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2014 Commission Summary for Seward County

Residential Real Property - Current

Number of Sales	364	Median	97.21
Total Sales Price	\$53,620,244	Mean	97.50
Total Adj. Sales Price	\$53,671,244	Wgt. Mean	95.65
Total Assessed Value	\$51,336,006	Average Assessed Value of the Base	\$121,813
Avg. Adj. Sales Price	\$147,448	Avg. Assessed Value	\$141,033

Confidence Interval - Current

95% Median C.I	96.64 to 97.73
95% Wgt. Mean C.I	94.56 to 96.74
95% Mean C.I	96.39 to 98.61
% of Value of the Class of all Real Property Value in the	30.14
% of Records Sold in the Study Period	5.92
% of Value Sold in the Study Period	6.85

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	306	96	95.98
2012	290	95	95.43
2011	299	94	94
2010	315	94	94

2014 Commission Summary for Seward County

Commercial Real Property - Current

Number of Sales	25	Median	93.79
Total Sales Price	\$6,466,800	Mean	94.90
Total Adj. Sales Price	\$6,364,300	Wgt. Mean	95.03
Total Assessed Value	\$6,048,026	Average Assessed Value of the Base	\$207,651
Avg. Adj. Sales Price	\$254,572	Avg. Assessed Value	\$241,921

Confidence Interval - Current

95% Median C.I	81.87 to 101.65
95% Wgt. Mean C.I	76.63 to 113.43
95% Mean C.I	84.84 to 104.96
% of Value of the Class of all Real Property Value in the County	5.91
% of Records Sold in the Study Period	3.54
% of Value Sold in the Study Period	4.12

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	16		93.40
2012	11		98.11
2011	21		95
2010	26	95	95

2014 Opinions of the Property Tax Administrator for Seward 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	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.



Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Seward County

For 2014, Seward County has implemented their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on residential parcels, and updated any parcels that had partial values in 2013 to reflect their level of completion on January 1, 2014.

The county conducted a thorough sale verification and analysis process. This analysis resulted in the adjustments to the residual acres on agricultural home sites and rural residential sites. There was also an adjustment of minus-5% to the houses in Beaver Crossing and a plus+3% adjustment to the houses and an update of land values to a rural subdivision in range 4.

The county reappraised the residences and buildings and updated all land values on all parcels classified as residential in the towns of Seward and the Milford Fringe and finished the inspection and review of Seward. The reappraisal process included the inspection and review done in the prior year, new replacement costs, new depreciation, and new estimates of value. The costs used in Seward were from 2013.

During 2013 the 6 year process of inspection and review, included the residences and buildings in the remaining part of the town of Seward. The inspection and review included an on-site inspection to verify or update the measurements, the description of property characteristics, and the observations of quality and condition. The county took new photos of the improvements and adds any omitted and unreported changes.

Seward was inspected during 2012 and 2013 and the reappraisal was implemented for 2014. That will complete the 6 year inspection and review process of all improvements on agricultural, rural residential and urban residential parcels.

2014 Residential Assessment Survey for Seward County

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	9	<p>Pleasant Dale:</p> <p>----Pleasant Dale is on the eastern edge of Seward County just 1 mile in from the Lancaster County line and 2 ½ miles south of I-80 and 2 miles south of Highway 6. It also has Highway 103 on the edge town that goes south to Crete in Saline County. The town has a post office, a Coop elevator, a lumberyard, a restaurant, two apartment buildings, a gas station/mini mart/car wash and auto service garage. Due to the towns location there is influence from Lincoln. The town has some nice ranch style homes along with older better kept homes.</p>
	10	<p>Staplehurst:</p> <p>----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. Very little to draw people to this town.</p>
	11	<p>Tamora:</p> <p>----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main purpose of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
	12	<p>Utica:</p> <p>----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
	13	<p>Rural:</p> <p>----The rural residential properties in Seward County are characterized an individual acreages spread throughout the county. The east half of the county has Lancaster County influences. The west half of the county has much less activity for acreages and they tend to sell for less as there aren't the influences from Lincoln. The west half of the county is more agricultural. ----Typically, residences on agricultural parcels and agricultural buildings are associated with the "Rural" valuation group. When the inspection and review process as well as costing, depreciation tables and lot value study are conducted, they are done at the same time.</p>
	14	<p>Rural Sub:</p> <p>----The Rural Sub class residential properties are platted subdivisions in the rural. They have gone through county zoning. Most have interior roads of some kind and covenants filed with the plat.</p>
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Residential properties in Seward County are valued using the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in such a manner that they can compare their cost approach results to the selling price of comparable properties. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value.	
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?	
	The local market	
5.	Are individual depreciation tables developed for each valuation grouping?	

	Yes; The county develops their own base depreciation tables based on the analysis of their market. Then they develop locational factors for use in each individual valuation group. The county continuously monitors their sales to affirm or update the locational factor or to adjust classes or subclasses.																																																												
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	<p>----For 2014, Seward will have 2013 pricing as it was updated during 2013 to complete the inspection and review for Seward. The rest of the towns have costs that are commensurate with when they were last inspected and reviewed. Bee, Garland, Grover, Pleasant Dale, Milford were completed for 2013 and costs were updated to 2012. The other towns and rural residential vary accordingly. As the county revalues a subclass of residential property, the base cost tables have been moved to a current cost. Even though the costs have been from different base tables, each subclass has land values and unique locational factors in their depreciation that are developed to work with those costs. ----Depreciation is updated when a valuation group is recosted and revalued. ----The lot value analysis is ongoing and is monitored through sales activity. Whenever a class or subclass is reappraised or updated, the lot values are reviewed and either affirmed and left the same or updated based on the available market analysis. ----The rural residential and residences on agricultural will usually have 3 or 4 cost dates since the county typically update 1 range of the rural area per year. Presently, Ranges 1 and 2 have 2005 costs, Range 3 has 2004 costs and Range 4 has 2003 costs. ----Valuation Group #14, (Rural Sub), has a variety of dates (2003 through 2013); either associated with the Range of the county where it is located or with the associated town.</p>																																																												

2014 Residential Correlation Section for Seward County

County Overview

Seward County is an agriculturally based county with an array of 12 villages and towns. Eleven of them range in population from less than 100 to 2,090 and exist primarily to support agriculture. Seward, with a population of 6,964, is the largest town and county seat. It hosts additional nonagricultural employers and has a more robust and diversified business climate. According to the 2010 Census data cited in the Departments CTL based municipality charts; the county population is 16,750, with 11,463 or 68.44% living within the villages and towns and 5,287 or 31.56% living outside of the municipal areas. During the past few years there have been no significant economic events that have impacted the value of residential property. Some locations have shown some positive residential growth but most have remained stable.

Description of Analysis:

Seward County has divided their residential analysis and valuation work into 14 valuation groups. These groups are centered on individual towns and rural residential parcels. The characteristics of each Valuation Group are described in in the Residential Survey. The county believes that each grouping is unique with differing combinations of population, schools, commercial activity, healthcare services and employment outside the agricultural sector.

For 2014, the median ratio for the 364 qualified residential sales is 97% and is within the acceptable range; the COD at 6.20 is within the acceptable range and the PRD at 101.93 is within the acceptable range. All of the valuation groups with an adequate sample of sales fall within the acceptable range for the calculated median. Valuation group #5, (Garland) with 6 sales has a median ratio of 104.75%; valuation group #10, (Staplehurst) with 6 sales has a median ratio of 104.65%; and valuation group #11, (Tamora) with only 2 sales has a median ratio of 127.74%. None of the three mentioned valuation groups are large enough samples to be considered reliable or to suggest an adjustment.

Sales Qualification

During the past year, the Department reviewed the documentation of three years of the county's sale verification process posted in the comments in the sales file. The county has posted comments when required on nearly all of the sales reviewed. The comments were thorough enough to conclude why the sale was not used or adjusted for the ratio study. There was no reason to conclude that the county had selectively excluded sales to influence the measurement process. The county qualified 61% of all of the residential sales, and the Department believes that all available sales were used in the measurement process.

Equalization and Quality of Assessment

2014 Residential Correlation Section for Seward County

The Department is confident that the current R&O Statistics are meaningful to measure the entire class partly because the assessment practices are good, partly because the sample is adequate and partly because the prepared statistics reasonably represent the class. The values are equalized throughout the residential class and there are no subclasses of the residential class identified for individual adjustments.

Level of Value

The apparent level of value for the residential class is 97%, the quality of the assessment, based on the statistical indicators and the assessment actions is acceptable and there are no recommendations for the adjustment of the class or for any subclasses.

2014 Commercial Assessment Actions for Seward County

For 2014, Seward County has implemented their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on commercial and industrial parcels, and updated any parcels that had partial values in 2013 to reflect their level of completion on January 1, 2014.

The county conducted a thorough sale verification and analysis process.

For 2014, the county reappraised all Section 42 Housing parcels and completed the income approach. Among the Section 42 parcels were 8 duplex parcels and 2 -2 story apartment units. They also reappraised all of the conventional apartment properties in Seward, and revalued the land in one minor commercial subdivision.

2014 Commercial Assessment Survey for Seward County

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3	<p>Bee:</p> <p>----Bee is 8 miles northeast of Seward. A small town with a tavern, a post office and Coop elevator.</p>																				
4	<p>Cordova:</p> <p>----Cordova is located in the far southwest corner of the county. There are three school districts in this town, Centennial, Exeter-Milligan and Friend. Cordova also has a post office, a Coop elevator and bank branch office.</p>																				
5	<p>Garland:</p> <p>----Garland is in the eastern part of Seward County, 4 miles north of Highway 34 and 4 miles west of the Lancaster County line. There is some Lincoln influence due to the proximity of the town. The town has 2 taverns, a post office and Coop elevator.</p>																				
6	<p>Goehner:</p> <p>----Goehner is located in the western half of the county only a half mile off I-80. The town has a post office and a new restaurant in an existing building that has been totally remodeled. There is no Coop elevator in Goehner.</p>																				
7	<p>Grover:</p> <p>----Grover is an unincorporated town just outside of Milford across the Big Blue River. It does have 3 various businesses. About half of Grover is in a flood plain.</p>																				
8	<p>Milford:</p> <p>----Milford is the second largest town in Seward County. It is home to Southeast Technical College which influences rental property. The county has identified various neighborhoods. Milford has a K-12 school, a downtown business district, a golf course and a swimming pool. Milford has 32 upscale residential properties ranging in value from \$200,000 to \$430,000.</p>																				

	9	<p>Pleasant Dale:</p> <p>----Pleasant Dale is on the eastern edge of Seward County just 1 mile in from the Lancaster County line and 2 ½ miles south of I-80 and 2 miles south of Highway 6. It also has Highway 103 on the edge town that goes south to Saline County. The town has a post office, a Coop elevator, a lumberyard, a restaurant, two apartment buildings, and auto service garage. Due to the towns proximity there is influence from Lincoln. The town has some nice ranch style homes along with older better kept homes.</p>
	10	<p>Staplehurst:</p> <p>----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. There is very little to draw people to this town for new businesses.</p>
	11	<p>Tamora:</p> <p>----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main function of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Except for the Coop, nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
	12	<p>Utica:</p> <p>----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repared part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
	13	<p>Rural:</p> <p>----The rural commercial properties in Seward County are characterized by their location. Seward County has six I-80 Interchanges. The 2 predominant ones are at Milford and Seward. The Pleasant Dale exchange has an old service station and a travel trailer park. The Goehner exchange has a gas station. The other 2 do not have buildings. Other commercial rural properties are scattered throughout the county.</p>
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	<p>The predominant valuation process in this county is to depend on the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in broad occupancy groups so that they can compare their cost approach results to the selling price of similar properties. Those groups include retail, warehouse/service garage, office, restaurant/bar, land and other miscellaneous occupancies. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value. The county may utilize any income data presented, but does not develop an overall income approach.</p>	
3a.	Describe the process used to determine the value of unique commercial properties.	
	<p>The cost approach is used but the county tries to supplement it with lease information if any is available.</p>	
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?	
	<p>Generally, the county relies on the analysis of sales in their local market to determine the base depreciation and for economic factors used for commercial property. Additional analysis includes linear regression techniques to build and extend depreciation tables.</p>	

5.	Are individual depreciation tables developed for each valuation grouping?																																																										
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2014 Commercial Correlation Section for Seward County

County Overview

Seward County is an agriculturally based county with an array of ten villages and towns. Most of the commercial properties in the smaller towns either directly service or support agriculture or the people involved in agriculture. Seward, the county seat, is the predominant location for much of the commercial and industrial property. The Department's "2013 County and Municipal Valuations by Property Type" reports that 51% of the commercial valuation is reported in Seward, 19% is in the smaller towns and 30% is in the non-municipal areas. Seward has about 81%, Utica has about 2% of the industrial valuation, and the remaining 17% is in the non-municipal areas of the county. In all, the commercial values are stable to increasing in Seward and generally stable in other parts of the county. During the past few years there have been no significant economic events that have impacted the value of commercial property.

Description of Analysis

Seward County has divided their commercial analysis and valuation work into thirteen valuation groups. These groups are defined by individual towns and rural commercial parcels. The characteristics of each valuation group are described in in the Commercial Survey. The county believes that each grouping is unique with differing combinations of population, schools, commercial activity, healthcare services and employment outside the agricultural sector.

The key statistics that are prepared and considered for measurement are as follows: there are 25 qualified sales; the median ratio is 94%; the COD is 19.41; and the PRD is 99.86. Of the 25 qualified sales, 10 are in Seward, 9 are in Milford and 2 each in Beaver Crossing, Garland and Pleasant Dale. When the 11 different occupancy codes are reviewed, there are 7 sales in code 353 (retail store); 4 sales in code 406 (storage warehouse); 4 sales in code 528 (service repair garage); 2 sales in code 352 (multi-family); and the remaining 7 codes have only 1 sale each. Since there are only 11 occupancy codes, there are still many property types with no representation and those that are represented are insufficient for preparing a viable statistical analysis. In short, there are not sufficient sales to represent or measure either the overall class or any subclass of the commercial property.

Sales Qualification

The Department's has reviewed the county's sale verification process and finds that there was no reason to conclude that the county had selectively excluded sales to influence the measurement process and that all available qualified sales were used in the measurement process.

2014 Commercial Correlation Section for Seward County

Equalization and Quality of Assessment

The Department analyzes each county every third year to systematically review assessment practices. With the information available it was confirmed 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

The statistical calculations alone are not representative of the commercial class and are not considered adequate to indicate the actual level of value. However all of the available information, particularly the assessment practices indicate that the county has achieved an acceptable level of value. The level of value is called at the statutory level of 100%.

2014 Agricultural Assessment Actions for Seward County

For 2014, Seward County has followed their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on agricultural parcels. They continually monitor and update the land use on all parcels where changes are reported or observed. Use changes are discovered through land owner reports, GIS and the observations of the assessor and staff. They are verified and measured using GIS, as well as NRD and FSA records and maps.

The county conducted a thorough sale verification and analysis process. They focused on the configuration of the 3 market areas and concluded that no change would be made for 2014. This analysis did however demonstrate that the values in Areas 2 and 3 are still equivalent so the sales in both areas were analyzed together to develop the values applied to both areas. Following that, they implemented new values for agricultural land. Irrigated, dry and grass values changed in all 3 Market Areas. The assessed values in Area 2 (Special Valuation Area) were also changed and reflect the same LCG values as Market Area 3.

2014 Agricultural Assessment Survey for Seward County

1.	Valuation data collection done by:								
	The Deputy Assessor does the land use and acre count and the county staff does improvements.								
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;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td><td>Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop.</td></tr> <tr> <td style="text-align: center;">2</td><td>The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the easternmost part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.</td></tr> <tr> <td style="text-align: center;">3</td><td>Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.</td></tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	1	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop.	2	The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the easternmost part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.	3	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.
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3	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.								
3.	Describe the process used to determine and monitor market areas.								
	Sale verification and market analysis provide insight into market trends. The general land use is the key to each market area. If a trend were to change, the market area may also.								
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.								
	The predominant use of the parcel drives the decision. Then the analysis of the local market is used to establish values.								
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?								
	<p>Yes;</p> <p>----The first (home site) acre is the same. The first acre for home sites on agricultural parcels and on residential parcels is valued at \$18,000. The additional site acres have different values for the two subclasses. The next four rural residential site acres are valued at \$6,500 to \$3,500 per acre, up to four additional rural residential site acres are valued at \$3,500 to \$1,500 per acre, and any residual acres over nine are valued at \$2,500 to \$1,000. Those variations are higher in the east where the special valuation exists and lower in the west of the county. The land beyond the first acre on parcels classified as agricultural is valued as a site value at \$2,500 per acre.</p>								
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.								

	<p>The special value area is monitored by comparing sales in Market Area 2 to the sales in Market Area 3. The values used for the parcels in Market Area 2, (special value area), are derived from the verification and analysis of the sales in Market Area 3. The two areas are very similar in land use and farming practices. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately administratively.</p>
7.	<p>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</p>
	<p>Yes; -----There are applications and a special valuation procedure in place. As the agricultural land value rises, this difference has been absorbed by the market, so there has been no recognized difference since the 2013 assessment year.</p>
8.	<p>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</p>
	<p>The county reports 5 to 6 parcels of WRP throughout the county. This subclass of land has been valued like grass land but at 100% rather than 75% for grass land in an agricultural use. This practice was established using information from the only known sale of WRP in the county. That was in 2003. This practice allows for the WRP value to trend along with the grassland values in the county.</p>

Seward County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Seward	1	6,150	6,050	5,900	5,800	5,500	N/A	4,500	3,991	5,731
Butler	1	5,599	5,400	4,795	4,680	4,098	3,876	3,386	3,169	4,933
Fillmore	1	5,900	5,800	5,700	5,600	5,300	N/A	4,900	4,750	5,675
Polk	1	5,844	5,288	4,942	4,620	4,282	4,200	4,049	3,555	5,332
Saline	3	6,091	6,095	5,989	5,894	5,346	4,500	4,423	4,300	5,827
York	2	6,450	6,350	6,200	6,000	5,700	N/A	5,000	5,000	6,195
Seward	2	5,675	5,650	5,200	N/A	5,200	3,800	3,675	2,900	5,354
Seward	3	5,675	5,650	5,200	5,200	5,200	N/A	3,675	2,900	5,339
Butler	1	5,599	5,400	4,795	4,680	4,098	3,876	3,386	3,169	4,933
Lancaster	1	6,000	6,000	5,982	5,993	4,874	4,854	2,999	2,999	5,463
Saline	3	6,091	6,095	5,989	5,894	5,346	4,500	4,423	4,300	5,827
Saunders	1	5,604	5,400	5,201	4,751	4,602	4,315	3,405	3,200	4,394

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Seward	1	5,500	5,350	5,200	4,900	4,700	3,800	3,675	2,900	4,845
Butler	1	5,300	5,000	4,199	3,987	3,600	2,900	2,800	2,700	3,958
Fillmore	1	3,555	3,515	3,415	3,365	3,214	N/A	2,922	2,855	3,405
Polk	1	3,758	3,557	2,700	2,700	2,460	2,390	2,310	2,310	3,288
Saline	3	4,016	4,007	3,421	3,212	2,870	2,350	2,342	2,175	3,383
York	2	4,800	4,500	4,200	4,000	3,500	N/A	3,000	3,000	4,176
Seward	2	5,675	5,650	5,200	5,200	5,200	3,800	3,675	2,900	4,755
Seward	3	5,675	5,650	5,200	5,200	5,200	3,800	3,675	2,900	5,049
Butler	1	5,300	5,000	4,199	3,987	3,600	2,900	2,800	2,700	3,958
Lancaster	1	3,748	3,750	3,371	3,373	3,000	3,000	2,625	2,624	3,263
Saline	3	4,016	4,007	3,421	3,212	2,870	2,350	2,342	2,175	3,383
Saunders	1	4,703	4,506	4,303	3,856	3,704	3,306	2,705	2,412	3,354

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Seward	1	1,295	1,421	1,210	1,176	1,151	1,900	1,129	1,018	1,125
Butler	1	2,100	2,377	2,245	1,983	2,001	1,899	1,875	1,436	1,723
Fillmore	1	1,260	1,240	1,180	1,120	1,107	N/A	1,000	1,000	1,087
Polk	1	1,086	1,147	1,232	1,250	1,223	1,252	1,154	1,074	1,166
Saline	3	1,468	1,844	1,389	1,846	1,744	1,485	1,356	951	1,360
York	2	1,774	1,702	1,505	1,503	1,400	N/A	1,300	1,300	1,391
Seward	2	1,489	1,589	1,471	1,420	1,279	1,394	1,199	1,073	1,254
Seward	3	1,420	1,417	1,203	1,248	1,156	1,375	1,181	1,018	1,162
Butler	1	2,100	2,377	2,245	1,983	2,001	1,899	1,875	1,436	1,723
Lancaster	1	2,362	2,539	2,088	2,163	1,817	1,829	1,432	1,366	1,805
Saline	3	1,468	1,844	1,389	1,846	1,744	1,485	1,356	951	1,360
Saunders	1	2,052	1,760	2,048	1,803	1,955	1,463	1,435	1,083	1,513

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

METHODOLOGY REPORT OF SPECIAL VALUATION PROCEDURES

SEWARD COUNTY – 2014

Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Property Assessment Division. A market study is done based on those sales. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and weighted mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the Market Area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Market Area 3 is most like Market Area 2, which has special valuation. The new assessed value from Market Area 3 for each land capability group is then applied to all agricultural parcels in area 2.

For 2014 it was determined that sales in Market Area 2 were not selling much differently than in Market Area 3. Therefore, all the qualified sales in the 2 market areas were used to set the values for both areas. The 2 areas are still being maintained separately but were grouped together for analysis and valuation.

2014 Agricultural Correlation Section for Seward County

County Overview

Seward County is an agriculturally based county with Seward and several small towns that exist primarily to support agriculture. The prevalent crops are row crops with corn, soybeans, and some grain sorghum. There is also some grazing land, primarily in the east part of the county. The county land use is approximately 42% irrigated land, 37% dry land, 18% grass land and 3% other uses. Seward County is bordered on the north by Butler County, on the south by Saline County, on the east by Lancaster County, and on the west by York County. The agricultural land is valued using three market areas that are more fully described in the survey. Area 1 is about 68% irrigated crop land covering about 60% of the west part of the county. Area 2 and 3 are predominantly dry crop and grass land. They are geographically similar and since 2013, have been analyzed together to produce a common value. Prior to 2013, Seward County has only analyzed only the sales in Area 3 and applied the results to both areas as Area 2 has been considered a special valuation area. The increases in land values have caused the sales in both areas to reflect only agricultural value. The county will maintain the separate market areas and the R&O will show 2 market areas. Area 1 will again be just Area 1 and Area 2 will contain sales from both Areas 2 and 3 for analysis purposes. For 2014 the department will not report a measurement of special valuation for Seward County.

Description of Analysis

There was a total sample of 49 qualified sales; 43 Seward County sales supplemented with 6 additional qualified sales used to determine the level of value of agricultural land in the county. The sample after supplementation was deemed adequate, proportional among study years and representative based on major land uses. Any comparable sales used were selected from a similar agricultural area within six miles of the subject county.

Both of the reported market areas are within the acceptable range. In this study, the 80% Majority Land Use Tables demonstrate that the irrigated values for the county and for Area 1 are within the range; that the dry values for the county and for Area 2 are within the range. Sales with predominantly grass acres and other majority land uses are too scarce to produce an independent measurement. The county has made substantial changes to all of the values based on their analysis. The Department is not recommending any change to the values based on any major land use.

The calculated median ratio is 72%; the COD is 29.90 and the PRD is 107.27. Given the high appreciation in land value during the three years of this analysis, little weight is given to the COD and PRD. The 2014 abstract reports; overall agricultural land increased by 34.82%; irrigated land increased by over 26%, dry land increased by nearly 53%, and grass land increased by nearly 12%. The county has sound assessment practices relating to the verification of sales and analysis of agricultural values.

2014 Agricultural Correlation Section for Seward County

Sales Qualification

The Department's review of the county's sale verification process reported in the residential correlation was done for all 3 classes of property at the same time. The findings, that there was no reason to conclude that the county had selectively excluded sales to influence the measurement process applies to the agricultural sales too. The measurement was done with all available qualified sales.

Equalization and Quality of Assessment

The county has sound assessment practices relating to the verification of sales and analysis of agricultural values. Each year, the county verifies all of the new sales that take place. They update any changes to land use that are discovered or reported. They completely analyze and revalue all agricultural land within a classification system and monitor sales to affirm their use of one market area. The quality of assessment for agricultural land is acceptable.

Level of Value

For 2014, the apparent level of value of agricultural land is 72% and the quality of the assessment process is acceptable. There are no strong indications of any major subclass outside the range. There are no recommended adjustments to the class or to any subclass of agricultural land.

80 Seward
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 : 364	MEDIAN : 97	COV : 11.09	95% Median C.I. : 96.64 to 97.73
Total Sales Price : 53,620,244	WGT. MEAN : 96	STD : 10.81	95% Wgt. Mean C.I. : 94.56 to 96.74
Total Adj. Sales Price : 53,671,244	MEAN : 98	Avg. Abs. Dev : 06.03	95% Mean C.I. : 96.39 to 98.61
Total Assessed Value : 51,336,006			
Avg. Adj. Sales Price : 147,448	COD : 06.20	MAX Sales Ratio : 165.65	
Avg. Assessed Value : 141,033	PRD : 101.93	MIN Sales Ratio : 59.14	

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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-11 To 31-DEC-11	38	97.72	97.91	97.75	03.32	100.16	84.91	117.67	96.63 to 99.19	151,759	148,339
01-JAN-12 To 31-MAR-12	35	99.14	97.40	95.88	03.14	101.59	63.01	109.26	97.85 to 99.74	147,567	141,485
01-APR-12 To 30-JUN-12	34	98.45	98.60	97.39	04.55	101.24	87.60	124.19	96.25 to 99.39	153,541	149,528
01-JUL-12 To 30-SEP-12	53	96.73	98.56	97.55	05.29	101.04	85.89	154.55	95.54 to 98.63	146,703	143,108
01-OCT-12 To 31-DEC-12	43	96.04	93.79	92.19	06.60	101.74	59.14	113.54	93.52 to 98.46	140,323	129,367
01-JAN-13 To 31-MAR-13	33	97.74	98.30	97.81	06.03	100.50	79.48	143.31	94.87 to 98.95	159,315	155,825
01-APR-13 To 30-JUN-13	55	97.23	99.25	96.16	08.08	103.21	69.10	165.65	96.05 to 99.39	136,681	131,428
01-JUL-13 To 30-SEP-13	73	95.33	96.55	92.77	08.35	104.07	66.20	159.95	93.99 to 96.59	149,797	138,971
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	160	97.91	98.16	97.20	04.27	100.99	63.01	154.55	97.41 to 98.63	149,546	145,360
01-OCT-12 To 30-SEP-13	204	96.47	96.98	94.40	07.64	102.73	59.14	165.65	95.33 to 97.19	145,803	137,640
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	165	97.54	97.08	95.82	05.16	101.31	59.14	154.55	96.75 to 98.46	146,633	140,506
<u>ALL</u>	364	97.21	97.50	95.65	06.20	101.93	59.14	165.65	96.64 to 97.73	147,448	141,033

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	198	97.14	97.01	97.21	03.03	99.79	80.99	118.15	96.62 to 97.72	151,305	147,083
02	11	97.11	102.04	97.86	11.41	104.27	83.01	138.45	88.38 to 129.29	77,809	76,140
03	4	98.79	98.79	98.73	03.03	100.06	92.87	104.70	N/A	67,875	67,011
04	2	95.35	95.35	95.75	03.78	99.58	91.75	98.95	N/A	76,625	73,369
05	6	104.75	114.30	103.79	14.30	110.13	96.91	165.65	96.91 to 165.65	59,333	61,579
06	5	96.32	95.53	93.81	07.79	101.83	79.88	109.56	N/A	102,100	95,779
08	46	97.75	97.03	96.39	04.15	100.66	79.21	124.19	94.73 to 99.09	139,769	134,725
09	13	99.17	100.53	99.97	05.87	100.56	86.98	118.83	94.46 to 108.90	123,731	123,691
10	6	104.65	105.71	107.28	09.95	98.54	88.37	128.30	88.37 to 128.30	47,333	50,781
11	2	127.74	127.74	149.54	25.22	85.42	95.53	159.95	N/A	24,750	37,010
12	16	97.90	101.07	94.32	15.17	107.16	69.10	154.55	87.79 to 111.71	120,922	114,054
13	47	91.76	93.80	89.69	13.58	104.58	59.14	143.31	88.38 to 98.93	198,398	177,953
14	8	93.81	90.50	89.94	08.90	100.62	63.01	103.10	63.01 to 103.10	241,863	217,532
<u>ALL</u>	364	97.21	97.50	95.65	06.20	101.93	59.14	165.65	96.64 to 97.73	147,448	141,033

80 Seward
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 : 364	MEDIAN : 97	COV : 11.09	95% Median C.I. : 96.64 to 97.73
Total Sales Price : 53,620,244	WGT. MEAN : 96	STD : 10.81	95% Wgt. Mean C.I. : 94.56 to 96.74
Total Adj. Sales Price : 53,671,244	MEAN : 98	Avg. Abs. Dev : 06.03	95% Mean C.I. : 96.39 to 98.61
Total Assessed Value : 51,336,006			
Avg. Adj. Sales Price : 147,448	COD : 06.20	MAX Sales Ratio : 165.65	
Avg. Assessed Value : 141,033	PRD : 101.93	MIN Sales Ratio : 59.14	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	361	97.19	97.16	95.63	05.89	101.60	59.14	159.95	96.64 to 97.73	148,492	142,005
06											
07	3	154.55	137.69	110.37	15.70	124.75	92.87	165.65	N/A	21,833	24,097
____ALL____	364	97.21	97.50	95.65	06.20	101.93	59.14	165.65	96.64 to 97.73	147,448	141,033

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000											
Less Than 15,000	4	125.04	118.72	114.68	33.09	103.52	59.14	165.65	N/A	9,125	10,465
Less Than 30,000	11	109.67	117.82	116.38	22.73	101.24	59.14	165.65	95.53 to 154.55	19,182	22,324
____Ranges Excl. Low \$____											
Greater Than 4,999	364	97.21	97.50	95.65	06.20	101.93	59.14	165.65	96.64 to 97.73	147,448	141,033
Greater Than 14,999	360	97.21	97.26	95.64	05.80	101.69	63.01	159.95	96.64 to 97.73	148,985	142,484
Greater Than 29,999	353	97.09	96.87	95.57	05.51	101.36	63.01	159.95	96.60 to 97.60	151,445	144,732
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999	4	125.04	118.72	114.68	33.09	103.52	59.14	165.65	N/A	9,125	10,465
15,000 TO 29,999	7	109.67	117.31	116.74	14.17	100.49	98.51	143.31	98.51 to 143.31	24,929	29,101
30,000 TO 59,999	28	98.14	103.66	103.46	10.91	100.19	83.01	159.95	94.87 to 106.34	50,365	52,108
60,000 TO 99,999	55	97.42	99.69	99.35	06.77	100.34	83.72	128.30	95.80 to 99.41	77,730	77,228
100,000 TO 149,999	108	97.25	96.07	96.06	04.89	100.01	67.49	123.09	96.23 to 98.20	125,443	120,497
150,000 TO 249,999	128	96.98	96.01	95.85	03.42	100.17	72.48	103.25	96.59 to 97.74	184,070	176,430
250,000 TO 499,999	34	95.08	92.47	91.76	08.54	100.77	63.01	118.15	90.80 to 98.19	313,708	287,856
500,000 TO 999,999											
1,000,000 +											
____ALL____	364	97.21	97.50	95.65	06.20	101.93	59.14	165.65	96.64 to 97.73	147,448	141,033

80 Seward
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 : 25
 Total Sales Price : 6,466,800
 Total Adj. Sales Price : 6,364,300
 Total Assessed Value : 6,048,026
 Avg. Adj. Sales Price : 254,572
 Avg. Assessed Value : 241,921

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 95
 COD : 19.41
 PRD : 99.86

COV : 25.67
 STD : 24.36
 Avg. Abs. Dev : 18.20
 MAX Sales Ratio : 143.94
 MIN Sales Ratio : 37.53

95% Median C.I. : 81.87 to 101.65
 95% Wgt. Mean C.I. : 76.63 to 113.43
 95% Mean C.I. : 84.84 to 104.96

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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>Qtrrs</u>											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11	2	89.11	89.11	89.14	01.11	99.97	88.12	90.09	N/A	31,250	27,858
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11	1	91.74	91.74	91.74	00.00	100.00	91.74	91.74	N/A	75,000	68,806
01-OCT-11 To 31-DEC-11	4	97.21	91.76	94.93	14.28	96.66	61.96	110.66	N/A	199,375	189,271
01-JAN-12 To 31-MAR-12	1	80.07	80.07	80.07	00.00	100.00	80.07	80.07	N/A	75,000	60,054
01-APR-12 To 30-JUN-12	2	87.83	87.83	81.47	12.60	107.81	76.76	98.90	N/A	1,270,000	1,034,656
01-JUL-12 To 30-SEP-12	3	95.25	101.85	106.36	08.50	95.76	93.00	117.29	N/A	114,433	121,707
01-OCT-12 To 31-DEC-12	4	93.55	97.83	76.88	30.86	127.25	65.81	138.41	N/A	163,250	125,505
01-JAN-13 To 31-MAR-13	3	101.65	100.70	103.43	12.03	97.36	81.87	118.57	N/A	100,000	103,430
01-APR-13 To 30-JUN-13	4	113.29	102.01	125.56	29.95	81.24	37.53	143.94	N/A	357,500	448,895
01-JUL-13 To 30-SEP-13	1	72.78	72.78	72.78	00.00	100.00	72.78	72.78	N/A	88,000	64,049
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	3	90.09	89.98	90.56	01.34	99.36	88.12	91.74	N/A	45,833	41,507
01-OCT-11 To 30-SEP-12	10	94.52	92.83	86.57	12.39	107.23	61.96	117.29	76.76 to 110.66	375,580	325,157
01-OCT-12 To 30-SEP-13	12	100.14	97.85	108.13	26.36	90.49	37.53	143.94	72.11 to 127.94	205,917	222,661
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	7	91.74	91.00	94.29	10.10	96.51	61.96	110.66	61.96 to 110.66	133,571	125,943
01-JAN-12 To 31-DEC-12	10	94.13	95.26	82.98	18.81	114.80	65.81	138.41	72.11 to 117.29	361,130	299,651
<u>ALL</u>	25	93.79	94.90	95.03	19.41	99.86	37.53	143.94	81.87 to 101.65	254,572	241,921

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	92.77	91.28	92.62	15.07	98.55	65.81	127.94	72.11 to 110.66	467,280	432,795
02	2	101.55	101.55	96.24	13.23	105.52	88.12	114.98	N/A	21,500	20,692
05	2	63.81	63.81	71.69	41.18	89.01	37.53	90.09	N/A	25,000	17,924
08	9	98.90	102.97	103.18	23.44	99.80	61.96	143.94	72.78 to 138.41	142,056	146,580
09	2	101.14	101.14	101.13	00.51	100.01	100.62	101.65	N/A	160,000	161,815
<u>ALL</u>	25	93.79	94.90	95.03	19.41	99.86	37.53	143.94	81.87 to 101.65	254,572	241,921

80 Seward
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 : 25
 Total Sales Price : 6,466,800
 Total Adj. Sales Price : 6,364,300
 Total Assessed Value : 6,048,026
 Avg. Adj. Sales Price : 254,572
 Avg. Assessed Value : 241,921

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 95
 COD : 19.41
 PRD : 99.86

COV : 25.67
 STD : 24.36
 Avg. Abs. Dev : 18.20
 MAX Sales Ratio : 143.94
 MIN Sales Ratio : 37.53

95% Median C.I. : 81.87 to 101.65
 95% Wgt. Mean C.I. : 76.63 to 113.43
 95% Mean C.I. : 84.84 to 104.96

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	23	93.79	94.25	94.10	18.72	100.16	37.53	143.94	81.87 to 101.65	137,578	129,458
04	2	102.35	102.35	95.95	25.00	106.67	76.76	127.94	N/A	1,600,000	1,535,245
____ALL____	25	93.79	94.90	95.03	19.41	99.86	37.53	143.94	81.87 to 101.65	254,572	241,921

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Low \$ Ranges____											
Less Than 5,000											
Less Than 15,000	1	114.98	114.98	114.98	00.00	100.00	114.98	114.98	N/A	13,000	14,948
Less Than 30,000	2	76.26	76.26	70.54	50.79	108.11	37.53	114.98	N/A	15,250	10,758
____Ranges Excl. Low \$____											
Greater Than 4,999	25	93.79	94.90	95.03	19.41	99.86	37.53	143.94	81.87 to 101.65	254,572	241,921
Greater Than 14,999	24	93.40	94.06	94.99	19.36	99.02	37.53	143.94	80.07 to 101.65	264,638	251,378
Greater Than 29,999	23	93.79	96.52	95.15	17.51	101.44	61.96	143.94	81.87 to 101.65	275,383	262,022
____Incremental Ranges____											
0 TO 4,999											
5,000 TO 14,999	1	114.98	114.98	114.98	00.00	100.00	114.98	114.98	N/A	13,000	14,948
15,000 TO 29,999	1	37.53	37.53	37.53	00.00	100.00	37.53	37.53	N/A	17,500	6,567
30,000 TO 59,999	5	90.09	98.75	100.71	14.13	98.05	81.87	138.41	N/A	40,560	40,848
60,000 TO 99,999	5	91.74	101.42	103.40	23.90	98.09	72.78	143.94	N/A	85,100	87,993
100,000 TO 149,999	5	93.00	86.01	87.83	17.53	97.93	61.96	110.66	N/A	103,100	90,548
150,000 TO 249,999	3	101.65	106.52	107.05	05.47	99.50	100.62	117.29	N/A	168,333	180,208
250,000 TO 499,999	1	72.11	72.11	72.11	00.00	100.00	72.11	72.11	N/A	470,000	338,900
500,000 TO 999,999	2	96.35	96.35	96.51	02.66	99.83	93.79	98.90	N/A	507,500	489,775
1,000,000 +	2	102.35	102.35	95.95	25.00	106.67	76.76	127.94	N/A	1,600,000	1,535,245
____ALL____	25	93.79	94.90	95.03	19.41	99.86	37.53	143.94	81.87 to 101.65	254,572	241,921

80 Seward
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 : 25
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 Avg. Adj. Sales Price : 254,572
 Avg. Assessed Value : 241,921

MEDIAN : 94
 WGT. MEAN : 95
 MEAN : 95
 COD : 19.41
 PRD : 99.86

COV : 25.67
 STD : 24.36
 Avg. Abs. Dev : 18.20
 MAX Sales Ratio : 143.94
 MIN Sales Ratio : 37.53

95% Median C.I. : 81.87 to 101.65
 95% Wgt. Mean C.I. : 76.63 to 113.43
 95% Mean C.I. : 84.84 to 104.96

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	90.09	90.09	90.09	00.00	100.00	90.09	90.09	N/A	32,500	29,280
340	1	117.29	117.29	117.29	00.00	100.00	117.29	117.29	N/A	185,000	216,995
344	1	138.41	138.41	138.41	00.00	100.00	138.41	138.41	N/A	50,000	69,204
350	1	101.65	101.65	101.65	00.00	100.00	101.65	101.65	N/A	160,000	162,638
352	2	108.74	108.74	101.71	09.05	106.91	98.90	118.57	N/A	315,000	320,391
353	7	91.74	93.03	96.61	17.39	96.29	61.96	143.94	61.96 to 143.94	84,357	81,497
406	4	88.69	85.71	95.87	32.21	89.40	37.53	127.94	N/A	844,375	809,512
426	1	110.66	110.66	110.66	00.00	100.00	110.66	110.66	N/A	102,500	113,428
470	1	95.25	95.25	95.25	00.00	100.00	95.25	95.25	N/A	40,300	38,387
528	4	80.45	87.00	73.93	18.09	117.68	72.11	114.98	N/A	150,250	111,083
555	1	65.81	65.81	65.81	00.00	100.00	65.81	65.81	N/A	120,000	78,969
597	1	93.79	93.79	93.79	00.00	100.00	93.79	93.79	N/A	475,000	445,484
<u>ALL</u>	25	93.79	94.90	95.03	19.41	99.86	37.53	143.94	81.87 to 101.65	254,572	241,921

80 Seward
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 : 49
 Total Sales Price : 28,100,548
 Total Adj. Sales Price : 28,074,548
 Total Assessed Value : 20,740,364
 Avg. Adj. Sales Price : 572,950
 Avg. Assessed Value : 423,273

MEDIAN : 72
 WGT. MEAN : 74
 MEAN : 79
 COD : 29.90
 PRD : 107.27

COV : 35.61
 STD : 28.22
 Avg. Abs. Dev : 21.49
 MAX Sales Ratio : 160.68
 MIN Sales Ratio : 34.34

95% Median C.I. : 66.36 to 83.72
 95% Wgt. Mean C.I. : 67.56 to 80.19
 95% Mean C.I. : 71.35 to 87.15

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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	8	102.53	103.02	99.44	30.83	103.60	36.59	160.68	36.59 to 160.68	377,868	375,745
01-JAN-11 To 31-MAR-11	3	108.12	88.61	103.43	23.61	85.67	40.55	117.15	N/A	392,488	405,935
01-APR-11 To 30-JUN-11	4	77.35	76.76	70.33	23.40	109.14	54.61	97.74	N/A	620,663	436,527
01-JUL-11 To 30-SEP-11	1	120.04	120.04	120.04	00.00	100.00	120.04	120.04	N/A	255,000	306,097
01-OCT-11 To 31-DEC-11	6	68.28	72.36	71.51	26.16	101.19	34.34	123.41	34.34 to 123.41	510,163	364,808
01-JAN-12 To 31-MAR-12	5	60.25	72.57	63.50	22.94	114.28	57.96	121.52	N/A	778,182	494,123
01-APR-12 To 30-JUN-12	3	86.95	81.84	83.57	21.60	97.93	51.11	107.46	N/A	439,720	367,491
01-JUL-12 To 30-SEP-12	2	85.12	85.12	84.33	01.64	100.94	83.72	86.52	N/A	1,082,763	913,072
01-OCT-12 To 31-DEC-12	14	69.68	71.76	71.39	12.61	100.52	49.95	106.97	64.67 to 83.20	511,584	365,220
01-JAN-13 To 31-MAR-13	3	51.29	49.60	49.84	08.11	99.52	42.52	55.00	N/A	1,179,247	587,741
01-APR-13 To 30-JUN-13											
01-JUL-13 To 30-SEP-13											
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	16	96.18	94.82	90.46	28.99	104.82	36.59	160.68	62.72 to 120.04	433,629	392,248
01-OCT-11 To 30-SEP-12	16	68.28	75.80	72.71	27.55	104.25	34.34	123.41	58.78 to 86.95	652,286	474,255
01-OCT-12 To 30-SEP-13	17	69.15	67.85	64.27	15.53	105.57	42.52	106.97	54.43 to 74.38	629,407	404,489
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	14	73.62	80.50	78.25	33.50	102.88	34.34	123.41	54.61 to 117.15	498,292	389,919
01-JAN-12 To 31-DEC-12	24	69.68	74.30	72.31	18.94	102.75	49.95	121.52	64.33 to 83.72	605,741	438,013
<u>ALL</u>	49	71.87	79.25	73.88	29.90	107.27	34.34	160.68	66.36 to 83.72	572,950	423,273

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	26	74.15	85.78	75.83	33.05	113.12	42.52	160.68	64.67 to 108.12	665,339	504,560
2	23	69.62	71.88	70.73	25.28	101.63	34.34	110.44	58.78 to 86.52	468,510	331,383
<u>ALL</u>	49	71.87	79.25	73.88	29.90	107.27	34.34	160.68	66.36 to 83.72	572,950	423,273

80 Seward
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 : 49	MEDIAN : 72	COV : 35.61	95% Median C.I. : 66.36 to 83.72
Total Sales Price : 28,100,548	WGT. MEAN : 74	STD : 28.22	95% Wgt. Mean C.I. : 67.56 to 80.19
Total Adj. Sales Price : 28,074,548	MEAN : 79	Avg. Abs. Dev : 21.49	95% Mean C.I. : 71.35 to 87.15
Total Assessed Value : 20,740,364			
Avg. Adj. Sales Price : 572,950	COD : 29.90	MAX Sales Ratio : 160.68	
Avg. Assessed Value : 423,273	PRD : 107.27	MIN Sales Ratio : 34.34	

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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	8	62.46	64.87	60.06	17.74	108.01	42.52	97.74	42.52 to 97.74	674,188	404,919
1	8	62.46	64.87	60.06	17.74	108.01	42.52	97.74	42.52 to 97.74	674,188	404,919
____Dry____											
County	8	65.35	76.66	69.34	26.89	110.56	51.11	160.68	51.11 to 160.68	665,332	461,341
1	2	105.90	105.90	86.37	51.74	122.61	51.11	160.68	N/A	331,750	286,527
2	6	65.35	66.91	66.91	07.90	100.00	58.78	83.20	58.78 to 83.20	776,526	519,613
____ALL____	49	71.87	79.25	73.88	29.90	107.27	34.34	160.68	66.36 to 83.72	572,950	423,273

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	18	70.72	78.01	70.40	26.98	110.81	42.52	123.41	60.25 to 97.74	725,711	510,887
1	18	70.72	78.01	70.40	26.98	110.81	42.52	123.41	60.25 to 97.74	725,711	510,887
____Dry____											
County	19	69.73	84.31	76.58	30.63	110.09	51.11	160.68	64.33 to 106.97	547,003	418,901
1	5	73.91	100.44	93.12	50.82	107.86	51.11	160.68	N/A	406,100	378,173
2	14	69.68	78.54	72.56	21.91	108.24	55.00	110.44	62.15 to 106.97	597,325	433,447
____Grass____											
County	3	36.59	40.29	40.84	14.21	98.65	34.34	49.95	N/A	241,467	98,604
2	3	36.59	40.29	40.84	14.21	98.65	34.34	49.95	N/A	241,467	98,604
____ALL____	49	71.87	79.25	73.88	29.90	107.27	34.34	160.68	66.36 to 83.72	572,950	423,273

Total Real Property
Sum Lines 17, 25, & 30

Records : 10,200

Value : 2,484,622,602

Growth 20,995,274

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	334	4,383,969	122	4,000,334	164	6,946,095	620	15,330,398	
02. Res Improve Land	3,923	71,904,925	391	13,804,128	1,040	47,819,357	5,354	133,528,410	
03. Res Improvements	4,000	389,533,508	399	57,157,597	1,087	151,867,730	5,486	598,558,835	
04. Res Total	4,334	465,822,402	521	74,962,059	1,251	206,633,182	6,106	747,417,643	10,356,414
% of Res Total	70.98	62.32	8.53	10.03	20.49	27.65	59.86	30.08	49.33
05. Com UnImp Land	85	2,181,779	7	121,708	29	934,259	121	3,237,746	
06. Com Improve Land	448	14,937,441	26	811,649	39	4,894,977	513	20,644,067	
07. Com Improvements	474	71,213,945	37	8,750,066	63	22,162,132	574	102,126,143	
08. Com Total	559	88,333,165	44	9,683,423	92	27,991,368	695	126,007,956	5,190,061
% of Com Total	80.43	70.10	6.33	7.68	13.24	22.21	6.81	5.07	24.72
09. Ind UnImp Land	4	37,530	0	0	0	0	4	37,530	
10. Ind Improve Land	7	1,659,435	1	160,875	0	0	8	1,820,310	
11. Ind Improvements	7	15,904,324	1	3,039,461	0	0	8	18,943,785	
12. Ind Total	11	17,601,289	1	3,200,336	0	0	12	20,801,625	1,744,570
% of Ind Total	91.67	84.61	8.33	15.39	0.00	0.00	0.12	0.84	8.31
13. Rec UnImp Land	0	0	2	69,429	1	283,000	3	352,429	
14. Rec Improve Land	0	0	2	91,446	3	49,055	5	140,501	
15. Rec Improvements	1	1,320	4	487,085	34	506,500	39	994,905	
16. Rec Total	1	1,320	6	647,960	35	838,555	42	1,487,835	0
% of Rec Total	2.38	0.09	14.29	43.55	83.33	56.36	0.41	0.06	0.00
Res & Rec Total	4,335	465,823,722	527	75,610,019	1,286	207,471,737	6,148	748,905,478	10,356,414
% of Res & Rec Total	70.51	62.20	8.57	10.10	20.92	27.70	60.27	30.14	49.33
Com & Ind Total	570	105,934,454	45	12,883,759	92	27,991,368	707	146,809,581	6,934,631
% of Com & Ind Total	80.62	72.16	6.36	8.78	13.01	19.07	6.93	5.91	33.03
17. Taxable Total	4,905	571,758,176	572	88,493,778	1,378	235,463,105	6,855	895,715,059	17,291,045
% of Taxable Total	71.55	63.83	8.34	9.88	20.10	26.29	67.21	36.05	82.36

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	14	1,579,744	2,475,482		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		14	1,579,744	2,475,482
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					14	1,579,744	2,475,482

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	378	71	116	565

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	8	1,382,365	298	126,249,320	1,847	815,910,715	2,153	943,542,400
28. Ag-Improved Land	0	0	141	72,221,835	934	460,271,282	1,075	532,493,117
29. Ag Improvements	0	0	151	14,653,396	1,041	98,218,630	1,192	112,872,026
30. Ag Total							3,345	1,588,907,543

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	18,000	
32. HomeSite Improv Land	0	0.00	0	95	98.00	1,751,000	
33. HomeSite Improvements	0	0.00	0	91	92.00	10,335,991	
34. HomeSite Total							
35. FarmSite UnImp Land	5	135.30	260,217	26	78.16	71,344	
36. FarmSite Improv Land	0	0.00	0	137	676.90	1,582,834	
37. FarmSite Improvements	0	0.00	0	148	0.00	4,317,405	
38. FarmSite Total							
39. Road & Ditches	0	0.77	0	0	736.54	0	
40. Other- Non Ag Use	0	0.00	0	0	103.85	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	7	7.00	126,000	8	8.00	144,000	
32. HomeSite Improv Land	634	640.00	11,462,000	729	738.00	13,213,000	
33. HomeSite Improvements	601	596.00	70,088,525	692	688.00	80,424,516	3,704,229
34. HomeSite Total				700	746.00	93,781,516	
35. FarmSite UnImp Land	162	652.97	791,966	193	866.43	1,123,527	
36. FarmSite Improv Land	916	3,218.26	7,495,641	1,053	3,895.16	9,078,475	
37. FarmSite Improvements	1,013	0.00	28,130,105	1,161	0.00	32,447,510	0
38. FarmSite Total				1,354	4,761.59	42,649,512	
39. Road & Ditches	0	5,855.46	0	0	6,592.77	0	
40. Other- Non Ag Use	0	201.54	0	0	305.39	0	
41. Total Section VI				2,054	12,405.75	136,431,028	3,704,229

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	343.02	896,513
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	12	1,194.55	2,582,023	15	1,537.57	3,478,536

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	104	10,371.94	38,121,798
44. Recapture Value N/A	0	0.00	0	104	10,371.94	38,121,798
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	815	80,954.36	241,324,196	919	91,326.30	279,445,994
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	39,693.07	29.99%	244,112,697	32.18%	6,150.01
46. 1A	34,360.04	25.96%	207,878,700	27.40%	6,050.01
47. 2A1	12,206.41	9.22%	72,017,819	9.49%	5,900.00
48. 2A	777.48	0.59%	4,509,384	0.59%	5,800.00
49. 3A1	28,923.09	21.85%	159,073,141	20.97%	5,499.87
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	10,925.71	8.25%	49,165,695	6.48%	4,500.00
52. 4A	5,489.25	4.15%	21,909,056	2.89%	3,991.27
53. Total	132,375.05	100.00%	758,666,492	100.00%	5,731.19
Dry					
54. 1D1	8,197.47	20.51%	45,086,105	23.29%	5,500.00
55. 1D	10,945.34	27.39%	58,557,935	30.24%	5,350.03
56. 2D1	3,609.80	9.03%	18,770,960	9.69%	5,200.00
57. 2D	353.82	0.89%	1,733,718	0.90%	4,900.00
58. 3D1	8,867.73	22.19%	41,678,345	21.53%	4,700.00
59. 3D	4.02	0.01%	15,276	0.01%	3,800.00
60. 4D1	5,960.11	14.91%	21,903,555	11.31%	3,675.03
61. 4D	2,025.01	5.07%	5,872,532	3.03%	2,900.00
62. Total	39,963.30	100.00%	193,618,426	100.00%	4,844.91
Grass					
63. 1G1	524.76	4.23%	679,403	4.87%	1,294.69
64. 1G	876.32	7.07%	1,245,402	8.93%	1,421.17
65. 2G1	1,096.28	8.85%	1,326,283	9.51%	1,209.80
66. 2G	361.62	2.92%	425,117	3.05%	1,175.59
67. 3G1	2,094.58	16.90%	2,410,566	17.29%	1,150.86
68. 3G	0.13	0.00%	247	0.00%	1,900.00
69. 4G1	2,570.78	20.74%	2,903,018	20.82%	1,129.24
70. 4G	4,868.71	39.29%	4,955,199	35.53%	1,017.76
71. Total	12,393.18	100.00%	13,945,235	100.00%	1,125.23
Irrigated Total	132,375.05	70.35%	758,666,492	78.45%	5,731.19
Dry Total	39,963.30	21.24%	193,618,426	20.02%	4,844.91
Grass Total	12,393.18	6.59%	13,945,235	1.44%	1,125.23
72. Waste	1,675.22	0.89%	167,522	0.02%	100.00
73. Other	1,772.65	0.94%	655,660	0.07%	369.88
74. Exempt	74.46	0.04%	0	0.00%	0.00
75. Market Area Total	188,179.40	100.00%	967,053,335	100.00%	5,139.00

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	419.39	25.00%	2,380,040	26.49%	5,675.00
46. 1A	518.65	30.91%	2,930,383	32.62%	5,650.02
47. 2A1	413.05	24.62%	2,147,860	23.91%	5,200.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	221.48	13.20%	1,151,696	12.82%	5,200.00
50. 3A	12.70	0.76%	48,260	0.54%	3,800.00
51. 4A1	73.23	4.36%	269,123	3.00%	3,675.04
52. 4A	19.39	1.16%	56,231	0.63%	2,900.00
53. Total	1,677.89	100.00%	8,983,593	100.00%	5,354.10
Dry					
54. 1D1	4,204.51	10.79%	23,860,635	12.88%	5,675.01
55. 1D	7,132.91	18.30%	40,301,093	21.75%	5,650.02
56. 2D1	6,359.15	16.32%	33,067,580	17.85%	5,200.00
57. 2D	742.41	1.91%	3,860,532	2.08%	5,200.00
58. 3D1	6,286.39	16.13%	32,689,228	17.64%	5,200.00
59. 3D	5,228.84	13.42%	19,869,592	10.72%	3,800.00
60. 4D1	7,084.79	18.18%	26,036,716	14.05%	3,675.02
61. 4D	1,928.20	4.95%	5,591,780	3.02%	2,900.00
62. Total	38,967.20	100.00%	185,277,156	100.00%	4,754.70
Grass					
63. 1G1	249.25	0.67%	371,046	0.79%	1,488.65
64. 1G	1,049.66	2.80%	1,668,106	3.55%	1,589.19
65. 2G1	4,345.91	11.61%	6,392,661	13.62%	1,470.96
66. 2G	712.46	1.90%	1,011,776	2.15%	1,420.12
67. 3G1	4,839.48	12.93%	6,191,793	13.19%	1,279.43
68. 3G	6,112.43	16.33%	8,521,894	18.15%	1,394.19
69. 4G1	9,569.63	25.56%	11,472,762	24.44%	1,198.87
70. 4G	10,556.13	28.20%	11,321,725	24.11%	1,072.53
71. Total	37,434.95	100.00%	46,951,763	100.00%	1,254.22
Irrigated Total	1,677.89	2.03%	8,983,593	3.70%	5,354.10
Dry Total	38,967.20	47.18%	185,277,156	76.40%	4,754.70
Grass Total	37,434.95	45.32%	46,951,763	19.36%	1,254.22
72. Waste	1,587.89	1.92%	158,789	0.07%	100.00
73. Other	2,925.04	3.54%	1,153,645	0.48%	394.40
74. Exempt	58.70	0.07%	0	0.00%	0.00
75. Market Area Total	82,592.97	100.00%	242,524,946	100.00%	2,936.39

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,189.33	36.46%	12,424,459	38.76%	5,675.01
46. 1A	1,277.15	21.27%	7,215,919	22.51%	5,650.02
47. 2A1	1,078.26	17.96%	5,606,952	17.49%	5,200.00
48. 2A	164.86	2.75%	857,272	2.67%	5,200.00
49. 3A1	844.13	14.06%	4,389,476	13.69%	5,200.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	329.73	5.49%	1,211,763	3.78%	3,675.02
52. 4A	121.28	2.02%	351,712	1.10%	2,900.00
53. Total	6,004.74	100.00%	32,057,553	100.00%	5,338.71
Dry					
54. 1D1	9,259.09	23.16%	52,545,401	26.03%	5,675.01
55. 1D	9,225.31	23.07%	52,123,178	25.82%	5,650.02
56. 2D1	4,459.87	11.16%	23,191,324	11.49%	5,200.00
57. 2D	362.73	0.91%	1,886,196	0.93%	5,200.00
58. 3D1	7,655.40	19.15%	39,808,080	19.72%	5,200.00
59. 3D	157.19	0.39%	597,322	0.30%	3,800.00
60. 4D1	7,772.90	19.44%	28,565,496	14.15%	3,675.01
61. 4D	1,088.18	2.72%	3,155,722	1.56%	2,900.00
62. Total	39,980.67	100.00%	201,872,719	100.00%	5,049.26
Grass					
63. 1G1	345.31	4.69%	490,512	5.73%	1,420.50
64. 1G	538.00	7.30%	762,159	8.90%	1,416.65
65. 2G1	959.78	13.03%	1,154,738	13.49%	1,203.13
66. 2G	214.03	2.90%	267,123	3.12%	1,248.06
67. 3G1	977.47	13.27%	1,130,389	13.20%	1,156.44
68. 3G	177.03	2.40%	243,495	2.84%	1,375.44
69. 4G1	1,731.26	23.50%	2,044,412	23.88%	1,180.88
70. 4G	2,425.05	32.91%	2,468,150	28.83%	1,017.77
71. Total	7,367.93	100.00%	8,560,978	100.00%	1,161.92
Irrigated Total	6,004.74	10.82%	32,057,553	13.20%	5,338.71
Dry Total	39,980.67	72.03%	201,872,719	83.11%	5,049.26
Grass Total	7,367.93	13.27%	8,560,978	3.52%	1,161.92
72. Waste	1,418.35	2.56%	141,835	0.06%	100.00
73. Other	733.89	1.32%	265,149	0.11%	361.29
74. Exempt	39.47	0.07%	0	0.00%	0.00
75. Market Area Total	55,505.58	100.00%	242,898,234	100.00%	4,376.10

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	14,718.21	84,352,299	125,339.47	715,355,339	140,057.68	799,707,638
77. Dry Land	227.60	1,100,399	20,704.90	103,056,901	97,978.67	476,611,001	118,911.17	580,768,301
78. Grass	15.44	18,911	6,367.46	7,336,213	50,813.16	62,102,852	57,196.06	69,457,976
79. Waste	17.54	1,754	969.21	96,921	3,694.71	369,471	4,681.46	468,146
80. Other	5.38	1,084	575.15	205,643	4,851.05	1,867,727	5,431.58	2,074,454
81. Exempt	4.17	0	39.47	0	128.99	0	172.63	0
82. Total	265.96	1,122,148	43,334.93	195,047,977	282,677.06	1,256,306,390	326,277.95	1,452,476,515

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	140,057.68	42.93%	799,707,638	55.06%	5,709.84
Dry Land	118,911.17	36.44%	580,768,301	39.98%	4,884.05
Grass	57,196.06	17.53%	69,457,976	4.78%	1,214.38
Waste	4,681.46	1.43%	468,146	0.03%	100.00
Other	5,431.58	1.66%	2,074,454	0.14%	381.92
Exempt	172.63	0.05%	0	0.00%	0.00
Total	326,277.95	100.00%	1,452,476,515	100.00%	4,451.65

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

80 Seward

	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	703,256,770	747,417,643	44,160,873	6.28%	10,356,414	4.81%
02. Recreational	1,231,811	1,487,835	256,024	20.78%	0	20.78%
03. Ag-Homesite Land, Ag-Res Dwelling	91,762,516	93,781,516	2,019,000	2.20%	3,704,229	-1.84%
04. Total Residential (sum lines 1-3)	796,251,097	842,686,994	46,435,897	5.83%	14,060,643	4.07%
05. Commercial	120,023,114	126,007,956	5,984,842	4.99%	5,190,061	0.66%
06. Industrial	19,071,106	20,801,625	1,730,519	9.07%	1,744,570	-0.07%
07. Ag-Farmsite Land, Outbuildings	41,174,162	42,649,512	1,475,350	3.58%	0	3.58%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	180,268,382	189,459,093	9,190,711	5.10%	6,934,631	1.25%
10. Total Non-Agland Real Property	976,519,479	1,032,146,087	55,626,608	5.70%	20,995,274	3.55%
11. Irrigated	634,006,574	799,707,638	165,701,064	26.14%		
12. Dryland	380,629,289	580,768,301	200,139,012	52.58%		
13. Grassland	62,206,917	69,457,976	7,251,059	11.66%		
14. Wasteland	466,600	468,146	1,546	0.33%		
15. Other Agland	32,257	2,074,454	2,042,197	6,331.02%		
16. Total Agricultural Land	1,077,341,637	1,452,476,515	375,134,878	34.82%		
17. Total Value of all Real Property (Locally Assessed)	2,053,861,116	2,484,622,602	430,761,486	20.97%	20,995,274	19.95%

**Seward County
2013 Plan of Assessment
For years 2014, 2015 & 2016**

Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or 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 or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2013:

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	96%	7.94	101.74
Commercial	N/A	N/A	N/A
Agricultural Land	72%	21.24	111.71
Agricultural Land receiving Special Valuation	72%	25.56	110.10

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

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

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

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

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

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

Office Staff and Budget Information

Seward County Assessor's Office currently employs 1 full time person, 1 three quarter (3/4) time person 1 part time field lister, 1 temporary part time person and a part time contract Appraiser besides the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office's budget presented to the County Board each year.

Goals

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

Procedures Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office.

Responsibilities:**Record Maintenance**

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system. The office staff has completed identifying each parcel and attaching the parcel identification number used in the Terra Scan CAMA system. A land use layer is completed. A flood plane layer has been added. Other layers will be developed in the future.

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report

Homestead Exemptions - Homestead Exemption applications are accepted in the office from February 1st through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the two newspapers in the county with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. Property record cards are pulled and the Homestead Exemption percentage and amount is notated on them with a follow up of the data entered in the computer.

Personal Property - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before August 1st a 10 percent penalty is applied and on August 1st and after a 25 percent penalty is applied. Every year notices are published in the local newspapers and a weekly news supplement for non-subscribers. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders and also includes the User ID and Password to access their schedules on the internet to complete and submit. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 4-6 reminders to those who need to file personal property.

Permissive Exemptions - Administer annual filings of applications for new or continued exempt use or continued exempt use. Review and make recommendations to the county board.

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

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

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

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

Tax List Corrections - Prepare tax list correction documents for the county board's approval.

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

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

TERC Statewide Equalization - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

Real Property: A four-year comprehensive countywide reappraisal of all classes of real property was started for assessment year 1997 and completed for assessment year 2000. The county contracted with an appraisal company for this project. The reappraisal consisted of visiting every property, re-measuring, new photographs of the main structure and interior inspections of homes where permitted. New property record cards were made. The following is a list of what properties were complete in each year.

1997 - Residential properties in the towns of Seward and Milford

1998 - Residential properties in the towns of Beaver Crossing, Bee, Garland, Goehner, Pleasant Dale, Staplehurst, Tamora, Utica and all the acreages

1999 - All improvements on properties classified as farm (residences and outbuildings)

2000 - All commercial and industrial properties in the county.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

For assessment year **2001** the following was reappraised: Bee and Milford residential.

For assessment year **2002**, the following was reappraised:

- Seward residential land and changed some boundaries on some neighborhoods and added some new ones.
- Reappraised the residential properties in the towns of Cordova, Pleasant Dale, and Staplehurst including new lot values.
- Re-priced acreage land in the county. Range 4 houses received a 5% increase and Range 3 received 3% increase.
- Approximately 550 building and development permits were picked up along with approximately 70 recounts of agricultural land due to use changes or requests.
- Ag Land: Established a 3rd Market Area and expanded Market Area 2 by 8 sections.
Market Area 1 is an area defined as such as it lies over an aquifer and recognizes the possibility for irrigation.
Market Area 2 is an area defined as Range 4 (six miles wide adjacent to Lancaster County). It was expanded for 2002 by 8 sections, 2 miles closer to Seward and 2 miles on either side of Highway 34. Area 2 is a special valuation area.
Market Area 3 is an area defined as it does not lie over an aquifer. The probability of irrigation will likely be limited to ponds and rivers. The agricultural values established in Market Area 3 set the special valuations in Market Area 2.

For the assessment year **2003**, the following changes were made:

Residential:

- Reappraisal of the towns of Garland, Goehner and land in Beaver Crossing
- Range 3 & 4 acreages – increase in land values & Range 3 acreage houses – increased 3%
- Countywide increased improved site by an additional 2000 valuation
- Reviewed new subdivisions in Seward, recalculated discount cash flow and re-priced some to reflect current market trends
- Completed pickup work – 376 parcels including building permits on new construction

Commercial:

- Reviewed and analyzed sales to see if the comprehensive 2000 reappraisal was staying with the current market
- Revalued land in the towns of Garland, Goehner and Beaver Crossing
- Reviewed neighborhoods in Seward and re-neighborhooded 2 areas
- Completed pickup work – 34 parcels including building permits on new construction

Agricultural Land:

- Reviewed and analyzed sales to verify Market Areas follow the market trends
- Changed irrigated values in Market Area 1
- Verified land use changes using FSA records and maps along with contact with property owners and inspection of the property
- Reclassified wetlands into it's own class and valuation
- Started to reclassify CRP into it's own class and valuation
- Completed pickup work on ag improvements and building permits (rural homes and out buildings) – 64

For the assessment year **2004**, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Bee, Utica and improvements only in Beaver Crossing.
- Reappraisal of the acreages in Range 4
- Reappraisal of the platted rural subdivisions in Range 4
- Reviewed new subdivisions in Seward, recalculated discount cash flow and priced some to reflect current market trends
- Completed pickup work and building permits on new construction
- Completed inspections on rural sites, both farms and acreages in the north half of the county (8 precincts) except about two-thirds of A Precinct due to running out of time. Inspected and updated properties for new construction, changes in construction including condition and removal or buildings.

Commercial:

- Reviewed sales to see if the 2000 county's comprehensive reappraisal was staying with the current market.
- Completed pickup work and building permits on new construction.

Agricultural Land:

- Reviewed sales and verified Market Areas still follow the market trends
- Verified land use changes using FSA records and maps, form 13AG (Nebraska Sales and Use Tax Exemption Certificate) along with contact with property owners. Completed changes and recounted acres on 110 properties.
- Reviewed and made changes for the properties enrolled in CRP as needed.
- Revalued agricultural land as needed to comply with the required level of value.
- Revalued the market (recapture) value as needed to comply with the required level of value.

For assessment year **2005**, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Seward and Milford
- Reappraisal of the acreages in Range 3 (Precincts B, G, J and O)
- Completed pickup work and building permits on new construction
- Completed inspections on rural sites, both farms and acreages in the south half of the county. Picked up unreported improvements.
- Increased by five percent (5%) the houses on properties classified as farms in the east half of the county.

Commercial:

- Reviewed sales
- Completed pickup work

Agricultural land:

- Reviewed sales
- Verified land use changes, completed changes.
- Reviewed and accounted for the properties in CRP.
- Verified Market Areas still follow the market trends.
- Revalued agricultural land as needed to comply with the required level of value.
- Started to create the land use layer in the GIS program.

For assessment year **2006**, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the acreages in the west half of the county. (Completes a 3 year process of county-wide acreage reappraisal)
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006
- Increased by five percent (5%) the houses on properties classified as farms in the west half of the county
- Appraisal update on residential properties in the towns of Garland, Goehner, Grover and Pleasant Dale
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted and re-classified some neighborhoods in Seward as the market analysis indicated.

Commercial:

- Reviewed the sales

- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006
- Reviewed and revalued tower sites on improvements on leased land (IOLL)
- Revalued land in Garland, Goehner, Grover and Pleasant Dale
- Reappraisal of the apartment buildings in Seward, Milford and Pleasant Dale

Agricultural Land:

- Reviewed the sales
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes.
- Verified the existing market areas still follow the market trends
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in the Market Area 1. Changed 1D1, 1D and 3D1 in Market Area 3
- Analyzed and changed market/recapture values in all the LCG's in the special valuation Market Area 2

For assessment year **2007**, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the villages of Garland, Pleasant Dale and Staplehurst
- Reanalyzed neighborhoods in Milford and changed 5 of them
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2006 and changed according to completion as of January 1, 2007.
- Reappraisal of the houses and buildings on properties classified as farms in Range 4
- Changed farm home sites county wide from 12,000 to 15,000 for the first acre.
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- Picked up improvements at Horseshoe Bend Lake in 15-10-3

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that was a partial valuation for 2006 and changed according to completion as of January 1, 2007.
- Re-Neighborhooded and repriced land at the Seward and I80 Interchange.

Agricultural land:

- Reviewed sales
- Verified land use changes using GIS, FSA maps along with contacting property owners and physical inspections. Completed changes and recounted acres. Fifteen out of sixteen precincts completed for GIS land use layer.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes.
- Verified the existing market areas still follow the market trends.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in Market Area 1. Changed various irrigated LCG values in Market Areas 2 & 3.
- Analyzed and changed market/recapture values in the special valuation Market Area 2.

For assessment year **2008**, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the improvements in the city of Milford
- Reanalyzed neighborhoods in Milford and changed some subdivision lot values
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2007 and changed according to completion as of January 1, 2008.
- Reappraisal of the houses and buildings on properties classified as farms in Range 3. New aerial photos were taken in May 2008 for the project and GPS'd into the GIS system and attached to the parcel in the TerraScan cama system.
- Changed farm homesites and rural residential homesites county wide from 15,000 and 17,000 respectively to 18,000 for the first acre.
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- Reviewed land values in rural residential subdivisions and revalued Westford Downs Subdivision.
- Reviewed and revalued lots in several Seward subdivisions.
- Reviewed, inspected and disqualified special valuation on parcels not primarily used for agricultural and horticultural purposes. Sent disqualification notices and held County Board of Equalization hearings for appeals.

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2007 and changed according to completion as of January 1, 2008.
- Revalued land in the city of Seward
- Revalued land in Seward on properties classified as apartments.
- Reviewed Section 42 Housing properties and revalued.

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres. All sixteen precincts completed for GIS land use layer.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made necessary changes.
- Verified the existing market areas still follow the market trends. Made a slight change in moving properties in 3 Sections from Market Area 1 to Market Area 3.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry land crop and grassland LCG values in Market Areas 1 and 3. Changed special valuation and market (recapture) values in Market Area 2.
- Changed building site acre from 1,750 to 1,800.

For assessment year **2009** the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the land and improvements in the unincorporated village of Tamora with 2005 pricing.
- Reappraisal of the houses and buildings on properties classified as farms in Range 2.
- Increased land in Beaver Crossing by 10% (percent).
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2008 and changed according to completion as of January 1, 2009.
- Increased the first vacant acre value and the additional acres on the homesites.
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- Reviewed lots in several Seward subdivisions and made minor adjustments.
- Reappraised the properties that were annexed to Milford in 2008 using the same cost table as the rest of the town.

Commercial:

- Reviewed the sales to see if the 2000 county's comprehensive reappraisal was staying with the current market.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2008 and changed according to completion as of January 1, 2009.
- Revalued land in the city of Seward for 2008 and made some adjustments for 2009.
- Revalued land and improvements in the city of Milford and adjusted by a percentage.
- Reviewed land reappraised commercial properties (improvements) in the city limits of Seward.
- Reviewed Section 42 Housing properties. No adjustments were made.

Agricultural Land:

- Reviewed the sales.
- Verified land use changes using GIS, FSA maps along with contact with property owners and physical inspections if necessary. Completed such changes and recounted acres. Completed all sixteen precincts for GIS land use layer.
- Reviewed and accounted for properties enrolled in the CRP and WRP programs and made changes as necessary.
- Verified the existing market areas still follow the market trends. No change for 2009.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry Cropland and grassland LCG values in Market Areas 1 and 3. Values in area 3 are the special valuations for Market Area 2.
- Changed the tree cover classifications into one class which is GRT1 with one value for trees.
- Completed the soil conversion in Market Areas 2 and 3. Recounted all the acres in these two market areas.
- Removed the spot symbol adjustments.

For assessment year **2010** the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of houses and buildings on properties classified as farms in Range 1.
- Revalued lots in the town of Beaver Crossing under 1 acre
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2009 and changed according to completion as of January 1, 2010.
- Reviewed lots in several Seward subdivisions and made minor changes

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2009 and changed according to completion as of January 1, 2010.
- Reappraisal of improvements and land in the city of Milford. Physical inspections and new photos were taken.
- Reappraisal of improvements in the village of Cordova. Physical inspections and new photos were taken.
- Reappraisal of improvements and land in the village of Beaver Crossing. Physical inspections and new photos were taken.
- Reappraisal of the improvements and land at the I-80 and Milford Interchange. Physical inspections and new photos were taken.
- Reviewed Section 42 Housing projects. No adjustments were made.

Agricultural Land:

- Reviewed the sales.
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and some physical inspections. Completed such changes and recounted acres.

- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- Verified the existing market areas still follow the market trends. No change for 2010.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry Cropland LCG values in Market Area 1.
- Completed the soil conversion in Market Area 1. Recounted all agricultural parcels in this market area.
- Revalued wetland easements.

For assessment year **2011** the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the houses and buildings on properties in Beaver Crossing. Physical inspections and new photos were completed.
- Completed pickup work and buildings permits on new construction. Reviewed parcels that were a partial valuation for 2010 and changed according to completion on January 1, 2011.
- Reviewed new subdivisions that were discounted and priced as necessary.
- Reviewed lots in several Seward subdivisions and made minor changes.
- Reviewed and inspected properties in Cordova, Goehner, Utica and Tamora as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted, unreported changes.
- Reviewed acreages and changed land pricing in the west half of the county.
- Using GIS, recounted excess farm building sites and values.

Commercial:

- Reviewed sales.
- Completed pickup work for 2010 and changed according to completion as of January 1, 2011.
- Reappraisal of improvements in the Village of Bee, Goehner, Pleasant Dale and the unincorporated towns of Tamora and Ruby. Changed some lot pricing. Physical inspections and new photos completed.
- Reappraisal of improvements and land in the Village of Garland and Utica. Physical inspections and new photos completed.
- Reappraisal of improvements in the Village of Staplehurst. Physical inspections and new photos completed.
- Reappraisal of the improvements and land in the rural except for the I 80 interchanges at Seward and Milford which were completed in 2010.
- Reviewed Section 42 Housing properties and made no changes.

Agricultural Land:

- Reviewed the sales.
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Verified the existing market area areas still follow the market trends. No change for 2011.
- Revalued agricultural land as needed to comply with the required levels of value. Changed various irrigated, dry cropland and grass LCG values in all 3 market areas. Change market values in the Special Valuation Market Area 2.

For assessment year **2012** the following changes were made:

Residential:

- Reviewed sales.
- Reappraised the houses, buildings and land on properties in Cordova, Goehner, Utica, Utica fringe area, Tamora, Staplehurst and Beaver Crossing fringe area. Physical inspections and new photos completed. Market analysis completed. 2011 pricing used for all except Beaver Crossing fringe. Used 2010 to match the town of Beaver Crossing that was reappraised in 2010.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed and recalculated lot discounts on new subdivisions that were discounted.
- Reviewed lots in several Seward subdivisions and some rural subdivisions and made minor adjustments.
- Reviewed and inspected properties in Bee, Garland, Pleasant Dale and Staplehurst as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in the following precincts: I, P, B, G J and O as part of The 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed Section 42 Housing properties. No adjustment made.

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- Verified the existing market areas still follow the market trends. No change for 2012.

- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated, dry and grass LCG values in all three (3) market areas. Changed market values in the Special Valuation Market Area 2.

For assessment year **2013** the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the houses, buildings and land on properties in Bee, Garland, Garland Fringe, Pleasant Dale, Grover and Milford. Physical inspections, new photos and market analysis completed. 2012 pricing was used.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed lots in several Seward subdivision and some rural subdivisions and made adjustments.
- Reviewed and inspected properties in Milford fringe(zoning jurisdiction) and started on the city of Seward as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in D and E precincts as part of the 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed Section 42 housing properties and complete the income approach.
- Reappraisal of apartments in Milford.
- Reappraisal of industrial properties.
- Increased Seward downtown neighborhood land values +15%.

Agricultural:

- Reviewed sales.
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made necessary changes.
- Verified if the existing market areas still follow the market trends. For 2013 did not see that there was non agricultural influence in Area 2. The sales in both Areas 2 & 3 were used together to analyze and set land values for those areas.
- Revalued agricultural land as needed to comply with the required level of value. Changed irrigated, dry cropland, CRP, WRP and grass LCG values in all three (3) areas.

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

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift costs. We download digital camera photos into the system. Eight by ten color aerial photos were taken during 2000 and 2001. The aerial photos were scanned into the computer and attached to the property record card. Some new digital aeriels of the rural properties in Ranges 1 and 2 have been taken in 2008 and 2009. New digital aeriels were taken of the rural properties with improvements in Range 3 and 4 in 2010.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

The assessment plans for year 2014 are as follows:

Residential:

- ◆ Reappraisal of the city of Seward and possible two (2) mile zoning jurisdiction as time and funds allow.
- ◆ Review and analyze sales. Prioritize other areas that need adjustments. Possible percentage adjustments as budget restraints, personnel limitations and time factors limit resources to reappraise.
- ◆ Reappraisal of Section 42 Housing
- ◆ Complete pickup work, including building permits on new construction.
- ◆ Continue with the 6 year inspection cycle.

Commercial:

- ◆ Complete pickup work and building permits on new construction.
- ◆ Review and analyze the sales. Prioritize areas that need appraisal review and possible changes.

Agricultural Land:

- ◆ Review and analyze sales for market trends
- ◆ Review and analyze the 3 market areas
- ◆ Revalue land as needed to comply with the required level of value
- ◆ Continue to monitor land use changes, using GIS, FSA records, maps, owner information and inspection of properties

The assessment plans for year 2015 are as follows:

Residential:

- Review and analyze sales. Prioritize areas that need appraisal review.
- Complete pickup work, including building permits on new construction.
- Reappraise Range 4 acreage properties.
- Continue with the 6 year inspection, review and new photos process.

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current on CRP and other farm programs.
- Monitor and keep current with land use changes.

The assessment plans for year 2016 are as follows:

Residential:

- Prioritize areas that need review and analyze sales.
- Complete pickup work, including building permits on new construction.
- Continue with the 6 year inspection process.
- Reappraise Range 3 acreage properties

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

June 11, 2013
Date

Marilyn Hladky
Marilyn Hladky, Seward County Assessor

2014 Assessment Survey for Seward County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2 -- One employee is 40 hours a week and the other is 30 hours a week
4.	Other part-time employees:
	2 --1 temporary part time & -1 part time lister 20 -25 hrs per week
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 276,585
7.	Adopted budget, or granted budget if different from above:
	\$ 276,585 --The assessor's budget contains the costs of all benefits except retirement.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 52,500
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 29,600 --Includes GIS, Network maintenance, software maintenance, GIS Workshop, and Personal Property on line.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 1,000
12.	Other miscellaneous funds:
	There is a sinking fund established with the treasurer to replace the server. Each office annually budgets \$1,000 for this fund.
13.	Amount of last year's assessor's budget not used:
	\$ 105.33

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thompson Reuters; --The Thompson Reuters contract expires on 30 June of 2014; after that the county will switch to Vanguard Appraisal Inc. The administrative software is being written to connect the Vanguard CAMA product to all of the reports required in Nebraska. The record conversion is presently under way.
2.	CAMA software:
	Thompson Reuters; --The Thompson Reuters contract expires on 30 June of 2014; after that the county will switch to Vanguard Appraisal Inc. The administrative software is being written to connect the Vanguard CAMA product to all of the reports required in Nebraska. The record conversion is presently under way.
3.	Are cadastral maps currently being used?
	Yes; The cadastral maps were purchased in 1966 and are still maintained by the County Assessor's office. The county also uses GIS.
4.	If so, who maintains the Cadastral Maps?
	The county assessor's staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; seward.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The programming is maintained by GIS Workshop and the maps are maintained by the county assessor's office staff.
8.	Personal Property software:
	Thompson Reuters; --The Thompson Reuters contract expires on 30 June of 2014; after that the county will switch to Vanguard Appraisal Inc. The administrative software is being written to connect the Vanguard CAMA product to all of the reports required in Nebraska. The record conversion is presently under way.

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?
	Beaver Crossing, Bee, Garland, Goehner, Milford, Pleasant Dale, Seward, and Utica
4.	When was zoning implemented?
	1973; The comprehensive plan was updated in 1995. More recently, the county board conducted a total review of the comprehensive plan. It was then updated and adopted in 2007.

D. Contracted Services

1.	Appraisal Services:
	Jon Fritz does all commercial & industrial valuations including pickup work, sales verification and maintenance. He also assists in residential market studies and has been doing reappraisal of towns and rural areas as needed. Jon assists in other requests from the assessor, including difficult to value properties.
2.	GIS Services:
	GIS Workshop; GIS Workshop maintains and supports the GIS software ESRI updates and maintains a website that provides public access to the counties assessment records.
3.	Other services:
	An on line personal property schedule system developed by Bottom Line Resources (Radwen) from Aurora.

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?
	Verbal agreement
3.	What appraisal certifications or qualifications does the County require?
	The county has not specified any certificates or qualifications, but Jon Fritz, who has been employed by the county since 1996, holds the Certified General appraiser credential. Jon also has significant experience in mass appraisal in Nebraska.
4.	Have the existing contracts been approved by the PTA?
	No
5.	Does the appraisal or listing service providers establish assessed values for the county?

	<p>The Appraiser does analysis, develops land values, depreciation, and submits preliminary value estimates to the assessor. The assessor reviews all of the values and either approves them or in some instances may alter a value after consulting with the appraiser. Most of the work that the appraiser does is with the commercial or industrial property and a few hard to value properties. The assessor and staff do most of the residential and agricultural valuation.</p>
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2014 Certification for Seward 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 Seward 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

