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 : 72	MEDIAN : 70	COV : 30.84	95% Median C.I. : 66.03 to 74.69
Total Sales Price : 36,700,835	WGT. MEAN : 69	STD : 23.13	95% Wgt. Mean C.I. : 63.39 to 75.36
Total Adj. Sales Price : 37,552,834	MEAN : 75	Avg. Abs. Dev : 17.43	95% Mean C.I. : 69.66 to 80.34
Total Assessed Value : 26,051,628			
Avg. Adj. Sales Price : 521,567	COD : 24.96	MAX Sales Ratio : 134.33	
Avg. Assessed Value : 361,828	PRD : 108.12	MIN Sales Ratio : 21.58	

*Printed:3/26/2014 1:20:52PM***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	5	77.47	75.07	62.16	15.08	120.77	50.08	98.86	N/A	644,945	400,916
1	4	73.57	74.02	60.98	19.23	121.38	50.08	98.86	N/A	754,198	459,922
2	1	79.30	79.30	79.30	00.00	100.00	79.30	79.30	N/A	207,935	164,890
_____Dry_____											
County	14	74.55	81.31	74.53	26.60	109.10	54.03	115.55	58.27 to 110.75	660,025	491,920
1	2	86.72	86.72	86.91	27.71	99.78	62.69	110.75	N/A	158,750	137,965
2	12	74.55	80.41	74.09	25.66	108.53	54.03	115.55	58.27 to 100.00	743,571	550,913
_____Grass_____											
County	14	64.26	66.65	57.66	24.67	115.59	29.02	104.91	47.53 to 81.26	290,422	167,468
1	7	66.92	66.27	64.41	12.04	102.89	47.53	81.26	47.53 to 81.26	282,027	181,660
2	7	58.28	67.03	51.29	38.44	130.69	29.02	104.91	29.02 to 104.91	298,818	153,277
_____ALL_____	72	69.82	75.00	69.37	24.96	108.12	21.58	134.33	66.03 to 74.69	521,567	361,828

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	14	75.38	79.22	72.63	18.40	109.07	50.08	117.58	69.66 to 98.86	659,036	478,630
1	9	77.47	80.70	70.12	23.83	115.09	50.08	117.58	51.88 to 100.50	637,466	447,012
2	5	73.29	76.55	76.74	06.49	99.75	70.31	87.33	N/A	697,861	535,544
_____Dry_____											
County	23	68.59	76.44	70.82	25.98	107.94	47.07	128.76	61.90 to 93.86	639,364	452,813
1	6	66.29	68.66	65.31	22.79	105.13	47.07	110.75	47.07 to 110.75	349,871	228,492
2	17	68.59	79.19	71.74	27.38	110.38	53.46	128.76	58.27 to 100.00	741,538	531,986
_____Grass_____											
County	16	68.85	69.46	59.45	24.17	116.84	29.02	104.91	53.62 to 81.26	271,922	161,664
1	8	68.85	68.01	65.91	12.65	103.19	47.53	81.26	47.53 to 81.26	272,773	179,792
2	8	66.62	70.91	52.95	36.90	133.92	29.02	104.91	29.02 to 104.91	271,070	143,537
_____ALL_____	72	69.82	75.00	69.37	24.96	108.12	21.58	134.33	66.03 to 74.69	521,567	361,828

Total Real Property
Sum Lines 17, 25, & 30

Records : 4,110

Value : 844,622,948

Growth 3,033,325

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	139	444,260	28	220,295	9	73,740	176	738,295	
02. Res Improve Land	1,072	4,553,730	71	1,333,915	136	1,952,940	1,279	7,840,585	
03. Res Improvements	1,076	51,032,340	73	6,352,835	141	12,960,645	1,290	70,345,820	
04. Res Total	1,215	56,030,330	101	7,907,045	150	14,987,325	1,466	78,924,700	1,261,780
% of Res Total	82.88	70.99	6.89	10.02	10.23	18.99	35.67	9.34	41.60
05. Com UnImp Land	17	203,515	3	72,435	3	52,810	23	328,760	
06. Com Improve Land	157	449,490	11	291,375	1	80,280	169	821,145	
07. Com Improvements	168	12,789,405	12	4,555,570	5	239,725	185	17,584,700	
08. Com Total	185	13,442,410	15	4,919,380	8	372,815	208	18,734,605	0
% of Com Total	88.94	71.75	7.21	26.26	3.85	1.99	5.06	2.22	0.00
09. Ind UnImp Land	1	51,630	0	0	0	0	1	51,630	
10. Ind Improve Land	0	0	0	0	2	895,500	2	895,500	
11. Ind Improvements	0	0	0	0	3	8,726,860	3	8,726,860	
12. Ind Total	1	51,630	0	0	3	9,622,360	4	9,673,990	0
% of Ind Total	25.00	0.53	0.00	0.00	75.00	99.47	0.10	1.15	0.00
13. Rec UnImp Land	0	0	7	393,015	12	1,123,945	19	1,516,960	
14. Rec Improve Land	0	0	1	18,250	6	172,720	7	190,970	
15. Rec Improvements	0	0	1	15,325	23	552,555	24	567,880	
16. Rec Total	0	0	8	426,590	35	1,849,220	43	2,275,810	0
% of Rec Total	0.00	0.00	18.60	18.74	81.40	81.26	1.05	0.27	0.00
Res & Rec Total	1,215	56,030,330	109	8,333,635	185	16,836,545	1,509	81,200,510	1,261,780
% of Res & Rec Total	80.52	69.00	7.22	10.26	12.26	20.73	36.72	9.61	41.60
Com & Ind Total	186	13,494,040	15	4,919,380	11	9,995,175	212	28,408,595	0
% of Com & Ind Total	87.74	47.50	7.08	17.32	5.19	35.18	5.16	3.36	0.00
17. Taxable Total	1,401	69,524,370	124	13,253,015	196	26,831,720	1,721	109,609,105	1,261,780
% of Taxable Total	81.41	63.43	7.21	12.09	11.39	24.48	41.87	12.98	41.60

Schedule II : Tax Increment Financing (TIF)

	Records	Urban Value Base	Value Excess		Records	SubUrban Value Base	Value Excess
18. Residential	2	13,520	306,030		0	0	0
19. Commercial	4	99,180	1,306,585		0	0	0
20. Industrial	1	51,630	4,018,170		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		2	13,520	306,030
19. Commercial	0	0	0		4	99,180	1,306,585
20. Industrial	0	0	0		1	51,630	4,018,170
21. Other	0	0	0		0	0	0
22. Total Sch II					7	164,330	5,630,785

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	146	11	279	436

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	6	82,005	36	6,290,260	1,708	474,071,283	1,750	480,443,548
28. Ag-Improved Land	3	255,785	38	4,512,820	622	203,918,695	663	208,687,300
29. Ag Improvements	3	142,225	23	1,811,300	613	43,929,470	639	45,882,995
30. Ag Total							2,389	735,013,843

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	3,000	
32. HomeSite Improv Land	1	2.00	6,000	12	18.33	54,990	
33. HomeSite Improvements	1	0.00	90,120	13	0.00	1,137,615	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	875	1	1.00	1,750	
36. FarmSite Improv Land	2	2.86	5,005	17	44.59	78,040	
37. FarmSite Improvements	2	0.00	52,105	22	0.00	673,685	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	49	52.71	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	15	15.62	46,860	16	16.62	49,860	
32. HomeSite Improv Land	331	352.05	1,056,150	344	372.38	1,117,140	
33. HomeSite Improvements	349	0.00	19,779,535	363	0.00	21,007,270	1,052,975
34. HomeSite Total				379	389.00	22,174,270	
35. FarmSite UnImp Land	31	103.25	193,190	33	104.75	195,815	
36. FarmSite Improv Land	499	1,575.75	2,877,845	518	1,623.20	2,960,890	
37. FarmSite Improvements	567	0.00	24,149,935	591	0.00	24,875,725	718,570
38. FarmSite Total				624	1,727.95	28,032,430	
39. Road & Ditches	1,857	4,525.84	0	1,908	4,581.64	0	
40. Other- Non Ag Use	3	15.18	45,540	3	15.18	45,540	
41. Total Section VI				1,003	6,713.77	50,252,240	1,771,545

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	9	1,123.70	1,795,645	9	1,123.70	1,795,645

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	5,583.55	14.94%	21,069,325	17.32%	3,773.46
46. 1A	2,512.61	6.72%	8,919,770	7.33%	3,550.00
47. 2A1	9,577.04	25.62%	32,896,015	27.04%	3,434.88
48. 2A	6,028.82	16.13%	20,026,635	16.46%	3,321.82
49. 3A1	3,024.40	8.09%	9,693,075	7.97%	3,204.96
50. 3A	2,474.59	6.62%	7,503,690	6.17%	3,032.30
51. 4A1	4,315.83	11.55%	11,496,425	9.45%	2,663.78
52. 4A	3,864.26	10.34%	10,039,850	8.25%	2,598.13
53. Total	37,381.10	100.00%	121,644,785	100.00%	3,254.18
Dry					
54. 1D1	3,005.32	8.03%	7,810,585	8.43%	2,598.92
55. 1D	7,867.09	21.02%	20,454,415	22.08%	2,600.00
56. 2D1	5,279.49	14.10%	13,579,120	14.66%	2,572.05
57. 2D	4,461.26	11.92%	11,128,025	12.01%	2,494.37
58. 3D1	2,607.27	6.96%	6,395,050	6.90%	2,452.78
59. 3D	1,547.02	4.13%	3,689,450	3.98%	2,384.88
60. 4D1	7,646.71	20.43%	18,272,410	19.73%	2,389.58
61. 4D	5,020.57	13.41%	11,294,410	12.19%	2,249.63
62. Total	37,434.73	100.00%	92,623,465	100.00%	2,474.27
Grass					
63. 1G1	784.92	1.01%	753,980	1.10%	960.58
64. 1G	2,212.13	2.86%	2,140,370	3.11%	967.56
65. 2G1	3,575.32	4.62%	3,339,345	4.85%	934.00
66. 2G	5,176.48	6.69%	4,786,040	6.96%	924.57
67. 3G1	4,299.46	5.56%	3,972,150	5.77%	923.87
68. 3G	4,175.37	5.40%	3,715,370	5.40%	889.83
69. 4G1	18,880.88	24.40%	16,977,905	24.68%	899.21
70. 4G	38,272.04	49.46%	33,108,630	48.13%	865.09
71. Total	77,376.60	100.00%	68,793,790	100.00%	889.08
Irrigated Total	37,381.10	24.12%	121,644,785	42.73%	3,254.18
Dry Total	37,434.73	24.15%	92,623,465	32.53%	2,474.27
Grass Total	77,376.60	49.92%	68,793,790	24.16%	889.08
72. Waste	834.23	0.54%	248,220	0.09%	297.54
73. Other	1,981.37	1.28%	1,388,448	0.49%	700.75
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	155,008.03	100.00%	284,698,708	100.00%	1,836.67

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	12,121.49	29.96%	64,243,905	30.53%	5,300.00
46. 1A	8,764.69	21.66%	46,452,865	22.08%	5,300.00
47. 2A1	4,269.14	10.55%	22,413,035	10.65%	5,250.01
48. 2A	876.89	2.17%	4,568,600	2.17%	5,210.00
49. 3A1	1,784.01	4.41%	9,098,460	4.32%	5,100.01
50. 3A	3,546.05	8.76%	18,013,950	8.56%	5,080.00
51. 4A1	5,133.64	12.69%	25,796,550	12.26%	5,025.00
52. 4A	3,966.97	9.80%	19,834,850	9.43%	5,000.00
53. Total	40,462.88	100.00%	210,422,215	100.00%	5,200.38
Dry					
54. 1D1	2,284.69	6.88%	10,966,515	7.57%	4,800.00
55. 1D	11,389.65	34.29%	52,392,375	36.14%	4,600.00
56. 2D1	2,623.81	7.90%	11,876,345	8.19%	4,526.37
57. 2D	395.84	1.19%	1,801,070	1.24%	4,549.99
58. 3D1	1,807.18	5.44%	8,041,950	5.55%	4,450.00
59. 3D	4,092.00	12.32%	17,288,695	11.93%	4,225.00
60. 4D1	6,097.69	18.36%	24,695,670	17.04%	4,050.00
61. 4D	4,529.00	13.63%	17,889,595	12.34%	3,950.01
62. Total	33,219.86	100.00%	144,952,215	100.00%	4,363.42
Grass					
63. 1G1	739.49	2.00%	1,150,395	2.61%	1,555.66
64. 1G	1,891.12	5.12%	3,072,740	6.97%	1,624.83
65. 2G1	3,402.10	9.20%	4,935,415	11.19%	1,450.70
66. 2G	1,228.10	3.32%	1,786,740	4.05%	1,454.88
67. 3G1	1,259.80	3.41%	1,635,590	3.71%	1,298.29
68. 3G	2,714.46	7.34%	3,598,740	8.16%	1,325.77
69. 4G1	6,103.82	16.51%	7,077,645	16.04%	1,159.54
70. 4G	19,622.47	53.09%	20,855,365	47.28%	1,062.83
71. Total	36,961.36	100.00%	44,112,630	100.00%	1,193.48
Irrigated Total	40,462.88	36.22%	210,422,215	52.60%	5,200.38
Dry Total	33,219.86	29.73%	144,952,215	36.23%	4,363.42
Grass Total	36,961.36	33.08%	44,112,630	11.03%	1,193.48
72. Waste	526.73	0.47%	156,015	0.04%	296.20
73. Other	552.54	0.49%	419,820	0.10%	759.80
74. Exempt	79.11	0.07%	0	0.00%	0.00
75. Market Area Total	111,723.37	100.00%	400,062,895	100.00%	3,580.83

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	65.30	291,185	1,300.24	6,204,170	76,478.44	325,571,645	77,843.98	332,067,000
77. Dry Land	6.00	28,800	741.98	3,164,565	69,906.61	234,382,315	70,654.59	237,575,680
78. Grass	5.77	5,925	1,158.72	1,259,960	113,173.47	111,640,535	114,337.96	112,906,420
79. Waste	0.00	0	130.66	36,605	1,230.30	367,630	1,360.96	404,235
80. Other	0.00	0	0.00	0	2,533.91	1,808,268	2,533.91	1,808,268
81. Exempt	0.00	0	0.00	0	79.11	0	79.11	0
82. Total	77.07	325,910	3,331.60	10,665,300	263,322.73	673,770,393	266,731.40	684,761,603

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	77,843.98	29.18%	332,067,000	48.49%	4,265.80
Dry Land	70,654.59	26.49%	237,575,680	34.69%	3,362.49
Grass	114,337.96	42.87%	112,906,420	16.49%	987.48
Waste	1,360.96	0.51%	404,235	0.06%	297.02
Other	2,533.91	0.95%	1,808,268	0.26%	713.63
Exempt	79.11	0.03%	0	0.00%	0.00
Total	266,731.40	100.00%	684,761,603	100.00%	2,567.23

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

63 Nance

	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	77,617,376	78,924,700	1,307,324	1.68%	1,261,780	0.06%
02. Recreational	2,257,685	2,275,810	18,125	0.80%	0	0.80%
03. Ag-Homesite Land, Ag-Res Dwelling	21,068,015	22,174,270	1,106,255	5.25%	1,052,975	0.25%
04. Total Residential (sum lines 1-3)	100,943,076	103,374,780	2,431,704	2.41%	2,314,755	0.12%
05. Commercial	18,645,875	18,734,605	88,730	0.48%	0	0.48%
06. Industrial	9,673,990	9,673,990	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	27,614,101	28,032,430	418,329	1.51%	718,570	-1.09%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	55,933,966	56,441,025	507,059	0.91%	718,570	-0.38%
10. Total Non-Agland Real Property	156,877,042	159,861,345	2,984,303	1.90%	3,033,325	-0.03%
11. Irrigated	254,596,520	332,067,000	77,470,480	30.43%		
12. Dryland	146,981,335	237,575,680	90,594,345	61.64%		
13. Grassland	99,049,530	112,906,420	13,856,890	13.99%		
14. Wasteland	404,700	404,235	-465	-0.11%		
15. Other Agland	1,810,153	1,808,268	-1,885	-0.10%		
16. Total Agricultural Land	502,842,238	684,761,603	181,919,365	36.18%		
17. Total Value of all Real Property (Locally Assessed)	659,719,280	844,622,948	184,903,668	28.03%	3,033,325	27.57%

Nance County
3 Year Plan of Assessment
2014-2016
October 15, 2013

Introduction

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, and as amended by 2005 Neb. Laws LB 263, Section 9. It is to be submitted to the Nance County Board of Equalization on or before July 31st, and the Department of Property Assessment & Taxation on or before October 31st, and every three years thereafter. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

General Description of the Value Base of Nance County

As reported on the 2013 County Abstract, Nance County has a total of 4,102 real property parcels. The residential parcel count is approximately 32% of the total; the commercial/Industrial parcel count is approximately 5% of the total base. Agriculture property accounts for about 63% of the base. The total Nance county real estate valuations as reported on abstract and excluding centrally assessed property is \$658,918,840. The total personal property value is \$60,667,667 excluding centrally assessed and railroad.

Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor, Deputy, and one full time data collector/clerk. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by 521's, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the Deputy. The assessor, deputy and clerk manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. The deputy and clerk are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor and Deputy hold assessor certification and are required to complete continuing education to maintain certification.

Public Relations

Open communication with the local newspapers and the use of advertisements help the interpretive process. We have not had a County Government Day for the younger citizens for the past few years but we are talking about getting it scheduled again. The assessor's office would be an active participant to help educate the public at a younger age. We are going to start a file on public relations so that we can train and improve new employees in dealing with the public. This will include responding to customers needs, telephone etiquette, and meeting and greeting customers.

ESRI Arc-GIS

As of 2010 ownership is being tracked on the ESRI Arc-GIS computer program. This is kept current with land transfers. All rural and urban parcels have been drawn and labeled and are updated on a continuous basis. This program is an asset to both our staff and county.

Property Record Cards

The property records cards contain all information required by regulation 10-004, which include the legal description, property owner, classification codes and supporting documentation. The supporting documentation includes any field notes, a sketch of the property, a photograph of the property and if agricultural land is involved an inventory of the soil types by land use. An aerial photo of the agricultural land is also included. The cards are in good condition and are updated and/or replaced and needed.

Homestead Exemptions

Homestead exemptions are accepted and processed according to State Statute 77-3510 through 77-3528. Applications are accepted from February 1 through July 2 for 2013. One hundred seventy one homestead applications were handled in the Assessor's Office. The Assessor went to the Senior Center in Genoa April 17th for Genoa residents to sign up for homestead exemption. The staff offers free assistance to the public in filling out the income portion of the homestead form. The assistance is given during office hours and do not require an appointment. The Nance County Assessor's Office telephones all prior-year applicants who have not yet submitted their application as the filing deadline approaches. The Assessor's Office works with the Veterans Service Officer to insure that all qualifying applicants receive the exemption status that is most applicable to their situation. The Nance County Assessor plans on accepting and processing homestead exemptions, providing assistance with the completion of required forms, performing telephone reminders, and working with the Veteran's Service Officer every year for the next three years.

Personal Property

All personal property is handled according to Regulations 20. All schedules are to be filed by May 1st to be considered timely. From May 1st to July 31st, all schedules received by the office receive a 10%

penalty. After July 31st a 25% penalty is assessed. Advertisements are placed in the county newspapers to remind taxpayers that it is personal property filing time. The taxpayers' federal income tax depreciation schedule is used as a basis for the personal property schedule. Local accountants, upon request, are provided with a list of taxpayers, and then request their clients' forms in advance, which they complete and return to our office. Every other year we mail personal property schedules to all agricultural and commercial property owners in the county that were currently not filing personal property to verify accuracy. The Nance County Assessor's Office anticipates this process to continue throughout the next three years. Each year the assessor's office watches the advertisements in the papers to pick up new businesses. In 2014 the penalty for late filing will be 25% starting July 1st.

Centrally Assessed/Railroad Property

Centrally assessed values are obtained from the State Department of Property Assessment and Taxation by August 10th. The values provided are entered into the computer and balanced by the Assessor's Office staff. All corrections are forwarded to the Property Tax Division. The Nance County Assessor's Office anticipates no changes in this process over the next three years.

Permissive Exemptions

Permissive exemption forms are prepared by Assessor's staff and mailed to all entities that were permissively tax exempt the previous year by December 1st. These forms are received back into the office by the end of the calendar year. The Assessor reviews all of the applications, brings the applications before the County Board and makes recommendations as to their qualifications. As property transfers in and out of exemption the assessor contacts the parties involved to ensure that the

Levies

The assessor enters all certified levy rates from the county clerk into the MIPS program system that is necessary for billing and distribution of funds.

County Board of Equalization/TERC Appeals

The Assessor and staff prepare all evidence to support their values during County Board of Equalization hearings and attend the hearings to defend their values.

Real Property Assessment Requirements

All real property in the State of Nebraska is subject to property taxation unless expressly exempted by Nebraska Constitution or is permitted by the constitution and legislation adopted by the legislature. All real property is to be valued according to market value. Residential, Commercial, Industrial, and Recreational properties are to be valued at 100% of market value. Agriculture land is to be valued at 75% of market value.

2014 Residential

Genoa and Belgrade residential will be reviewed for 2014 for the 6 year review process. New photos will be attached to the parcel and if necessary a new sketch will be made and update information where necessary. New depreciation will be applied to bring Genoa into the level of assessment of 92% to 100%. The Assessor and staff will do the pickup of all new improvements and additions to gather the necessary data to be entered into the Cama program of the MIPS program.

2015 Residential

Review the sales to keep Fullerton, Genoa and Belgrade in compliance with a median of 92% to 100% of market. Look into raising the house site values in the rural area of Nance County. Will do the pickup of all new improvements or additions to gather the necessary data to be entered into the CAMA program of the MIPS program.

2016 Residential

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review and if the property has been substantially changed. Pick-up the necessary information on all new improvements and additions and update the property record cards.

2014 Commercial

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pick-up work specific to permits, information statements and other relevant notification of property changes.

2015 Commercial

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pick-up work specific to permits, information statements and other relevant notifications of property changes and enter the information on the property record card.

2016 Commercial

Update sales to current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific permits, information statements and other relevant notification of property changes.

2014 Agriculture

Update sales to current study period and look at changing the boundaries of our three market areas and have two market areas instead of three by plotting the sales on a map of the county. Sales will be plotted on the soil and topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Complete the pickup work from zoning permits to gather necessary data.

2015 Agriculture

Update sales to the current study period. Check and review statistics for any needed changes to remain in compliance. Review sale transactions and questionnaires to buyer/seller to determine if there is a change to the property. Sales will be plotted on a map with price per acre to see if a change is needed in market areas.

2016 Agriculture

Update sales to the current study period. Check and review statistics for any needed changes to remain in compliance. Review sale transaction by sending questionnaires to buyer/seller. Plot the sales on a map with price per acre. Make changes to soil changes and land use using GIS. Complete the pickup work of new improvements and additions from the zoning permits. Will start the 6 year review of improvements on agriculture land providing we have the funds and staff.

Conclusion

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Sandra Bialas
Nance County Assessor

2014 Assessment Survey for Nance County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 (part-time)
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$115,100
7.	Adopted budget, or granted budget if different from above:
	Not applicable
8.	Amount of the total assessor's budget set aside for appraisal work:
	Not applicable
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$82,452
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$1,400
11.	Amount of the assessor's budget set aside for education/workshops:
	\$500 \$550 (appraisal budget)
12.	Other miscellaneous funds:
	\$400 \$1,300 (appraisal budget)
13.	Amount of last year's assessor's budget not used:
	\$8,651

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	County wide except the village of Belgrade
3.	What municipalities in the county are zoned?
	All except the village of Belgrade
4.	When was zoning implemented?
	2000

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?
	No
2.	If so, is the appraisal or listing service performed under contract?
	Not applicable
3.	What appraisal certifications or qualifications does the County require?
	Not applicable
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?
	Not applicable

2014 Certification for Nance 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 Nance County Assessor.

Dated this 7th day of April, 2014.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

