

Table of Contents

2014 Commission Summary

2014 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Correlation

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Correlation

Agricultural and/or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Average Acre Values Table
- Agricultural Correlation
- Special Valuation Methodology, if applicable

Statistical Reports

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Special Valuation Statistics, if applicable

County Reports

- County Abstract of Assessment for Real Property, Form 45
- County Agricultural Land Detail
- County Abstract of Assessment for Real Property Compared with the Prior Year Certificate of Taxes Levied (CTL).
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Maps

- Market Areas

Valuation History Charts

2014 Commission Summary for Sheridan County

Residential Real Property - Current

Number of Sales	106	Median	95.44
Total Sales Price	\$6,209,000	Mean	99.87
Total Adj. Sales Price	\$6,196,000	Wgt. Mean	88.62
Total Assessed Value	\$5,490,893	Average Assessed Value of the Base	\$34,501
Avg. Adj. Sales Price	\$58,453	Avg. Assessed Value	\$51,801

Confidence Interval - Current

95% Median C.I	88.71 to 103.54
95% Wgt. Mean C.I	83.64 to 93.60
95% Mean C.I	93.58 to 106.16
% of Value of the Class of all Real Property Value in the	11.40
% of Records Sold in the Study Period	4.47
% of Value Sold in the Study Period	6.71

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	99	95	96.53
2012	95	96	96.25
2011	106	96	96
2010	136	96	96

2014 Commission Summary for Sheridan County

Commercial Real Property - Current

Number of Sales	15	Median	97.66
Total Sales Price	\$1,416,133	Mean	116.53
Total Adj. Sales Price	\$1,416,133	Wgt. Mean	80.46
Total Assessed Value	\$1,139,470	Average Assessed Value of the Base	\$54,719
Avg. Adj. Sales Price	\$94,409	Avg. Assessed Value	\$75,965

Confidence Interval - Current

95% Median C.I	70.56 to 141.44
95% Wgt. Mean C.I	33.88 to 127.05
95% Mean C.I	81.41 to 151.65
% of Value of the Class of all Real Property Value in the County	3.48
% of Records Sold in the Study Period	3.29
% of Value Sold in the Study Period	4.57

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	15		97.15
2012	9		98.89
2011	20	94	94
2010	30	100	94

2014 Opinions of the Property Tax Administrator for Sheridan 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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Does not meet generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Does not meet generally accepted mass appraisal practices.	Irrigated; +25%

***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 Sheridan County

For assessment year 2014, the County completed all of the residential physical review, and revalued the improvements using a 2007 cost index and CAMA developed depreciation.

2014 Residential Assessment Survey for Sheridan County

1.	Valuation data collection done by:																										
	The Assessor, her staff and Haugen Appraisal for rural residential.																										
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Gordon: all residential parcels within Gordon and those that could be considered suburban (since there is no separate suburban market).</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hay Springs: the residential parcels within Hay Springs (again, there is no suburban residential market)</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rushville: all residential parcels within Rushville and those that could be considered suburban.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Small Towns: all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: consists of all rural residential parcels.</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Gordon: all residential parcels within Gordon and those that could be considered suburban (since there is no separate suburban market).	20	Hay Springs: the residential parcels within Hay Springs (again, there is no suburban residential market)	30	Rushville: all residential parcels within Rushville and those that could be considered suburban.	40	Small Towns: all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.	80	Rural: consists of all rural residential parcels.												
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																										
10	Gordon: all residential parcels within Gordon and those that could be considered suburban (since there is no separate suburban market).																										
20	Hay Springs: the residential parcels within Hay Springs (again, there is no suburban residential market)																										
30	Rushville: all residential parcels within Rushville and those that could be considered suburban.																										
40	Small Towns: all residential property that exists within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.																										
80	Rural: consists of all rural residential parcels.																										
3.	List and describe the approach(es) used to estimate the market value of residential properties.																										
	Replacement cost new minus depreciation.																										
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 County relies upon the tables provided by the CAMA vendor.																										
5.	Are individual depreciation tables developed for each valuation grouping?																										
	No.																										
6.	Describe the methodology used to determine the residential lot values?																										
	The Sheridan County Assessor reviews the market value of residential lots and expresses this as a value per front foot.																										
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 20%; text-align: center;"><u>Valuation Grouping</u></th> <th style="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">1996</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">1996</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">1996</td> </tr> <tr> <td style="text-align: center;">40</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">1996</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">2007</td> <td style="text-align: center;">1996</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	10	2007	2007	1996	20	2007	2007	1996	30	2007	2007	1996	40	2007	2007	1996	80	2007	2007	1996
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>																								
10	2007	2007	1996																								
20	2007	2007	1996																								
30	2007	2007	1996																								
40	2007	2007	1996																								
80	2007	2007	1996																								

2014 Residential Correlation Section for Sheridan County

County Overview

Sheridan County is located in the very northeast segment of Nebraska's Panhandle. Sheridan shares its northern border with the State of South Dakota. Cherry County is Sheridan's eastern neighbor (with a small corner of Grant County bordering the southeast). Garden County is directly to the south, and a small portion of Morrill County touches the southwestern border of Sheridan. Both Dawes and Box Butte Counties border Sheridan on the west. As of 2012, Sheridan County had a listed population of 5,319. Major occupations within the County are found in agriculture, education, transportation and services. The city of Gordon has probably the only viable residential market within the County, with about 36% of total residential value. Rushville has 17% of residential value and the village of Hay Springs has approximately 12% of all residential value. Clinton consists of only 1% of value, and the remaining 34% is comprised of all rural residences. It appears that currently, the residential market within the County is static.

Description of Analysis

The residential sample contains 106 sales, with each of the valuation groupings represented (and Gordon—valuation group 10 constitutes 44% of the sample). Two of the three measures of central tendency are within the acceptable range, and only the valuation grouping 40 (Small Towns) does not have a median within acceptable range (with only four sales)—the other valuation groupings do have medians within acceptable range. The COD is skewed by ten low dollar sales ($\leq \$10,000$) and the weighted mean is skewed by one undervalued high dollar sale.

Sales Qualification

The Department conducted a review of each county's sales qualification and verification process. This included a review of the sales deemed non-qualified as well as Sheridan County's sales verification documentation. Review of the qualification process utilized by the County indicated that no bias existed in the qualification of sales and the Sheridan Assessor was utilizing all information available from the sales file to assist in developing valuations for the residential property class.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Sheridan County was selected for review in 2013. It has been confirmed that the assessment practices are reliable and applied consistently. Further, it is believed that residential property is treated in a uniform and proportionate manner.

2014 Residential Correlation Section for Sheridan County

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Sheridan County is 95%.

2014 Commercial Assessment Actions for Sheridan County

For assessment year 2014, the County continued working on the complete physical review of all commercial property within Sheridan County.

2014 Commercial Assessment Survey for Sheridan County

1.																											
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td>Gordon: includes all commercial parcels within Gordon and any commercial parcels that would be considered suburban, since there is not a separate suburban commercial market.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Hay Springs: all commercial parcels within and around Hay Springs.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Rushville: the commercial parcels found within Rushville.</td> </tr> <tr> <td style="text-align: center;">40</td> <td>Small Towns: consists of any commercial property within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.</td> </tr> <tr> <td style="text-align: center;">80</td> <td>Rural: all commercial parcels.</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	10	Gordon: includes all commercial parcels within Gordon and any commercial parcels that would be considered suburban, since there is not a separate suburban commercial market.	20	Hay Springs: all commercial parcels within and around Hay Springs.	30	Rushville: the commercial parcels found within Rushville.	40	Small Towns: consists of any commercial property within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.	80	Rural: all commercial parcels.												
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																										
10	Gordon: includes all commercial parcels within Gordon and any commercial parcels that would be considered suburban, since there is not a separate suburban commercial market.																										
20	Hay Springs: all commercial parcels within and around Hay Springs.																										
30	Rushville: the commercial parcels found within Rushville.																										
40	Small Towns: consists of any commercial property within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.																										
80	Rural: all commercial parcels.																										
3.	List and describe the approach(es) used to estimate the market value of commercial properties.																										
	Replacement cost new, minus depreciation.																										
3a.	Describe the process used to determine the value of unique commercial properties.																										
	Currently the Assessor knows of no unique commercial properties within her County.																										
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 County utilizes talbes provided by the CAMA vendor.																										
5.	Are individual depreciation tables developed for each valuation grouping?																										
	No.																										
6.	Describe the methodology used to determine the commercial lot values.																										
	The Assessor uses market value and then expresses this as value per front foot of the lot.																										
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="width: 25%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 25%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 35%; text-align: center;"><u>Date of Lot Value Study</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">10</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> </tr> <tr> <td style="text-align: center;">20</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> </tr> <tr> <td style="text-align: center;">30</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> </tr> <tr> <td style="text-align: center;">40</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> </tr> <tr> <td style="text-align: center;">80</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> <td style="text-align: center;">1999</td> </tr> </tbody> </table>			<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	10	1999	1999	1999	20	1999	1999	1999	30	1999	1999	1999	40	1999	1999	1999	80	1999	1999	1999
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>																								
10	1999	1999	1999																								
20	1999	1999	1999																								
30	1999	1999	1999																								
40	1999	1999	1999																								
80	1999	1999	1999																								

--	--

2014 Commercial Correlation Section for Sheridan County

County Overview

Sheridan County as of 2012 had a listed population of 5,319 and the County seat is the City of Rushville. The other city in the county is Gordon, and villages include Clinton and Hay Springs. Whiteclay is noted as a "census-designated place," and Antioch is listed as a "ghost town." There is very limited commercial activity in Sheridan County and this consists mostly of retail and service entities. Naturally agriculture is a contributing factor to any commercial activity within the County.

Description of Analysis

Fifteen commercial sales occurred during the three-year timeframe of the sales study period. Of these, six are in valuation group 10 (Gordon), five in group 20 (Hay Springs), three in group 30 (Rushville) and one in 40 (Small Towns). Valuation group 20 is over-represented by more than double in the sample compared to the commercial base, and valuation group 30 is under-represented compared to its place in the commercial base. Commercial valuation group 80 (Rural) is not represented in the sample at all. The sample therefore is not representative of the commercial base. Further, although the median appears to be within range, a COD of 43% calls this into question. The other qualitative statistic (the PRD) is also grossly above its prescribed parameters. It is believed that the statistics for purposes of measurement are meaningless.

Sales Qualification

The Department conducted a review of Sheridan County's sales qualification process. This included a review of the sales deemed non-qualified as well as the County's sales verification documentation. A review of the qualification process used by the Sheridan County indicated that no bias exists in the qualification of sales and the Assessor is utilizing all information available from the sales file to assist in developing valuations for the commercial property class.

Equalization and Quality of Assessment

The Department utilizes a yearly analysis of one-third of the counties within the state to systematically review assessment practices. Sheridan County was selected for review in assessment year 2013. It is noted that the commercial review process has not been completed at this time and both the cost index and the depreciation schedule used are from 1999. Therefore, assessment practices for the commercial property class do not meet acceptable mass appraisal standards.

Level of Value

Based on an analysis of all information coupled with the realization that the physical review of all commercial property has not yet been completed, it is believed that the level of value for commercial property within Sheridan County cannot be determined.

2014 Agricultural Assessment Actions for Sheridan County

For the current assessment year, all improvements on ag parcels were reviewed, and the Assessor made the following overall adjustments to agricultural land by class: irrigated land was increased by 22%, dry land received a 10% increase and the grass class of land received a 24% increase in value.

2014 Agricultural Assessment Survey for Sheridan County

1.	Valuation data collection done by:				
	Haugen Appraisal, LLC.				
2.	List each market area, and describe the location and the specific characteristics that make each unique.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> <tr> <td style="height: 50px;"></td> <td>At present, the County has not determined significant differences by location, or market that would establish unique areas with separate values determined by an adequate sample of arms'-length sales.</td> </tr> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>		At present, the County has not determined significant differences by location, or market that would establish unique areas with separate values determined by an adequate sample of arms'-length sales.
<u>Market Area</u>	<u>Description of unique characteristics</u>				
	At present, the County has not determined significant differences by location, or market that would establish unique areas with separate values determined by an adequate sample of arms'-length sales.				
3.	Describe the process used to determine and monitor market areas.				
	The Sheridan County Assessor reviews sales in the various geographic areas of the County to determine if there is a unique difference that would justify establishing agricultural market areas.				
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.				
	Rural residential land is identified by the Assessor as all other land that does not fit the statutory definition of agricultural/horticultural land, and further, does not meet the definition of recreational land. Recreational land is defined as all parcels of real property predominantly used or intended to be used for diversion, entertainment and relaxation.				
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?				
	Yes, the County recognizes a standard value for the first acre (home site) and the second acre.				
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.				
	At present, the Assessor has not noted any non-agricultural influence. A review of the agricultural sales verification questionnaires would act as an alet to possible non-agricultural influence.				
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.				
	No.				
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.				
	Sheridan County at present has only two parcels enrolled in the Wetland Reserve Program. The assessed value for theses is established by taking the current assessed vaue and dividing this by the overall agricultural median (for 2014 it is at 70%) to establish the new WRP value.				

Sheridan County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sheridan	1	N/A	1,350	1,300	1,200	1,195	1,185	1,175	1,150	1,244
Cherry	1	N/A	1,650	1,650	1,649	1,491	1,477	1,494	1,500	1,527
Grant	1	N/A	N/A	N/A	N/A	N/A	1,250	1,250	1,250	1,250
Garden	1	N/A	1,475	1,475	1,475	1,475	1,475	1,475	1,475	1,475
Morrill	2	N/A	1,525	1,525	1,525	N/A	1,525	1,525	1,525	1,525
Box Butte	1	N/A	1,917	1,742	1,926	1,915	1,908	1,910	1,913	1,913
Box Butte	2	N/A	1,979	1,980	1,973	1,500	1,483	1,463	1,491	1,897
Box Butte	3	N/A	1,310	1,300	1,257	1,000	976	979	996	1,265
Dawes	1	N/A	885	747	747	720	720	680	680	731
Dawes	4	N/A	1,500	N/A	1,400	1,200	1,200	1,100	1,100	1,325

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sheridan	1	N/A	550	525	500	490	465	455	450	497
Cherry	1	N/A	550	525	500	500	500	500	500	506
Grant	1	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Garden	1	N/A	730	730	650	650	600	500	500	684
Morrill	2	N/A	435	N/A	400	N/A	385	385	385	396
Box Butte	1	N/A	380	N/A	350	290	290	290	290	334
Box Butte	2	N/A	605	605	605	405	405	405	405	571
Box Butte	3	N/A	670	650	650	415	415	415	415	630
Dawes	1	N/A	518	475	475	450	450	425	425	471
Dawes	4	N/A	518	N/A	475	450	450	425	425	488

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sheridan	1	N/A	375	375	365	355	355	290	260	290
Cherry	1	N/A	500	475	455	425	375	250	250	274
Grant	1	N/A	N/A	N/A	N/A	N/A	260	260	260	260
Garden	1	N/A	378	270	302	278	287	264	260	263
Morrill	2	N/A	255	255	255	N/A	255	255	255	255
Box Butte	1	N/A	297	285	292	293	287	286	285	286
Box Butte	2	N/A	314	315	310	309	311	310	310	311
Box Butte	3	N/A	353	346	323	319	325	300	300	313
Dawes	1	N/A	300	280	280	275	275	250	250	257
Dawes	4	N/A	400	375	375	325	325	300	300	320

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

2014 Agricultural Correlation Section for Sheridan County

County Overview

Sheridan County's total land area is 2,441 square miles. Agricultural land within the County is comprised of approximately 83% grass, 10% dry land and only 4% irrigated. The remaining three percent is classified as waste. Its neighboring counties are Dawes and Box Butte to the west, the State of South Dakota borders Sheridan to the north; Cherry County borders Sheridan to the east and a small portion of the extreme southeast of Sheridan County borders Grant County. Garden County borders Sheridan to the south. Sheridan County has not identified unique agricultural market areas.

Sheridan County lies within the Upper Niobrara White NRD. "In 2003, the UNWNRD established a stay on new high capacity wells to prevent the over-appropriation of the water supply. Working with Nebraska Department of Natural Resources (DNR), the UNWNRD strives to maintain a balance of supply and demand for ground and surface water. Currently, DNR has determined that the majority of the UNWNRD is fully appropriated. Fully appropriated means the balance between the water supply and demand has been reached...no new high capacity wells or surface water rights are allowed in this area" (taken from the UNWNRD website).

However, in 2011 the Nebraska Supreme Court reversed the DNR "fully appropriated" designation for the Lower Niobrara River Basin that would permit landowners in that area (below the Dunlap Diversion and above the Spencer hydropower facility) "to add up to 20% of their currently certified irrigated acres once each year from 2011-2014 if they have an existing irrigation well" to service the acres (taken from the UNWNRD newsletter, Fall 2011).

Description of Analysis

The sample used for assessment year 2014 has a total of thirty-two qualified sales. The Sheridan County Assessor addressed the agricultural land class overall by the following: irrigated land was increased by 22%, dry land received a 10% increase and the grass classification of land received a 24% increase in value. Both the dry and grass classifications of land show medians within acceptable range at both the 95% and 80% MLU level. It would appear that the three irrigated sales in the 80% MLU range are above the acceptable level. This is deceptive, however, since two of the three irrigated sales occurred within the first year of the sales study, and is not representative of two later sales (1.05.12 and 12.05.12) that indicate an A/S ratio of 44% and 32% respectively (The latest sale is comprised of 79.34% irrigated land).

In fact, although the Assessor made an overall increase to irrigated land in 2014 of 22%, historical data indicates that irrigated land in the County has not kept up with the irrigated market in the region, as can be seen in the following table:

2014 Agricultural Correlation Section for Sheridan County

	Abstract Avg Irrigated Values		% Change Calculations	
	2008	2014	Total	Avg Yearly
Sheridan	445	1244	180%	26%
Cherry	409	1527	273%	39%
Garden	445	1475	231%	33%
Box Butte 1	429	1919	346%	49%
Box Butte 2	546	1897	247%	35%
Dawes 4	440	1325	201%	34%

Although Sheridan County only had four sales that were comprised of a significant percentage of irrigated land six comparable irrigated sales from surrounding counties were added to the sample and Sheridan County's current irrigated values were applied. The following statistics were obtained:

Median	57.61%	AAD	30.80%
Mean	68.61%	PRD	131.82%
W/ Mean	52.05%	COD	53.46%

From the above, it can be seen that Sheridan County's level of value for irrigated land is 58%, and in order to bring irrigated to the midpoint of the range, an increase of 25% to all irrigated land would need to be made.

Sales Qualification

The Department completed a sales verification review for Sheridan County in 2013. All non-qualified sales were reviewed to ensure that the reasons for disqualification were sufficient and documented. All qualified agricultural sales are available for analysis and review. There is no evidence of excessive trimming in the file.

Equalization and Quality of Assessment

Based on a correlation of all available information the level of value for grass and dry land is acceptable, but the level of value for irrigated land is not. Since the tax burden is essentially shifted to the other sectors as a result of the Assessor's failure to increase irrigated land, assessment practices are not in compliance with accepted mass appraisal standards.

Level of Value

Based on a correlation of all available information, the level of value for the Sheridan irrigated land class is determined to be at 58% of market value. The recommendation of the Property Tax

2014 Agricultural Correlation Section for Sheridan County

Administrator is to increase irrigated land 25% to bring the class level of value to the midpoint of the acceptable range.

The values expected from a 25% increase would result in assessed values that are within the acceptable range and reasonably similar to comparable markets in adjoining counties.

81 Sheridan**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 : 106
 Total Sales Price : 6,209,000
 Total Adj. Sales Price : 6,196,000
 Total Assessed Value : 5,490,893
 Avg. Adj. Sales Price : 58,453
 Avg. Assessed Value : 51,801

MEDIAN : 95
 WGT. MEAN : 89
 MEAN : 100
 COD : 25.32
 PRD : 112.69

COV : 33.09
 STD : 33.05
 Avg. Abs. Dev : 24.17
 MAX Sales Ratio : 225.73
 MIN Sales Ratio : 33.13

95% Median C.I. : 88.71 to 103.54
 95% Wgt. Mean C.I. : 83.64 to 93.60
 95% Mean C.I. : 93.58 to 106.16

*Printed: 4/3/2014 4:39:59PM***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	7	82.58	88.23	81.94	20.74	107.68	62.41	129.94	62.41 to 129.94	62,257	51,013
01-JAN-12 To 31-MAR-12	6	98.86	106.48	93.42	20.32	113.98	77.39	155.20	77.39 to 155.20	49,333	46,085
01-APR-12 To 30-JUN-12	13	113.97	119.16	92.62	31.03	128.65	43.13	194.13	83.54 to 164.07	27,654	25,614
01-JUL-12 To 30-SEP-12	18	105.31	103.69	99.47	18.54	104.24	33.13	158.21	88.71 to 116.31	68,839	68,473
01-OCT-12 To 31-DEC-12	6	101.30	119.45	100.32	26.03	119.07	88.01	225.73	88.01 to 225.73	34,583	34,694
01-JAN-13 To 31-MAR-13	17	83.79	91.26	82.42	22.27	110.73	56.70	156.55	74.38 to 111.04	51,518	42,462
01-APR-13 To 30-JUN-13	16	90.93	93.50	87.20	23.72	107.22	52.82	173.74	74.29 to 112.61	69,644	60,729
01-JUL-13 To 30-SEP-13	23	91.11	93.46	83.34	24.99	112.14	47.99	160.67	77.53 to 109.58	72,522	60,440
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	44	105.23	106.18	94.37	24.01	112.51	33.13	194.13	92.02 to 114.52	52,964	49,979
01-OCT-12 To 30-SEP-13	62	91.33	95.38	85.16	24.37	112.00	47.99	225.73	82.75 to 99.04	62,348	53,093
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	43	105.60	110.95	97.53	24.35	113.76	33.13	225.73	96.37 to 114.52	48,886	47,678
<u>ALL</u>	106	95.44	99.87	88.62	25.32	112.69	33.13	225.73	88.71 to 103.54	58,453	51,801

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	47	93.14	97.20	90.38	21.25	107.55	33.13	225.73	85.51 to 105.49	64,423	58,224
20	22	93.02	106.98	78.71	41.09	135.92	43.13	194.13	74.41 to 141.96	31,923	25,126
30	17	99.66	104.84	88.60	24.54	118.33	56.70	156.55	78.04 to 137.29	36,106	31,989
40	4	110.36	109.25	94.38	26.85	115.76	55.61	160.67	N/A	32,125	30,321
80	16	95.44	90.30	89.15	14.46	101.29	47.99	114.52	75.12 to 103.62	107,719	96,030
<u>ALL</u>	106	95.44	99.87	88.62	25.32	112.69	33.13	225.73	88.71 to 103.54	58,453	51,801

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	106	95.44	99.87	88.62	25.32	112.69	33.13	225.73	88.71 to 103.54	58,453	51,801
06											
07											
<u>ALL</u>	106	95.44	99.87	88.62	25.32	112.69	33.13	225.73	88.71 to 103.54	58,453	51,801

81 Sheridan
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 : 106	MEDIAN : 95	COV : 33.09	95% Median C.I. : 88.71 to 103.54
Total Sales Price : 6,209,000	WGT. MEAN : 89	STD : 33.05	95% Wgt. Mean C.I. : 83.64 to 93.60
Total Adj. Sales Price : 6,196,000	MEAN : 100	Avg. Abs. Dev : 24.17	95% Mean C.I. : 93.58 to 106.16
Total Assessed Value : 5,490,893			
Avg. Adj. Sales Price : 58,453	COD : 25.32	MAX Sales Ratio : 225.73	
Avg. Assessed Value : 51,801	PRD : 112.69	MIN Sales Ratio : 33.13	<i>Printed:4/3/2014 4:39:59PM</i>

SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000	2	149.42	149.42	149.41	03.87	100.01	143.63	155.20	N/A	4,000	5,977
Less Than 15,000	19	129.99	143.47	142.35	19.79	100.79	106.53	225.73	116.31 to 164.07	9,621	13,696
Less Than 30,000	38	119.70	126.48	119.92	21.21	105.47	77.49	225.73	111.04 to 132.37	15,434	18,509
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	104	94.82	98.91	88.54	24.88	111.71	33.13	225.73	88.01 to 102.94	59,500	52,682
Greater Than 14,999	87	89.67	90.34	86.99	20.49	103.85	33.13	160.67	83.08 to 95.48	69,117	60,123
Greater Than 29,999	68	86.04	84.99	85.35	19.40	99.58	33.13	158.21	77.53 to 92.12	82,493	70,405
<u>Incremental Ranges</u>											
0 TO 4,999	2	149.42	149.42	149.41	03.87	100.01	143.63	155.20	N/A	4,000	5,977
5,000 TO 14,999	17	127.34	142.77	142.03	20.66	100.52	106.53	225.73	115.07 to 173.74	10,282	14,604
15,000 TO 29,999	19	102.94	109.49	109.77	19.56	99.74	77.49	160.67	89.67 to 129.94	21,247	23,322
30,000 TO 59,999	21	83.79	85.85	85.40	20.63	100.53	43.13	158.21	74.41 to 99.43	44,500	38,001
60,000 TO 99,999	24	80.87	81.28	79.89	22.25	101.74	33.13	116.82	66.96 to 97.43	71,438	57,069
100,000 TO 149,999	17	85.51	87.07	87.54	15.46	99.46	60.14	114.52	74.38 to 104.97	114,147	99,920
150,000 TO 249,999	6	97.26	91.01	90.32	12.10	100.76	47.99	105.65	47.99 to 105.65	170,000	153,538
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	106	95.44	99.87	88.62	25.32	112.69	33.13	225.73	88.71 to 103.54	58,453	51,801

81 Sheridan**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 : 15
 Total Sales Price : 1,416,133
 Total Adj. Sales Price : 1,416,133
 Total Assessed Value : 1,139,470
 Avg. Adj. Sales Price : 94,409
 Avg. Assessed Value : 75,965

MEDIAN : 98
 WGT. MEAN : 80
 MEAN : 117
 COD : 43.23
 PRD : 144.83

COV : 54.42
 STD : 63.41
 Avg. Abs. Dev : 42.22
 MAX Sales Ratio : 292.52
 MIN Sales Ratio : 49.45

95% Median C.I. : 70.56 to 141.44
 95% Wgt. Mean C.I. : 33.88 to 127.05
 95% Mean C.I. : 81.41 to 151.65

*Printed:4/3/2014 4:40:00PM***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	1	176.22	176.22	176.22	00.00	100.00	176.22	176.22	N/A	5,000	8,811
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11	2	193.26	193.26	105.68	51.36	182.87	94.00	292.52	N/A	21,250	22,457
01-OCT-11 To 31-DEC-11	1	108.52	108.52	108.52	00.00	100.00	108.52	108.52	N/A	50,000	54,259
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12	2	89.97	89.97	92.84	25.16	96.91	67.33	112.61	N/A	35,500	32,958
01-JUL-12 To 30-SEP-12	3	119.56	112.58	136.67	18.04	82.37	76.73	141.44	N/A	110,333	150,796
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13	1	190.93	190.93	190.93	00.00	100.00	190.93	190.93	N/A	10,000	19,093
01-APR-13 To 30-JUN-13	4	75.22	74.39	54.23	27.67	137.17	49.45	97.66	N/A	222,908	120,877
01-JUL-13 To 30-SEP-13	1	70.56	70.56	70.56	00.00	100.00	70.56	70.56	N/A	15,000	10,584
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	3	176.22	187.58	113.10	37.55	165.85	94.00	292.52	N/A	15,833	17,908
01-OCT-11 To 30-SEP-12	6	110.57	104.37	126.67	18.24	82.40	67.33	141.44	67.33 to 141.44	75,333	95,427
01-OCT-12 To 30-SEP-13	6	81.65	93.17	55.99	41.57	166.40	49.45	190.93	49.45 to 190.93	152,772	85,531
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	3	108.52	165.01	107.21	60.97	153.91	94.00	292.52	N/A	30,833	33,057
01-JAN-12 To 31-DEC-12	5	112.61	103.53	128.93	20.77	80.30	67.33	141.44	N/A	80,400	103,661
<u>ALL</u>	15	97.66	116.53	80.46	43.23	144.83	49.45	292.52	70.56 to 141.44	94,409	75,965

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	6	103.09	115.04	121.86	30.96	94.40	57.70	190.93	57.70 to 190.93	83,083	101,249
20	5	92.73	129.03	97.84	55.61	131.88	70.56	292.52	N/A	24,500	23,971
30	3	119.56	115.08	51.20	35.35	224.77	49.45	176.22	N/A	254,711	130,417
40	1	67.33	67.33	67.33	00.00	100.00	67.33	67.33	N/A	31,000	20,871
<u>ALL</u>	15	97.66	116.53	80.46	43.23	144.83	49.45	292.52	70.56 to 141.44	94,409	75,965

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	112.61	112.61	112.61	00.00	100.00	112.61	112.61	N/A	40,000	45,044
03	14	95.83	116.81	79.53	46.09	146.88	49.45	292.52	67.33 to 176.22	98,295	78,173
04											
<u>ALL</u>	15	97.66	116.53	80.46	43.23	144.83	49.45	292.52	70.56 to 141.44	94,409	75,965

81 Sheridan
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 : 15
 Total Sales Price : 1,416,133
 Total Adj. Sales Price : 1,416,133
 Total Assessed Value : 1,139,470
 Avg. Adj. Sales Price : 94,409
 Avg. Assessed Value : 75,965

MEDIAN : 98
 WGT. MEAN : 80
 MEAN : 117
 COD : 43.23
 PRD : 144.83

COV : 54.42
 STD : 63.41
 Avg. Abs. Dev : 42.22
 MAX Sales Ratio : 292.52
 MIN Sales Ratio : 49.45

95% Median C.I. : 70.56 to 141.44
 95% Wgt. Mean C.I. : 33.88 to 127.05
 95% Mean C.I. : 81.41 to 151.65

Printed:4/3/2014 4:40:00PM

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	1	292.52	292.52	292.52	00.00	100.00	292.52	292.52	N/A	2,500	7,313
Less Than 15,000	4	183.58	194.81	171.54	25.56	113.57	119.56	292.52	N/A	6,875	11,793
Less Than 30,000	6	147.89	154.42	116.33	44.27	132.74	70.56	292.52	70.56 to 292.52	10,583	12,312
Ranges Excl. Low \$											
Greater Than 4,999	14	95.83	103.96	80.09	32.68	129.80	49.45	190.93	67.33 to 141.44	100,974	80,868
Greater Than 14,999	11	92.73	88.07	78.66	22.79	111.96	49.45	141.44	57.70 to 112.61	126,239	99,300
Greater Than 29,999	9	94.00	91.27	78.78	22.82	115.85	49.45	141.44	57.70 to 112.61	150,293	118,400
Incremental Ranges											
0 TO 4,999	1	292.52	292.52	292.52	00.00	100.00	292.52	292.52	N/A	2,500	7,313
5,000 TO 14,999	3	176.22	162.24	159.44	13.50	101.76	119.56	190.93	N/A	8,333	13,287
15,000 TO 29,999	2	73.65	73.65	74.16	04.20	99.31	70.56	76.73	N/A	18,000	13,349
30,000 TO 59,999	6	95.83	95.48	96.99	11.26	98.44	67.33	112.61	67.33 to 112.61	40,583	39,363
60,000 TO 99,999	1	57.70	57.70	57.70	00.00	100.00	57.70	57.70	N/A	60,000	34,622
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999	1	141.44	141.44	141.44	00.00	100.00	141.44	141.44	N/A	300,000	424,320
500,000 TO 999,999	1	49.45	49.45	49.45	00.00	100.00	49.45	49.45	N/A	749,133	370,483
1,000,000 +											
ALL	15	97.66	116.53	80.46	43.23	144.83	49.45	292.52	70.56 to 141.44	94,409	75,965

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	112.61	112.61	112.61	00.00	100.00	112.61	112.61	N/A	40,000	45,044
319	1	49.45	49.45	49.45	00.00	100.00	49.45	49.45	N/A	749,133	370,483
344	1	190.93	190.93	190.93	00.00	100.00	190.93	190.93	N/A	10,000	19,093
353	4	142.37	163.50	110.19	49.78	148.38	76.73	292.52	N/A	19,625	21,624
391	3	70.56	82.61	67.25	29.22	122.84	57.70	119.56	N/A	28,333	19,054
406	1	67.33	67.33	67.33	00.00	100.00	67.33	67.33	N/A	31,000	20,871
446	1	92.73	92.73	92.73	00.00	100.00	92.73	92.73	N/A	44,000	40,801
501	1	141.44	141.44	141.44	00.00	100.00	141.44	141.44	N/A	300,000	424,320
529	2	95.83	95.83	95.80	01.91	100.03	94.00	97.66	N/A	39,250	37,600
ALL	15	97.66	116.53	80.46	43.23	144.83	49.45	292.52	70.56 to 141.44	94,409	75,965

81 Sheridan**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 : 32	MEDIAN : 70	COV : 28.54	95% Median C.I. : 64.47 to 82.30
Total Sales Price : 19,770,249	WGT. MEAN : 64	STD : 20.97	95% Wgt. Mean C.I. : 57.10 to 70.41
Total Adj. Sales Price : 19,621,749	MEAN : 73	Avg. Abs. Dev : 15.63	95% Mean C.I. : 66.21 to 80.75
Total Assessed Value : 12,509,496			
Avg. Adj. Sales Price : 613,180	COD : 22.49	MAX Sales Ratio : 117.60	
Avg. Assessed Value : 390,922	PRD : 115.26	MIN Sales Ratio : 41.67	

Printed:4/3/2014 4:40:00PM

DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10	3	110.13	104.11	89.79	09.99	115.95	84.59	117.60	N/A	779,225	699,694
01-JAN-11 To 31-MAR-11	3	73.06	67.20	67.44	09.59	99.64	53.76	74.79	N/A	269,000	181,413
01-APR-11 To 30-JUN-11	2	81.85	81.85	85.34	18.13	95.91	67.01	96.69	N/A	157,060	134,040
01-JUL-11 To 30-SEP-11	3	82.30	87.35	79.60	20.57	109.74	64.47	115.27	N/A	597,713	475,804
01-OCT-11 To 31-DEC-11	1	105.55	105.55	105.55	00.00	100.00	105.55	105.55	N/A	48,800	51,510
01-JAN-12 To 31-MAR-12	5	70.24	65.74	56.33	20.79	116.71	44.19	93.83	N/A	440,536	248,151
01-APR-12 To 30-JUN-12	5	59.17	68.50	58.26	22.31	117.58	52.15	105.17	N/A	704,700	410,576
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12	5	68.49	68.53	57.76	09.55	118.65	55.72	83.91	N/A	1,243,177	718,017
01-JAN-13 To 31-MAR-13	1	71.27	71.27	71.27	00.00	100.00	71.27	71.27	N/A	643,000	458,252
01-APR-13 To 30-JUN-13	2	56.52	56.52	51.82	20.06	109.07	45.18	67.85	N/A	164,000	84,982
01-JUL-13 To 30-SEP-13	2	54.07	54.07	43.13	22.93	125.37	41.67	66.46	N/A	703,975	303,617
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	11	82.30	85.42	82.61	21.12	103.40	53.76	117.60	64.47 to 115.27	477,449	394,438
01-OCT-11 To 30-SEP-12	11	69.48	70.61	57.92	24.35	121.91	44.19	105.55	48.55 to 105.17	524,998	304,104
01-OCT-12 To 30-SEP-13	10	67.16	63.51	56.14	12.95	113.13	41.67	83.91	45.18 to 71.27	859,484	482,554
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	9	74.79	81.43	77.33	21.02	105.30	53.76	115.27	64.47 to 105.55	329,229	254,582
01-JAN-12 To 31-DEC-12	15	68.49	67.59	57.64	17.80	117.26	44.19	105.17	55.72 to 71.91	796,138	458,915
<u>ALL</u>	32	69.50	73.48	63.75	22.49	115.26	41.67	117.60	64.47 to 82.30	613,180	390,922

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
Blank	32	69.50	73.48	63.75	22.49	115.26	41.67	117.60	64.47 to 82.30	613,180	390,922
<u>ALL</u>	32	69.50	73.48	63.75	22.49	115.26	41.67	117.60	64.47 to 82.30	613,180	390,922

95%MLU By Market Area										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Dry</u>											
County	2	69.46	69.46	70.34	03.53	98.75	67.01	71.91	N/A	187,560	131,932
Blank	2	69.46	69.46	70.34	03.53	98.75	67.01	71.91	N/A	187,560	131,932
<u>Grass</u>											
County	12	70.40	73.76	70.17	22.09	105.12	45.18	105.55	56.51 to 93.83	520,310	365,099
Blank	12	70.40	73.76	70.17	22.09	105.12	45.18	105.55	56.51 to 93.83	520,310	365,099
<u>ALL</u>	32	69.50	73.48	63.75	22.49	115.26	41.67	117.60	64.47 to 82.30	613,180	390,922

81 Sheridan**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 : 32	MEDIAN : 70	COV : 28.54	95% Median C.I. : 64.47 to 82.30
Total Sales Price : 19,770,249	WGT. MEAN : 64	STD : 20.97	95% Wgt. Mean C.I. : 57.10 to 70.41
Total Adj. Sales Price : 19,621,749	MEAN : 73	Avg. Abs. Dev : 15.63	95% Mean C.I. : 66.21 to 80.75
Total Assessed Value : 12,509,496			
Avg. Adj. Sales Price : 613,180	COD : 22.49	MAX Sales Ratio : 117.60	
Avg. Assessed Value : 390,922	PRD : 115.26	MIN Sales Ratio : 41.67	

*Printed:4/3/2014 4:40:00PM***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
<u> Irrigated </u>											
County	3	110.13	90.64	67.93	22.22	133.43	44.19	117.60	N/A	417,667	283,722
Blank	3	110.13	90.64	67.93	22.22	133.43	44.19	117.60	N/A	417,667	283,722
<u> Dry </u>											
County	3	71.91	84.73	81.14	22.38	104.42	67.01	115.27	N/A	164,589	133,543
Blank	3	71.91	84.73	81.14	22.38	104.42	67.01	115.27	N/A	164,589	133,543
<u> Grass </u>											
County	18	69.88	73.31	63.65	20.08	115.18	45.18	105.55	59.17 to 84.59	766,216	487,697
Blank	18	69.88	73.31	63.65	20.08	115.18	45.18	105.55	59.17 to 84.59	766,216	487,697
<u> ALL </u>	32	69.50	73.48	63.75	22.49	115.26	41.67	117.60	64.47 to 82.30	613,180	390,922



2014 Analysis of Agricultural Land

What-if Sheridan Irrigated +25%

Ratio Study

Final Statistics

Confidence Intervals

County
sales 10

Median	72.01%	AAD	38.50%
Mean	85.76%	COD	53.46%
Wt Mean	65.06%	PRD	131.82%

95% Median C.I.: 40.45% to 139.19%
95% Mean C.I.: 54.18% to 117.35%
95% Wt Mean C.I.: 41.73% to 88.40%

Total Real Property
Sum Lines 17, 25, & 30

Records : 8,196

Value : 717,714,024

Growth 6,061,697

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	328	435,004	28	66,425	63	411,450	419	912,879	
02. Res Improve Land	1,532	5,841,199	63	633,936	232	4,264,619	1,827	10,739,754	
03. Res Improvements	1,585	49,303,596	71	3,905,167	272	16,262,197	1,928	69,470,960	
04. Res Total	1,913	55,579,799	99	4,605,528	335	20,938,266	2,347	81,123,593	546,294
% of Res Total	81.51	68.51	4.22	5.68	14.27	25.81	28.64	11.30	9.01
05. Com UnImp Land	64	284,466	8	25,181	10	38,785	82	348,432	
06. Com Improve Land	309	2,591,023	17	75,555	35	171,782	361	2,838,360	
07. Com Improvements	314	15,835,934	17	1,227,863	43	4,701,261	374	21,765,058	
08. Com Total	378	18,711,423	25	1,328,599	53	4,911,828	456	24,951,850	1,129,673
% of Com Total	82.89	74.99	5.48	5.32	11.62	19.69	5.56	3.48	18.64
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	24	678,834	24	678,834	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	24	678,834	24	678,834	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.29	0.09	0.00
Res & Rec Total	1,913	55,579,799	99	4,605,528	359	21,617,100	2,371	81,802,427	546,294
% of Res & Rec Total	80.68	67.94	4.18	5.63	15.14	26.43	28.93	11.40	9.01
Com & Ind Total	378	18,711,423	25	1,328,599	53	4,911,828	456	24,951,850	1,129,673
% of Com & Ind Total	82.89	74.99	5.48	5.32	11.62	19.69	5.56	3.48	18.64
17. Taxable Total	2,291	74,291,222	124	5,934,127	412	26,528,928	2,827	106,754,277	1,675,967
% of Taxable Total	81.04	69.59	4.39	5.56	14.57	24.85	34.49	14.87	27.65

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	0	0	0		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		0	0	0
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					0	0	0

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	242	0	502	744

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	13	134,788	5	363,878	4,364	414,503,731	4,382	415,002,397
28. Ag-Improved Land	1	16,667	2	0	939	131,016,676	942	131,033,343
29. Ag Improvements	1	77,635	1	2,334	985	64,844,038	987	64,924,007
30. Ag Total							5,369	610,959,747

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	12,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	72,601	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,500	0	0.00	0	
37. FarmSite Improvements	1	0.00	5,034	1	0.00	2,334	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	2	1.59	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	39	40.00	480,000	39	40.00	480,000	
32. HomeSite Improv Land	674	706.72	8,470,140	675	707.72	8,482,140	
33. HomeSite Improvements	754	0.00	37,828,323	755	0.00	37,900,924	1,645,868
34. HomeSite Total				794	747.72	46,863,064	
35. FarmSite UnImp Land	45	88.18	132,270	45	88.18	132,270	
36. FarmSite Improv Land	741	1,372.42	2,058,630	742	1,373.42	2,060,130	
37. FarmSite Improvements	930	0.00	27,015,715	932	0.00	27,023,083	2,739,862
38. FarmSite Total				977	1,461.60	29,215,483	
39. Road & Ditches	1,619	6,307.16	0	1,621	6,308.75	0	
40. Other- Non Ag Use	2	15.15	23,075	2	15.15	23,075	
41. Total Section VI				1,771	8,533.22	76,101,622	4,385,730

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	8	1,296.28	278,728	8	1,296.28	278,728

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	24,321.18	34.70%	32,833,715	37.67%	1,350.01
47. 2A1	732.78	1.05%	952,614	1.09%	1,300.00
48. 2A	16,832.75	24.02%	20,199,300	23.17%	1,200.00
49. 3A1	806.47	1.15%	963,731	1.11%	1,195.00
50. 3A	8,362.15	11.93%	9,909,160	11.37%	1,185.00
51. 4A1	17,225.84	24.58%	20,240,424	23.22%	1,175.00
52. 4A	1,800.52	2.57%	2,070,611	2.38%	1,150.01
53. Total	70,081.69	100.00%	87,169,555	100.00%	1,243.83
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	37,225.59	24.58%	20,474,310	27.19%	550.01
56. 2D1	2,659.63	1.76%	1,396,322	1.85%	525.01
57. 2D	58,034.88	38.32%	29,017,446	38.54%	500.00
58. 3D1	989.30	0.65%	484,761	0.64%	490.00
59. 3D	5,892.89	3.89%	2,740,210	3.64%	465.00
60. 4D1	39,738.95	26.24%	18,081,266	24.01%	455.00
61. 4D	6,898.98	4.56%	3,104,619	4.12%	450.01
62. Total	151,440.22	100.00%	75,298,934	100.00%	497.22
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	23,771.48	1.86%	8,914,432	2.41%	375.01
65. 2G1	3,813.57	0.30%	1,430,109	0.39%	375.01
66. 2G	69,910.63	5.46%	25,517,514	6.89%	365.00
67. 3G1	5,005.50	0.39%	1,776,964	0.48%	355.00
68. 3G	43,505.20	3.40%	15,444,073	4.17%	354.99
69. 4G1	755,369.85	59.03%	219,059,813	59.12%	290.00
70. 4G	378,329.67	29.56%	98,366,449	26.55%	260.00
71. Total	1,279,705.90	100.00%	370,509,354	100.00%	289.53
Irrigated Total	70,081.69	4.53%	87,169,555	16.30%	1,243.83
Dry Total	151,440.22	9.78%	75,298,934	14.08%	497.22
Grass Total	1,279,705.90	82.66%	370,509,354	69.27%	289.53
72. Waste	47,006.96	3.04%	1,880,282	0.35%	40.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,548,234.77	100.00%	534,858,125	100.00%	345.46

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	70,081.69	87,169,555	70,081.69	87,169,555
77. Dry Land	49.27	24,051	0.00	0	151,390.95	75,274,883	151,440.22	75,298,934
78. Grass	411.82	113,904	1,316.81	363,478	1,277,977.27	370,031,972	1,279,705.90	370,509,354
79. Waste	0.00	0	10.00	400	46,996.96	1,879,882	47,006.96	1,880,282
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	461.09	137,955	1,326.81	363,878	1,546,446.87	534,356,292	1,548,234.77	534,858,125

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	70,081.69	4.53%	87,169,555	16.30%	1,243.83
Dry Land	151,440.22	9.78%	75,298,934	14.08%	497.22
Grass	1,279,705.90	82.66%	370,509,354	69.27%	289.53
Waste	47,006.96	3.04%	1,880,282	0.35%	40.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,548,234.77	100.00%	534,858,125	100.00%	345.46

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

81 Sheridan

	2013 CTL County Total	2014 Form 45 County Total	Value Difference (2014 form 45 - 2013 CTL)	Percent Change	2014 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	77,544,274	81,123,593	3,579,319	4.62%	546,294	3.91%
02. Recreational	439,083	678,834	239,751	54.60%	0	54.60%
03. Ag-Homesite Land, Ag-Res Dwelling	46,602,332	46,863,064	260,732	0.56%	1,645,868	-2.97%
04. Total Residential (sum lines 1-3)	124,585,689	128,665,491	4,079,802	3.27%	2,192,162	1.52%
05. Commercial	24,036,761	24,951,850	915,089	3.81%	1,129,673	-0.89%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	17,226,058	29,215,483	11,989,425	69.60%	2,739,862	53.70%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	41,262,819	54,167,333	12,904,514	31.27%	3,869,535	21.90%
10. Total Non-Agland Real Property	165,848,508	182,855,899	17,007,391	10.25%	6,061,697	6.60%
11. Irrigated	71,272,249	87,169,555	15,897,306	22.31%		
12. Dryland	68,213,299	75,298,934	7,085,635	10.39%		
13. Grassland	298,892,549	370,509,354	71,616,805	23.96%		
14. Wasteland	1,880,909	1,880,282	-627	-0.03%		
15. Other Agland	19,320	0	-19,320	-100.00%		
16. Total Agricultural Land	440,278,326	534,858,125	94,579,799	21.48%		
17. Total Value of all Real Property (Locally Assessed)	606,126,834	717,714,024	111,587,190	18.41%	6,061,697	17.41%

SHERIDAN COUNTY PLAN OF ASSESSMENT 2014, 2015 & 2016

INTRODUCTION

Sheridan County is 69 miles long and 36 miles wide, being the fourth largest county in area in Nebraska. It is located in the Nebraska Panhandle joining South Dakota on the north with only Dawes and Sioux Counties between it and Wyoming to the west and Cherry County to the east.

The north portion of the county is pine covered hills and canyons, perfect for hunting and raising cattle. Cropland, both dry and irrigated, fills the next portion of the county, with the south two-thirds being sandhills complete with lakes of all sizes and sub-irrigated meadowland, perfect for fishing and raising cattle.

The staff of the Sheridan County Assessor's office consists of the Assessor, 2 Part time Clerks & two full-time Clerks at this moment. Presently there is no deputy assessor. The County does currently have a contract with an appraiser. Jeff Haugen, doing business as Haugen Appraisal Services LLC from Scottsbluff will be doing the rural review as well as the review of the commercial properties and some residential properties in the town of Gordon for the county. Craig Stouffer, a local contractor, is doing the physical inspections of all new construction and remodeling, with Jeff helping with the difficult properties.

PURPOSE

Pursuant to Neb. Laws 2005, LB 263, Section 9, and Directive 05-4 of the Property Assessment & Taxation, the Assessor shall submit a Plan of Assessment to the County Board of Commissioners on or before July 31. The Plan of Assessment shall describe the assessment actions the County Assessor plans to make for the next assessment year and the two years thereafter. The Assessor shall amend the plan, if necessary, after the budget is approved by the County Board. On or before October 31 of each year, the County Assessor shall electronically send a copy of the plan and any amendments to the Department of Property Assessment & Taxation.

MISSION STATEMENT

The mission of the Sheridan County Assessor's Office is to provide accurate, fair and equitable valuations for all property in the county and continually inform the property owners of said values in accordance with current state statutes and regulations.

PLAN OF ASSESSMENT 2014

STAFF

The staff of the Sheridan County Assessor's office is set forth in the introduction section of this Plan of Assessment.

BUDGET

The Assessor will annually determine the funding necessary to operate the office for the coming fiscal year and submit her request to the County Board of Commissioners. Special attention will be given to insure that funding will be sufficient to cover all of the plans of assessment.

The County Assessor received \$100,600 for operating expenses (Fund 605) for the 2012-2013 fiscal year. There is also an Appraisal Update budget (Fund 702) in the amount of \$127,620. The cost of all computer hardware and software is paid from a fund other than those mentioned above. However, this does not apply to GIS as the support is paid out of the Appraisal budget. For 2013-2014 fiscal year the County Assessor requested \$117,136 for operating expenses (Fund 605). The Appraisal Update budget (Fund 702) the requested the amount was \$136,202 for 2013-2014 fiscal year. The computer hardware and software will come out of the budgets mentioned above. For 2013-2014 the County Assessor budget (605) was given the amount requested for operating expenses. And the Appraisal Update Budget (702) was also given the amount requested above to finish the review hopefully.

CONTINUING EDUCATION/TRAINING

The Assessor or Deputy will attend any courses or workshops necessary to secure the hours of continuing education required for the continuation of the Assessor's Certificate issued by the Property Tax Administrator or State Tax Commissioner.

The Panhandle County Assessors meet monthly to share problems, ideas and frustrations. These sessions provide uniformity of action, solutions to many problems and an invaluable support system.

COMPUTERS

All computer software is contracted through the MIPS which includes CAMA, personal property and the administrative packages. We have contracted with GIS Workshop to implement GIS for this fiscal year. Currently we will be working to get the rest of the GIS information done as the new soil survey has been done. Once all the GIS information is done we will implement on line access then after a lot of cleanup work is done. At this time the land usage is complete for the entire county and the next step will be started then.

PERSONAL PROPERTY

In 2013, 836 personal property returns were filed. Of those, 299 are commercial, with a total value of \$5,075,923 and 537 are agricultural, with a value of \$30,655,452. The total value of the personal property as of June 17, 2013, is \$35,731,375. However, an abstract did not have to be ran due to new legislation but the personal schedules will be checked before CTL time.

During 2013, the local newspapers were used for research to locate new businesses or liquidation of existing businesses or agricultural operations. This research, along with other information received during the year and the Returns filed in 2013, will form the basis for

the Returns that will be provided to all personal property owners, who must file, in Sheridan County, for 2014. For the past several years, Personal Property Returns have been mailed to all persons filing a Return the previous year. However, for 2010 post cards were mailed as reminders to file the personal property returns as well as requesting that they submit the depreciation worksheets or asset listings when filing their Personal Property schedules for 2010. This will be office policy for 2011 too. However, for 2013 the schedules will be mailed once again due to the rise in gasoline prices.

All information will be verified by the property owners and income tax depreciation worksheets, also known as tax asset listings, will be reviewed before the Returns are signed and filed. Penalties for late filing will be added when applicable.

Shortly after June 1, a letter will be mailed to those who have not filed. The letter will state that no filing has been received and describe the penalties for late filings.

The County Abstract of Assessment Report for Personal Property no longer will be filed as required by 77-1514 of the Nebraska Statutes as Revised due to Legislative changes.

MOBILE HOME COURT REPORTS

In December, 2013, mobile home court reports will be mailed to all persons who own and operate a mobile home court in Sheridan County in accordance with 77-3706 of the Nebraska Statutes as Revised. Upon receipt of the completed reports, the Assessor and her staff will review the reports to determine whether or not the list is the same as the year before. Any additions or removal of mobile homes will be dealt with in an appropriate manner.

HOMESTEAD EXEMPTIONS

There were 268 homestead exemptions processed in 2012, with an exempted value of \$8,142,500 resulting in a tax loss of \$166,659.80. At this time, the roster shows that there are 268 homesteads that were approved and 23 that were disapproved for 2012. The preliminary count of homesteads for 2013 is at 295. In 2013 there were 248 approved homestead exemptions per the homestead roster in October 2013. There are 24 disapproved homesteads for 2013.

Applications for homestead exemptions, along with the appropriate information and income statements, will be mailed to persons receiving an Application last year. The Applications will be reviewed to determine if the property has been sold or the Applicant is now deceased, prior to mailing.

Information about the homestead exemptions will be printed in the local newspapers and sent to the radio station for those who are just becoming eligible for the exemptions and for others who may have applied in previous years. Reminders of the filing deadline will also be published in the newspaper and sent to the radio station. With new legislation introduced in 2007 notices will be mailed to applicants who have not responded by April 1st in accordance to Section 77-3508 under subdivision 1.

After the Applications and supporting forms are filed, they will be checked for accuracy, ownership will be verified, valued will be added, the Applications will be approved or disapproved and the forms mailed to the Department of Revenue as required by statute. Homestead rejection letters will be mailed on or before July 31 in accordance with Section 77-3516 of the Nebraska Revised Statutes.

On or before September 1 of each year, the County Assessor shall determine the average

single-family residential value in the county for the current year for purposes of Section 77-3507 to 77-3509, in accordance with Section 77-3506.02 of the Nebraska Revised Statutes. Value will be determined referring to Directive 95-4, issued by the Department of Property Assessment and Taxation, as the guideline. A certification of the value will be sent to the Department of Revenue on or before September 1, as required by said Section. The total number of residential reports, the total value of all residential properties and the exempt amounts will be included in the certification. Information will be obtained from the most current real estate abstract.

For the tax year 2013, it was determined from the Abstract of Assessment for Real Estate, Form 45, as certified March 19, 2013, that there were 2726 single-family residential records in Sheridan County; that the total value of these residences is \$124,528,955 The average assessed value of single-family residential property is \$44,107 as of August 20,2012. The exempt amount is \$40,000 pursuant to Section 77-3501.01(1) and \$50,000 pursuant to 77-3501.01(2).

At this time the average assessed value for single family residential property in Sheridan County for 2012 is 44,107 for the age 65 category and 52,928 for disabled individuals. The exempt amount is \$44,107 pursuant to Section 77-3501.01(1) and \$52,928 pursuant to 77-3501.01(2) from 2012. It is too early to tell what it will be in 2013. The average assessed value for single family residential property in Sheridan County for 2013 is 45,128 for the age of 65 category and 54,154 for disable individuals. Total amount of single-family residential value is at 122,928,527 as of August 19, 2013.

PERMISSIVE EXEMPTIONS

There are 47 organizations which filed for permission exemptions on real estate for the tax year 2011. Which total exemptions filed were 63 from these organizations.

In December 2013, Exemption Applications or Affidavits of Use for Continued Tax Exemption will be mailed. Upon receipt of the proper forms, ownership and other pertinent information will be reviewed, recommendations made and the forms filed with the Board of Equalization for their action as required by 7-202.91 of the Nebraska Revised Statutes.

Hearings may be required if questions arise concerning the continuing exempt status on any of the properties.

REAL ESTATE

Sheridan County is the fourth largest county in Nebraska by area. The south two-thirds of the county is grass covered sand hills dotted with lakes of various sizes bordered on the north by the Niobrara River. The north end of the county is pine covered canyons. There is a band of primarily dry cropland (153,089.35 acres) with some irrigation (70,047.66 acres) between the two areas. Grassland occupies about 1,278,162.85 acres with 46,869.56 acres of waste.

In the sand hills area, there are mostly trail roads to buildings and, generally, the trail road ends at a ranch home. This makes physical inspections challenging to say the least. In the north end of the county, roads are few, but generally graveled and can be traveled by a car.

According to the 2013 County Abstract of Assessment of Real Property, Form 45, there are 8,177 records in Sheridan County with a total value of \$607,183,425.

RESIDENTIAL

In 2013, there are 2,345 residential parcels in Sheridan County, 408 unimproved residential parcels and 1,937 improved residential parcels with a total value of \$77,595,255 as of March 19, 2013. 29% of the parcels in Sheridan County are residential accounting for 14% of the total value.

According to the 2013 Reports and Opinion statistics for the current study period, there were 99 qualified sales of residential property with a median of 97.0, a COD of 34.70 and a PRD of 116.37. The level of value, as determined by the Department of Property Assessment & Taxation, is 97% of actual value. The quality of assessment was determined to meet generally accepted mass appraisal practices.

The sales roster, sales verification, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Preliminary statistical reports indicated that the towns of Gordon and Rushville were in compliance and no adjustment was needed. Hay Springs was at 120.06 and needed a decrease of 21% and rural residential were at 88.94% and were increased 8% to be in compliance for the year of 2013.

Special attention will be given to those residential properties selling well above or below the assessed value. Physical inspections will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. But since the Assessor's workshop in September of 2008, rural Sheridan County will be reviewed by the office with Jerry Knoche's assistance. However, the rural review of agricultural properties was implemented with Mr. Jeff Haugen in the fall of 2011. Mr. Knoche has not assisted with any review since 2009. As of 2010, 2011 & 2012 we are reviewing the Rural Residential properties at this time. Craig Stouffer and Jeff Haugen are in the process of doing these currently in 2013. The review involves measuring all improvements and taking pictures of each property. We hope to implement this for 2014. The Assessor and staff have reviewed the residences in Hay Springs and currently in Rushville. The physical review of both towns of Rushville and Hay Springs has been completed and we are currently working on the town of Gordon. See attachment to this plan dated June 2012.

COMMERCIAL

In 2013, there are 455 commercial parcels in Sheridan County, 80 unimproved parcels and 375 improved parcels with a total value of \$24,267,004. Commercial properties account for 6% of the total parcels and also 4% of the total value.

According to the Reports & Opinion statistics for the current study period, there were 15 qualified sales with a median of 97.0, a COD of 52.23 and a PRD of 225.52. The level of value, as determined by the Department of Property Assessment & Taxation, is 97% of actual value. The quality of assessment is not in compliance with generally accepted mass appraisal practices. There was no listed median however since there was not enough sales to determine a market for 2013 once again.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, to then determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed. At the present time only one town White Clay has been completely reviewed. All other commercial properties will be reviewed. Currently Mr. Haugen is reviewing all rural commercial properties as he comes across them while doing the rural review. The commercial properties in Clinton will be completed in the next month. Once Mr. Haugen is done with the review only the three towns of Gordon, Hay Springs and Rushville will need to be completed and Mr. Haugen will start the review this fall.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

In 2006, there are 23 recreational parcels, valued at \$690.00. For 2009, the recreational class was reviewed and an increase of 1,200 per Lot was implemented due to sales occurring here for 2009. So they are now at a value of 27,600. No adjustments were made for the year of 2010. However in 2010 two agricultural properties were included in the recreational count per the easement for the Wetlands Reserve Program for one owner's property which added some additional value. Presently, there are 24 recreational parcels with a total value of 439,083 for 2013.

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

In 2013, there are 70,047.66 acres of irrigation with a value of \$71,373,288; 153,089.35 acres of dry crop land with a value of \$68,649,740; 1,278,162.85 acres of grass with a value of \$298,621,319; 46,869.56 acres of waste with a value of \$1,1874,787; 1,296.28 acres owned by Game & Parks, subject to an in lieu of tax, valued at \$236,279 and 370.95 acres exempt from taxation. Agricultural land values account for 73% of the total value.

According to the 2013, Reports & Opinion statistics for the current study period, there were 40 qualified sales of unimproved agricultural land with a median of 70%, a COD of 21.62 and a PRD of 120.42 Level of value is at 70% of actual value. To get the level required all classes of irrigated, dry crop and some classes of grass were increased for 2013. The subclass of waste was also increased from \$10 to \$40 per acre. Waste remained at \$40 per acre for 2013. The subclasses of dry crop and irrigated were increased some while only two subclasses of grass were increased for 2013. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted, as necessary, to bring

agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continually monitor sales to determine if there is a need for market areas. At this time we will be reviewing the sales to see if implementing market areas would be possible for 2014.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However no directive has been received from the Department of Property Assessment and Taxation to date. Since the Assessor's Fall Workshop a review continues of rural Sheridan County with Jerry Knoche's assistance. As mentioned before Mr Knoche is no longer employed for Sheridan County since 2009. At the present time it is estimated that we may have over 40% of the rural inspections done. We are currently addressing this with the County Board to get the rural reappraisal done. However, the County Board has some reservations on doing the reappraisal because of the cost and the fact that the Department is telling us it needs done. They would like to offer a different alternative to do it and visit with the Department on this matter. We are hoping to hire an appraiser to do this review as Sheridan County is quite large for the staff and assessor to do the review with the office staff on hand currently. Presently an appraiser has been hired to do the rural review and is willing to work with the Assessor with what the budget will allow as the amount approved was not what was requested. We are currently in the process of the rural review and will complete it hopefully in 2014. See attached letter with this plan.

Abandoned rural home sites and farm sites were identified and values adjusted in 2004. This will be an ongoing project and physical inspections of these sites will continue as part of the regular inspection process.

MINERAL INTEREST

We currently have no taxable mineral interests.

TIF

We currently have no parcels affected by tax increment financing.

SPECIAL VALUE

Two property owners have filed application for special value, which implements special value in Sheridan County. However, it was determined, from a comprehensive study of Ag sales, that there is insufficient non-agricultural and horticultural influence to establish a value different from the current value per our discussion with our appraiser. However this too, will be an ongoing process each year.

EXEMPT PROPERTIES

There are 684 parcels, which are exempt from taxation.

CENTRALLY ASSESSED PROPERTY

All centrally assessed values certified by the Department of Property Assessment & Taxation, including railroads and public utilities (both real and personal property) will be

balanced before the information is entered into the computer. After the tax lists are run, a copy of the appropriate list will be mailed to each entity.

PICK UP WORK

(ALL CLASSES)

Pick up work began in August of 2013. Information accumulated during the year in the form of building permits, owner reports and physical inspections by the Assessor and her staff will be used. Recorded contracts between siding and window companies and property owners are also a very good source of information regarding improvements to homes. Depreciation worksheets, supplied for personal property returns, are another source of building information. Several previously unreported buildings have been discovered in this manner. As new construction is discovered, the property record card will be tagged and the property will be added to the list of work to be done. New construction will be physically inspected in order to determine value. All pick up work will be completed before the statutory deadline for setting values.

Notices will be aired and published reminding property owners of their responsibility to report any improvements to their property in excess of \$2,500.00.

Approximately 149 parcels were inspected for new construction for the 2013 tax year. And, presently there are approximately 70 parcels or more that will be inspected for 2014. This number could change as we are constantly finding properties that need to be added to the list and inspected by our lister. There were 80 parcels total inspected for 2012 for pickup work. However, Mr. Haugen has found several buildings while doing the rural review and 34 more have been added as omitted property for 2012.

LAND USE

(AG)

Copies of the Agland Inventory Report were sent to all owners of agricultural land in 2001 when it was discovered that some of the agricultural land use shown on the property record cards was incorrect. We had thought that we would repeat the process. However, the Natural Resources District is limiting the number of irrigated acres of each property owner to the number of acres reported to the County Assessor. It is expected that the number of irrigated acres will increase over the next few years as irrigated acres from the Assessor's records are compared to FSA maps and the acres actually irrigated, because property owners forget to report changes to the Assessor.

Agreements for electric service to irrigation pumps and stock wells, which have been recorded in the County Clerk's office, are used to help in the determination of new irrigated land. This is also a tool for discovering new irrigation systems to be added to the personal property returns and pumping equipment for stock wells. Follow up physical inspections are also used.

We did not keep a count of the number of land use changes that were made for 2013. However, for 2014 we hope to start a count of the land use changes that are made. We seem to forget to do this!!

SOIL SURVEY MAPS

(AG)

Soil survey maps will be updated as land use changes and existing tracts are split. The

most recent soil survey maps from the Natural Resources Conservation Service are used in conjunction with the soil survey maps in the office. However with the implementation of GIS the maps will only be used as a reference once the conversion is complete.

521 FORMS (ALL CLASSES)

There were 500 deeds and 521 forms processed in the fiscal year beginning July 1, 2011, and ending September 30, 2012.

A sale verification system was developed and implemented by the Sheridan County Assessor's office effective October 1, 2003, to replace the work done by the state sale reviewer, which position was terminated on September 5, 2003. Verification forms were developed by using a combination of forms obtained from Panhandle County Assessors and the Department of Property Assessment and Taxation. It is believed that more reliable statistics will be the result of the implementation of this system

521 forms will be reviewed periodically and the Assessor and staff shall use sales verifications and whatever other means they feel necessary to determine whether or not the sale was an arms length transaction and should be used in the determination of value for each of the real estate classifications. The forms and supporting documents will be forwarded to the Property Tax Administration in accordance with the statutes and rules and regulations.

SALES ROSTER (ALL CLASSES)

Special attention will be given to the sales roster to ascertain whether or not the correct data has been entered from the 521 forms and the supporting documents. The Assessor will supply any and all information required by statute, directives, rules and regulations to the Property Tax Administration at the times and in the manner prescribed to insure total accuracy in all data use. Accuracy is essential because so much emphasis is placed on market and errors can produce a skewed view of the market. For 2012, after reviewing the sales it has been decided to develop market areas for Sheridan County. This will be done prior to the first of the year 2012. After considerable study no market areas were done for 2013 however, the sales will be looked at again for 2014.

PROPERTY RECORD CARDS (ALL CLASSES)

Property record cards and all supporting records, including all computer data, will be updated daily as the deeds are received from the County Clerk's office and change of addresses and other information is obtained.

Property record cards contain all the available information regarding the subject property. A simple map showing the location of the parcel within the section appears on each card. All building information appears on each improved parcel, as does a sketch of the house. Photos of the house and all main buildings are also contained in the file as well as the aerial photo of the farms, which were flown in 1985.

CADASTRAL MAPS

(ALL CLASSES)

Our cadastral maps were originally drawn in 1974 on mylar, by an excellent and meticulous draftsman and have been kept up very well over the years.

Cadastral maps will be updated at least monthly. This will include change of ownership, splits of tracts, platting of subdivisions or additions to towns and any other changes required. These may become a thing of the past once GIS is implemented on the computer system.

GIS

Currently, we are implementing the new soil survey on our computer system for the new soil survey conversion from the alpha system to the numerical system which has been completed by March 19th of 2010. GIS workshop has been hired to implement the new soil survey conversion and it will be done sequentially by township to avoid total confusion. Hopefully, some of the other layers of the GIS software will be implemented for 2011. All parcel Id's have been entered and we are currently working on land classifications as of this date. Since July 31st the land usage has been completed so the next step will be done. GIS Work Shop is now doing the work for the office as there is not enough staff to do this duty too. GIS Work Shop continues to do all of the updating for us at this time.

PROPERTY VALUATION PROTESTS

(ALL CLASSES)

There have been 78 protests of value filed during June of 2013 and heard by the Board of Equalization. Thirty two protests were heard by the Board in 2012. Properties upon which a valuation protest has been filed will be inspected as needed and time allows. These inspections will be made in conjunction with the continuing physical inspection of the County whenever possible. The County Assessor's Recommendation portion of the form will be completed prior to the Board of Equalization hearing whenever possible. The Assessor or Deputy shall attend all hearings since the Revenue's clean up bill this past legislature.

Decisions of the Board will be implemented or appealed to the Tax Equalization and Review Commission as is appropriate.

The Assessor shall prepare a list of undervalued, overvalued and omitted real estate and submit it to the Board of Equalization as necessary. At this time there are thirty five parcels of omitted property that have been submitted to the County Board. For 2013 only one overvalued property has been submitted to the County Board of Equalization.

Of the 49 protests filed in 2009, there was not any that appealed to the Tax Equalization & Review Commission. The one appeal in 2008, the Tax Equalization & Review Commission ruled in favor of the County Board's decision. Of the protests for 2010 one has filed an appeal to the Tax Equalization and Review Commission. It was heard on July 11, 2011 and we have not received a decision on this as of this date. The decision received back was the order for dismissal with prejudice from the TERC board dated September 20, 2011. Final order on the 2010 appeal was received October 27, 2011. No appeals were filed to TERC for 2011 protests or the 2012 protests. As of this date July 31 2013 there may two that file to TERC from the 2013 protests. As of the August date to appeal to TERC there are two property owners that have appealed to the TERC board for 2013. One filed one appeal and the other has filed four appeals on his properties here in Sheridan County.

The appeal to the Tax Equalization & Review Commission from the 2006 protest was

settled before the hearing occurred.

The County Assessor shall prepare and submit any evidence necessary to defend the property values, which have been appealed to the Tax Equalization & Review Commission by a property owner, as well as attending any hearings.

PHYSICAL INSPECTIONS

(ALL CLASSES)

The County Assessor and staff will continue the physical inspection of the real estate in Sheridan County as time and the budget allows. Maps will be maintained to show the progress of the inspections. All rural residential properties shall be inspected by the Assessor and staff for the year of 2013 and hopefully will be completed by the end of 2013.

Several unreported houses and other buildings have been discovered in the last several years as a direct result of physical inspections making it apparent that more time needs to be devoted to these inspections to insure that all taxable property is properly assessed.

TRUST REPORT

(AG)

The Assessor shall submit the report of land held by trustees to the Secretary of State in compliance with 76-1517 Nebraska Statutes as Revised. However, due to legislative changes the Ag trust roster report was done away with in 2011.

PLAN OF ASSESSMENT

(ALL CLASSES)

The Assessor shall submit a Plan of Assessment to the County Board of Equalization and the Department of Revenue Property assessment Division as provided by statute and rules and regulations.

NOTICE OF VALUATION CHANGE

(ALL CLASSES)

All property owners will be sent notice of any change, either the increase or decrease of value of all real estate on or before June 1, in compliance with Section 77-1315 of the Revised Statutes of Nebraska. In addition, the Assessor will certify the completion of the real estate assessment roll and publish the certification in the newspaper.

In 2009, listings of appropriate sales information were mailed with the Notices. Property owners were able to see what had caused the changes in value. The number of questions decreased, as well as, fewer protests being filed. This practice will continue as long as results are positive. For 2010 a letter of explanation will be included. For 2010 a letter was drafted and sent with the list of sales in which the number of questions and protests decreased once again. For 2011 there was no letter or a list of sales sent out with the notices due to cost of postage. No letter was sent for 2012 or 2013 due to postage.

Gordon, Rushville and the Small Towns residences required no change for 2013. Hay

Springs and the Rural Residences required changes for 2013. No changes were needed on commercial properties as well. Other statistics were not within the acceptable range as far as the median was concerned, so an increase some classes of all agricultural land was required for 2013. A raise of the sub class of waste from ten dollars an acre to forty dollars an acre was implemented in 2010. The raise of the sub classes of land for 2013 brought us in to an acceptable range of 70%.

NOTICE OF TAXABLE STATUS

(ALL CLASSES)

Pursuant to Section 77-202.12 of the Nebraska Statutes, as Revised, Notices of Taxable Status will be mailed to governmental subdivisions owning taxable real estate, annually.

REPORTS AND OPINION OF THE PROPERTY TAX ADMINISTRATOR

The opinion of the Property Tax Administrator concerning the level of value of the residential, commercial and agricultural lands will be posted in the office of the County Assessor and mailed to the media as required by the various statutes and rules and regulations.

The Assessor shall prepare and submit any evidence necessary to defend the property values that were established as a result of the sale studies and reported in the Reports and Opinion of the Property Tax Administrator, if a show cause hearing is ordered by the Tax Equalization and Review Commission. All such hearings will be attended by the County Assessor, if possible.

CERTIFICATION OF TAXABLE VALUE

The Appropriate Certification of Taxable Value and Value Attributable to Growth will be sent to all governmental subdivisions pursuant to Section 13-509 and 13-518.

The school district taxable value report will be mailed to the Property Tax Administrator on or before August 25 as required by 79-1016 of the Revised Statutes of Nebraska.

INVENTORY

The Assessor will maintain a list of all of the property within the office for which she is responsible along with the purchase price and date of purchase. An inventory of the property will be filed annually.

TAX DISTRICTS

Records will be updated as changes in tax districts occur.

In 2006, all Class I schools were dissolved, resulting in changes to about two-thirds to three-fourths of the property records in Sheridan County. Because of the controversy and general election issue, tax districts were not consolidated at this time, but will be next year,

if the school reorganization stands. After checking the tax districts it has been determined that none could be consolidated due to the make up of the tax district. For example the hospital, fire district or school district. However, since the reorganization of schools was not reversed there will be changes or consolidation of tax districts done hopefully before the tax list is run for 2008. At the moment, there has been a change in the fire districts of Hay Springs and Rushville and a tax district has been eliminated and a new one added due to this change for the 2008 tax year. No changes had to be done for the 2009 tax year. Once again, no changes had to be done for 2010. And for 2011 no changes were done to the tax districts. No changes were needed for 2012 again. No changes were needed for 2013.

TAX LIST

Personal property and real estate tax lists will be prepared and presented to the County Treasurer as required by Section 77-1613.01 of the Nebraska Revised Statutes. In addition to the daily changes of ownership and splitting current tracts, addresses will be updated and other adjustments made to make a more user friendly tax list.

The tax list shall be based on the levies certified by the Sheridan County Clerk from the budgets submitted by each governmental subdivision.

TAX LIST CORRECTIONS

Corrections to the tax list will be made, as necessary, after approval by the County Board of Equalization.

CERTIFICATE OF TAXES LEVIED

The Certificate of Taxes Levied, Form 49, will be filed in accordance with 77-1613.01 of the Nebraska Statutes, as Revised.

The County Assessor will balance the amounts levied, as shown on the Certificate of Taxes Levied, against the tax dollars budget whenever possible.

REPORTS

All reports required by the statutes and by the rules and regulations, will be filed in a timely fashion, including the annual report of value of real estate owned by the Board of Educational Lands and Funds.

REPORT IN ACCORDANCE WITH LB 644

The report required by LB 644 passed in the 2004 Legislative Session will be made on or before December 1 every four years.

PROCEDURES MANUAL

The office procedures manual will be updated periodically to reflect changes in office procedures, values of agricultural land by class, statutory requirements and other

applicable changes.

RECORDS MANAGEMENT

All records and files will be retained in accordance with the records retention and disposition schedule recommended by the States Records Administrator.

PLAN OF ASSESSMENT 2015

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be give to those residential properties selling well above or below the assessed value. Physical inspects will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, since the Assessor's Fall Workshop in September a portion of the agricultural land and improvements in Sheridan County will be reviewed by the office with Jerry Knoche's assistance. As mentioned before Mr. Knoche no longer works for Sheridan County. Mr. Haugen is currently doing the rural area. The rural area was the first to be reviewed previously. This will be ongoing process over the next six years. As mentioned in 2014 we are hoping to complete the residences in the towns by the end of 2013.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to being commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, and determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed. It is also believed that the sales verification system, developed and implemented in October of 2003, will help to create more reliable statistics for future use.

INDUSTRIAL

There are no industrial parcels in Sheridan County. The commercial properties will be the last to be reviewed in the six year process.

RECREATIONAL

The sales roster, sales verifications, current year Report & Opinion and whatever other

information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted by percentage, if necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continue to monitor sales to determine if there is a need for market areas.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, as to date no directive has been received from the Department of Property Assessment and Taxation so, no permanent plan is in place as of yet. However, since the Assessor's Fall Workshop a portion of the Agricultural will be the first to be reviewed since it was the first to be done in the last review. Jeff Haugen will assist the office in the review process. This will be ongoing process over the next six years. As mentioned from the year of 2014 we are trying to get this completed!!! In addition to the review the market areas will be reviewed each year too.

GIS

This will be updated daily once implemented in 2009 and will be ongoing process for our office.

SPECIAL VALUE

Plans for 2015 will depend on the outcome of the study to be conducted in the fall of 2014. In addition to the foregoing, the County Assessor shall perform all such other duties as the statutes and rules and regulations require and to promote a used friendly office environment for staff, property owners and researchers that come in to the office.

PLAN OF ASSESSMENT 2016

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the residential values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the residential values within the acceptable range of the guidelines given.

Those properties that are selling above the assessed value will be inspected as well as those selling below our assessed value. Physical inspections will be done by the assessor or the lister who works for the office part time as well as neighborhood reviews. Adjustments will be made per these inspections and reviews.

Due to new legislation in 2007 it will become mandatory that over a six year period a portion of the county be reviewed each year. Since the Assessor's Fall Workshop in September it has been decided to start reviewing a portion of the Agricultural land and improvements in the county since it was done first years ago in the review process. Jerry Knoche will assist the office on the review process. We as mentioned before now have Jeff Haugen to do this review process instead of Mr Knoche. This will be an ongoing process over the next six years until the county has been reviewed. Once the county is complete for 2016 the review process will be started again.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the commercial values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the commercial values within the acceptable range of the guidelines given.

In addition to the information above the commercial properties in Sheridan County will be reviewed as part of the six year portion of plan of assessment as mentioned above in the residential plan of assessment. The sales verification system developed in October of 2003 has helped to create a more reliable system of statistics for our future use. As mentioned before these will be the last to be reviewed.

INDUSTRIAL

So far there are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current Reports & Opinions and other information will be used annually to determine whether or not recreational values are in compliance with the statutes and regulations. Appropriate adjustments will be made to the values as needed.

GIS

The GIS system, once implemented in 2009 will be updated daily and will be an ongoing process for the office.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator will be used annually to determine whether or not the agricultural values are in compliance with the statutes and regulations. Values will be adjusted accordingly to be within the acceptable range of the guidelines given. Physical inspections will continue. The Assessor, staff and appraisal firm will continue to monitor all sales to determine if there is a need for market areas in Sheridan County.

Per new legislation from 2007, it will be mandatory that over a six year period a portion of the county will be reviewed each year. Once a directive is received from the Department of Property Assessment and Taxation a plan will be implemented. No plan is in place as of this date.

Since the Assessor's Fall Workshop it has been decided that a portion of the Agricultural area in the county would be reviewed first with Jeff Haugen's assistance and the process would be ongoing over the next six years until the county has been reviewed. In addition the market areas will be reviewed each year too.

SPECIAL VALUE

Plans for 2016 will depend on the outcome of the study to be conducted in the fall of 2015.

The County Assessor shall continue to perform all such other duties as the statutes and rules and regulations require of her. The office will be open and user friendly to all staff, property owners and others that need any of the information that the office has to offer.

COMMENTS:

Annual valuation of all real estate to market is a large project, even with computers to do the mundane work for us.

The constant fluctuation of assessed values makes the budget process very difficult for

the various governmental subdivisions that are concerned with statutory levy limits and lid requirements. This is especially true of towns, which are affected by even small market fluctuations. The small towns such as those in Sheridan County do have quite a time just surviving as do others across the state of Nebraska.

Few sales and an erratic market made commercial valuations a special problem again this year. Although a complete reappraisal of the commercial properties was done recently, erratic purchase prices continue to be make valuation difficult to say the least. We are continuing to review all commercial properties hoping for better statistics and there is hope that a complete new review over the next six years will be of some help. However, as long as people pay a premium to own the only grocery store in 15 miles or the only New Holland machinery store in 45 miles, there will be problems. The franchise often goes with the building, but is never set out as such on the 521.

Unfortunately, most of what an Assessor can do is based on funding, over which we have no control. Commissioners continue to be reluctant to begin complete reappraisals and we can't override their decisions. New legislation passed in 2007 of which it becomes mandatory to review the county will hopefully let us do the reappraisal that we so desperately need. The longer that I work in the Assessor's office, it seems that there is less time for the Assessor to get all of the duties done as required by the regulations and statutes passed by the legislature each year. But I will keep trying each year. I have chosen to do the reappraisal even though the commissioners are reluctant and as much will be done as time permits as well as funding given to the office.

Respectfully submitted this 31st day of October, 2013.

Trudy A. Winter
Sheridan County Assessor

ATTACHMENT:

See timeline on review process attached to this plan.

Attachment to Plan of Assessment:

As of this date, July 31st 2013, the residences in Hay Springs and Rushville have been physically inspected and most CAMA work almost complete when we are in the office. The Rural is almost complete with only 262 yet to inspect of the Ag and Rural Residences. Proposed date of completion of physical review to be at the end of August of 2013 for the rural properties. Mr. Haugen then will then start the three towns on commercial review there are 455 parcels of those. We, my staff and I are reviewing the residences in Gordon in which there are 795 of those. We started there on June 10th of 2013. The agreement with Mr. Haugen that he would complete the rest of what we do not inspect this winter hopefully. My concern once again is the time to get everything done with the CAMA system when we

are not in the office every day. And there is talk that budgets may be cut also. Hopefully, there will not be much cut out of my budgets as I really need the staff I have to complete this review. I plan to keep Mr. Loose updated on my progress.

As of this date October 22nd the progress on the review of the county is as follows. The rural review will be complete by the first of December 2013 weather permitting. This is the review process only as we still have CAMA work to complete from the physical review. The commercial properties in the towns will be started shortly after the rural is complete and there are 455 of those in the cities of Gordon, Rushville and Hay Springs. Only about 15% of the residential properties in the town of Gordon are complete by this time and some of the CAMA has been entered on those. At this time I feel that the residential properties in the town of Gordon may not be complete by the 19th of March 2014. My appraiser Mr. Haugen feels that the commercial will be complete as far as the physical review by that date however there is still the CAMA work to be done also on those. I will keep Mr. Loose informed on Sheridan County's progress on this however.

2014 Assessment Survey for Sheridan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	Two
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$117,140
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total assessor's budget set aside for appraisal work:
	None--appraisal work is a separate budget.
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$136,210
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$4,600
11.	Amount of the assessor's budget set aside for education/workshops:
	\$4,355
12.	Other miscellaneous funds:
	None
13.	Amount of last year's assessor's budget not used:
	Form the assessment budget = \$7,175.17; from the appraisal budget = \$8,078.50, for a total of \$15,253.67

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	No one at present.
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes. The web address is http://sheridan.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Gordon, Hay Springs, Rushville and small towns.
4.	When was zoning implemented?
	1981

D. Contracted Services

1.	Appraisal Services:
	Haugen Appraisal, LLC
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS for administrative, CAMA and personal property software.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, Haugen Appraisal, LLC.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Mr. Haugen is a General Certified Appraiser.
4.	Have the existing contracts been approved by the PTA?
	Contract has been sent to the PTA.
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Both the Assessor and the contracted appraiser establish assessed values for the County.

2014 Certification for Sheridan 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 Sheridan County Assessor.

Dated this 7th day of April, 2014.



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

Ruth A. Sorensen
Property Tax Administrator

