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2014 Commission Summary for Sherman County

Residential Real Property - Current

Number of Sales	72	Median	95.51
Total Sales Price	\$4,931,250	Mean	114.85
Total Adj. Sales Price	\$4,931,250	Wgt. Mean	94.03
Total Assessed Value	\$4,637,040	Average Assessed Value of the Base	\$50,587
Avg. Adj. Sales Price	\$68,490	Avg. Assessed Value	\$64,403

Confidence Interval - Current

95% Median C.I	89.09 to 105.84
95% Wgt. Mean C.I	87.76 to 100.31
95% Mean C.I	102.31 to 127.39
% of Value of the Class of all Real Property Value in the	12.09
% of Records Sold in the Study Period	4.44
% of Value Sold in the Study Period	5.66

Residential Real Property - History

Year	Number of Sales	LOV	Median
2013	79	96	96.39
2012	65	99	98.54
2011	60	97	97
2010	54	98	98

2014 Commission Summary for Sherman County

Commercial Real Property - Current

Number of Sales	9	Median	97.43
Total Sales Price	\$177,500	Mean	112.08
Total Adj. Sales Price	\$177,500	Wgt. Mean	107.25
Total Assessed Value	\$190,360	Average Assessed Value of the Base	\$64,459
Avg. Adj. Sales Price	\$19,722	Avg. Assessed Value	\$21,151

Confidence Interval - Current

95% Median C.I	92.47 to 143.42
95% Wgt. Mean C.I	89.83 to 124.66
95% Mean C.I	90.70 to 133.46
% of Value of the Class of all Real Property Value in the County	2.06
% of Records Sold in the Study Period	4.15
% of Value Sold in the Study Period	1.36

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2013	8		97.06
2012	8		98.90
2011	10		95
2010	13	98	98

2014 Opinions of the Property Tax Administrator for Sherman 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	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2014.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

2014 Residential Assessment Actions for Sherman County

A physical inspection of rural residential properties in four townships was completed for 2014. The review work includes taking new pictures, checking listing information and establishing effective ages on all homes. Property record cards are updated as needed.

The costing tables were updated on all residential properties in the county; additionally the leasehold value for Trail 12 at Sherman Lake was increased to bring those parcels closer to market value.

A sales analysis was completed and no other actions were determined to be necessary for 2014; the pickup work was completed timely.

2014 Residential Assessment Survey for Sherman County

1.	Valuation data collection done by:																
	The assessor and deputy assessor																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Loup City - largest community with a school system and some employment opportunities. The residential market is most active here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Ashton - small community with no school and limited services</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Hazard - bedroom community, less than 30 miles North of Kearney. Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Litchfield - small community with a school system, some business district</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rockville - bedroom community, about 30 miles from Grand Island. Limited amenities and no school system.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Sherman Lake - Trail # 12, residential/recreational homes on leased land</td> </tr> <tr> <td style="text-align: center;">15</td> <td>Acreage - rural residential parcels</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Loup City - largest community with a school system and some employment opportunities. The residential market is most active here.	02	Ashton - small community with no school and limited services	03	Hazard - bedroom community, less than 30 miles North of Kearney. Limited amenities and no school system.	04	Litchfield - small community with a school system, some business district	05	Rockville - bedroom community, about 30 miles from Grand Island. Limited amenities and no school system.	10	Sherman Lake - Trail # 12, residential/recreational homes on leased land	15	Acreage - rural residential parcels
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15	Acreage - rural residential parcels																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used.																
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?																
	Yes, depreciation tables are developed using local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	Yes																
6.	Describe the methodology used to determine the residential lot values?																
	Square foot method																

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2013	2011	2012
	02	2013	2010	unknown
	03	2013	2010	unknown
	04	2013	2010	2008
	05	2013	2010	unknown
	10	2011	2010	2014
	15	unknown	2010	2013
Although it is currently unknown when lot values studies were last completed in some areas, they are all scheduled to be done for assessment year 2015. It is also unknown when a depreciation study was last done for the acreages, but these parcels are in the process of being reviewed.				

2014 Residential Correlation Section for Sherman County

County Overview

The residential market in Sherman County is strongest in Loup City; the Village is the county seat, contains some local employment opportunities and a variety of services and amenities, and one of only two high schools located in the county. In recent years the market in Loup City has been stable to slightly increasing. Of the four smaller villages, only Litchfield contains a high school; both Litchfield and Ashton offer some basic services and amenities; there are very few services available in Hazard and Rockville. The market in these smaller communities is not organized.

In addition to the Villages there is housing at Sherman Reservoir which includes both permanent homes and seasonal cabins. The market for properties at the lake are recreationally influenced and less restricted by the local economy.

Description of Analysis

All valuation groupings have been represented in the sales file at portions similar to their presence in the population; however, only Loup City has a sample of sales that is large enough to be statistically adequate for non-homogeneous properties. Each small village is its own valuation grouping, although the general economics of some of these small towns is similar. Restratisfying the sales file to test the calculated statistics on larger groups of sales consistently showed measures of central tendency within the acceptable range. While the county may find value in regrouping properties for future analyses, assessments have not been biased using the current stratification.

The measures of central tendency generally support a level of value within the acceptable range; all of the qualitative statistics are high. Review of the sale price substrata shows that the COD is impacted by the low dollar sales but there is a pattern of assessment regressivity; the assessor should take this into account as future assessments are conducted. As the majority of these communities are very small villages without an organized market assessment quality determinations will not be unduly focused on the qualitative statistics.

The Department conducts a cyclical review of assessment practices in which one-third of the counties are reviewed each year. This review was conducted in Sherman County during 2013 and confirmed that appraisal techniques were consistently and equitably applied within the residential class.

Sales Qualification

A sales qualification review was completed by the Department. The review involved an analysis of the sale utilization rate and screening the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

2014 Residential Correlation Section for Sherman County

Equalization and Quality of Assessment

Based on the review of assessment practices, the quality of assessment of residential parcels is determined to be in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of the residential class of property in Sherman County is 96%.

2014 Commercial Assessment Actions for Sherman County

All commercial properties in the county were reviewed and revalued this year. The review work includes an onsite physical inspection, new pictures are taken, and listing information is verified. The property record cards are updated as necessary. Following the review, the CAMA system was updated, as were the costing tables. Sales analysis was conducted and adjustments were made to the depreciation tables as warranted.

The county contracted with Robin Hendricksen, Certified General Appraiser, to conduct an appraisal of large commercial properties in the county, which primarily included the local grain elevators.

The pickup work was completed timely.

2014 Commercial Assessment Survey for Sherman County

1.	Valuation data collection done by:								
	The assessor and the deputy assessor								
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:								
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th><th style="text-align: center;"><u>Description of unique characteristics</u></th></tr> <tr> <td style="text-align: center;">01</td><td>There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.</td></tr> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.				
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>								
01	There are no valuation groupings within the commercial class; there are too few sales to warrant stratifying them by location.								
3.	List and describe the approach(es) used to estimate the market value of commercial properties.								
	The cost approach is used with local depreciation. The sales comparison and income approaches may be developed by the contract appraiser when sufficient information is available.								
3a.	Describe the process used to determine the value of unique commercial properties.								
	The county contracts with a licensed appraiser for the appraisal of large, unique commercial properties.								
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?								
	Depreciation studies are developed using local market information.								
5.	Are individual depreciation tables developed for each valuation grouping?								
	n/a								
6.	Describe the methodology used to determine the commercial lot values.								
	All lots are valued by the square foot or by the acre, based on sales and similar properties.								
7.	<table border="1" style="width: 100%; border-collapse: collapse;"> <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> <tr> <td style="text-align: center;">01</td><td style="text-align: center;">2013</td><td style="text-align: center;">2007</td><td style="text-align: center;">2013</td></tr> </table>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	01	2013	2007	2013
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>						
01	2013	2007	2013						

2014 Commercial Correlation Section for Sherman County

County Overview

The majority of commercial parcels in Sherman County are in the county seat, Loup City. Loup City has an active business district for a town of its size and a variety of business and amenities are available locally. The larger employers include agriculturally based businesses and health and support services. Outside of Loup City, there are some basic services available in Ashton and Litchfield, but commercial properties in Hazard and Rockville are very limited with each town containing fewer than ten commercial parcels. The market for commercial real estate would not be considered organized in any of Villages, including Loup City. There are a few commercial parcels around Sherman Lake, these properties cater to visitors to the lake and are less dependent on the local economy.

Description of Analysis

As there are few sales outside of Loup City annually, there are no valuation groupings in the commercial class of property. Commercial properties in the county are found in 33 different occupancy codes; however three-quarters of them are office buildings, retail stores, storage facilities (warehouse and material), bars/taverns, light commercial utility buildings and service garages. Of these primary occupancy codes only two are represented in the sales file; which contains four retail stores, one bar/tavern, and four unique properties. The sales file is not representative of the population and cannot be considered for purposes of determining the level of value.

The county reviewed and revalued all commercial properties this year; a comparison of the 2013 CTL to the 2014 Abstract of Assessment shows that the class increased 47% excluding growth. This value is primarily attributed to an increase in the local grain elevators, which were found to be significantly under assessed; removing the value of the grain elevators, the remainder of the class increased approximately 16%.

The Department conducts a cyclical review of assessment practices in which one-third of the counties are reviewed each year. This review was conducted in Sherman County during 2013; the review confirmed that appraisal techniques were consistently and equitably applied within the class.

Sales Qualification

A sales qualification review was completed by the Department for all counties. This involved a screening of the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

2014 Commercial Correlation Section for Sherman County

Equalization and Quality of Assessment

Based on the review of assessment practices, the quality of assessment of commercial property is in compliance with professionally accepted mass appraisal standards.

Level of Value

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

2014 Agricultural Assessment Actions for Sherman County

A review of agricultural improvements in four rural townships was completed for 2014. The review work includes an onsite inspection, new pictures are taken, listing information is verified and corrected, and an effective age is established for all homes. The property record cards are updated as warranted. Additionally, the costing tables were updated for all the rural improvements; the pickup work was completed timely.

A sales analysis of agricultural land was conducted. The analysis indicated that increases to all land uses were necessary for 2014. Irrigated and grass land increased 33-35% and dry land increased 50%.

2014 Agricultural Assessment Survey for Sherman County

1.	Valuation data collection done by:				
	The assessor and deputy assessor				
2.	List each market area, and describe the location and the specific characteristics that make each unique.				
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> <tr> <td style="text-align: center;">01</td> <td>No discernible differences have been determined for agricultural land in 2014</td> </tr> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	01	No discernible differences have been determined for agricultural land in 2014
<u>Market Area</u>	<u>Description of unique characteristics</u>				
01	No discernible differences have been determined for agricultural land in 2014				
3.	Describe the process used to determine and monitor market areas.				
	Annually sales are plotted, topography and geographic characteristics are reviewed.				
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.				
	Generally, any parcel less than 40 acres is classified as rural residential land. The only recreational parcels in the county are those with seasonal cabins at Sherman Reservoir.				
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?				
	Yes				
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.				
	Non-agricultural influences are monitored through written sales verifications and zoning permits.				
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.				
	Yes, one special value application has been filed in the county. At this time, there is no recognizable non-agricultural influence impacting the value of agricultural land.				
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.				
	n/a				

Sherman County 2014 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Sherman	1	N/A	3,600	3,470	3,470	3,350	3,350	3,270	3,267	3,391
Custer	1	N/A	3,999	3,727	3,352	3,155	2,884	2,872	2,868	3,470
Valley	1	N/A	4,600	4,600	3,480	3,045	3,045	2,400	2,400	3,700
Greeley	2	N/A	4,390	4,235	3,480	3,400	3,300	3,270	3,008	3,678
Howard	7200	4,300	4,300	3,900	3,850	3,400	3,200	2,950	2,950	3,807
Buffalo	1	4,250	4,250	4,000	3,950	3,652	3,750	3,600	3,600	3,864

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Sherman	1	N/A	1,815	1,725	1,725	1,630	1,630	1,540	1,539	1,619
Custer	1	N/A	1,935	1,710	1,620	1,530	1,395	1,390	1,385	1,606
Valley	1	N/A	1,955	1,955	1,955	1,565	1,565	1,565	1,465	1,709
Greeley	2	N/A	2,450	2,424	2,350	2,150	1,950	1,748	1,600	2,003
Howard	7200	1,900	1,900	1,800	1,800	1,700	1,600	1,500	1,400	1,612
Buffalo	1	1,850	1,848	1,725	1,700	1,550	1,500	1,400	1,400	1,572

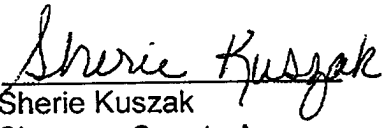
County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Sherman	1	N/A	851	824	821	784	782	771	770	775
Custer	1	N/A	701	695	696	691	690	656	667	669
Valley	1	N/A	1,091	1,091	1,072	1,090	1,050	805	793	829
Greeley	2	N/A	1,004	943	934	903	874	840	822	838
Howard	7200	1,000	1,000	954	969	900	910	851	825	858
Buffalo	1	986	1,004	909	900	875	823	790	781	816

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

2014 Methodology Report for Special Valuation Sherman County, Nebraska

Upon review of the properties and the sales within the current time period, there is no evidence for cause to implement special value for Sherman County. Sherman County has two filings from one property owner in 2004. There is no evidence to implement special value at this time. The parcels that have applications on file for special value are valued the same as other agricultural land within their own market area.

Dated this 6th day of February, 2014


Sherie Kuszak
Sherman County Assessor

2014 Agricultural Correlation Section for Sherman County

County Overview

The majority of agricultural land in Sherman County is grassland. The farmland is primarily irrigated land and is generally clustered around stream beds; there is very little dry land in the county and it tends to include pivot corners or small parcels that are not suitable for irrigation. There are no market areas in the county at this time; all surrounding counties have similar land characteristics and have been considered comparable where they adjoin Sherman County.

Description of Analysis

Analysis of sales within the county showed them to be disproportionate when stratified by sale date; additionally, the dry and irrigated subclasses contained inadequately small samples of sales. The sample was expanded using comparable sales from all adjoining counties. There are few dry land sales in and around Sherman County and that subclass is still small. Preliminary analysis of dry land assessments in this region of the state showed that in recent years they have not been increased at amounts equal to irrigated land. The Sherman County assessor increased dry land values 50% this year in order to parallel the adjustment to irrigated land over the past few years.

Irrigated and grass values were both increased about 35%. Where there are adequate samples of sales the statistics support that irrigated and grassland assessments are in the acceptable range. Sherman County's values are reasonably comparable to values established in all surrounding counties this year, supporting that all subclasses have been assessed at uniform portions of market value.

Sales Qualification

A sales qualification review was completed by the Department for all counties. This involved reviewing the non-qualified sales roster to ensure that reasons for disqualifying sales were adequate and documented. No apparent bias existed in the qualification determinations and all arm's length sales were made available for the measurement of real property in the county.

Equalization and Quality of Assessment

All available evidence supports that the quality of assessment of agricultural property is in compliance with professionally accepted mass appraisal standards.

Level of Value

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

82 Sherman**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 : 72	MEDIAN : 96	COV : 47.27	95% Median C.I. : 89.09 to 105.84
Total Sales Price : 4,931,250	WGT. MEAN : 94	STD : 54.29	95% Wgt. Mean C.I. : 87.76 to 100.31
Total Adj. Sales Price : 4,931,250	MEAN : 115	Avg. Abs. Dev : 31.95	95% Mean C.I. : 102.31 to 127.39
Total Assessed Value : 4,637,040			
Avg. Adj. Sales Price : 68,490	COD : 33.45	MAX Sales Ratio : 359.20	
Avg. Assessed Value : 64,403	PRD : 122.14	MIN Sales Ratio : 60.37	

*Printed:3/28/2014 11:37:55AM***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	12	90.28	96.96	90.00	15.10	107.73	68.57	149.49	86.82 to 105.84	75,733	68,157
01-JAN-12 To 31-MAR-12	8	90.13	91.32	90.44	10.34	100.97	76.75	116.83	76.75 to 116.83	115,625	104,572
01-APR-12 To 30-JUN-12	10	94.28	97.05	95.53	11.08	101.59	73.06	137.11	88.52 to 108.92	73,250	69,976
01-JUL-12 To 30-SEP-12	8	98.64	133.05	85.42	53.27	155.76	60.37	359.20	60.37 to 359.20	76,250	65,134
01-OCT-12 To 31-DEC-12	6	172.32	181.03	144.91	35.05	124.93	94.27	321.40	94.27 to 321.40	32,292	46,793
01-JAN-13 To 31-MAR-13	8	105.03	111.04	102.44	29.22	108.40	76.66	153.13	76.66 to 153.13	49,125	50,326
01-APR-13 To 30-JUN-13	11	119.92	135.60	93.70	40.46	144.72	62.95	248.61	75.94 to 245.68	55,836	52,316
01-JUL-13 To 30-SEP-13	9	96.84	97.16	90.78	19.55	107.03	66.83	138.74	72.29 to 124.48	61,556	55,879
<u> Study Yrs </u>											
01-OCT-11 To 30-SEP-12	38	91.31	103.39	90.52	22.08	114.22	60.37	359.20	88.52 to 98.48	83,587	75,666
01-OCT-12 To 30-SEP-13	34	108.79	127.66	100.39	39.54	127.16	62.95	321.40	86.12 to 141.83	51,616	51,816
<u> Calendar Yrs </u>											
01-JAN-12 To 31-DEC-12	32	95.07	120.36	95.00	37.20	126.69	60.37	359.20	89.09 to 108.92	76,914	73,068
<u> ALL </u>	72	95.51	114.85	94.03	33.45	122.14	60.37	359.20	89.09 to 105.84	68,490	64,403

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	35	92.70	122.91	98.96	39.14	124.20	77.66	359.20	88.52 to 124.48	56,353	55,769
02	5	97.15	102.68	109.01	26.91	94.19	66.83	153.56	N/A	37,700	41,096
03	2	85.15	85.15	86.58	05.45	98.35	80.51	89.79	N/A	55,750	48,270
04	8	101.60	136.98	102.09	47.90	134.18	81.27	248.61	81.27 to 248.61	35,750	36,498
05	6	98.66	103.93	92.36	20.21	112.53	73.06	149.48	73.06 to 149.48	31,417	29,018
10	7	103.37	98.68	91.18	21.24	108.23	60.37	147.89	60.37 to 147.89	129,000	117,624
15	9	95.16	97.08	85.35	23.50	113.74	62.95	180.35	72.29 to 107.98	142,378	121,516
<u> ALL </u>	72	95.51	114.85	94.03	33.45	122.14	60.37	359.20	89.09 to 105.84	68,490	64,403

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	65	95.16	116.59	94.67	34.57	123.15	62.95	359.20	89.09 to 107.27	61,973	58,672
06	7	103.37	98.68	91.18	21.24	108.23	60.37	147.89	60.37 to 147.89	129,000	117,624
07											
<u> ALL </u>	72	95.51	114.85	94.03	33.45	122.14	60.37	359.20	89.09 to 105.84	68,490	64,403

82 Sherman
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 : 72	MEDIAN : 96	COV : 47.27	95% Median C.I. : 89.09 to 105.84
Total Sales Price : 4,931,250	WGT. MEAN : 94	STD : 54.29	95% Wgt. Mean C.I. : 87.76 to 100.31
Total Adj. Sales Price : 4,931,250	MEAN : 115	Avg. Abs. Dev : 31.95	95% Mean C.I. : 102.31 to 127.39
Total Assessed Value : 4,637,040			
Avg. Adj. Sales Price : 68,490	COD : 33.45	MAX Sales Ratio : 359.20	
Avg. Assessed Value : 64,403	PRD : 122.14	MIN Sales Ratio : 60.37	

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000	1	359.20	359.20	359.20	00.00	100.00	359.20	359.20	N/A	2,500	8,980
Less Than 15,000	10	160.10	189.86	165.59	49.06	114.66	82.08	359.20	87.73 to 321.40	10,445	17,296
Less Than 30,000	24	144.43	154.80	138.34	37.91	111.90	66.83	359.20	96.84 to 167.07	17,831	24,669
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	71	95.16	111.41	93.90	30.14	118.65	60.37	321.40	88.95 to 105.84	69,419	65,184
Greater Than 14,999	62	92.70	102.76	92.49	22.72	111.10	60.37	222.49	88.52 to 103.09	77,852	72,001
Greater Than 29,999	48	89.54	94.88	89.82	15.87	105.63	60.37	147.89	86.72 to 97.15	93,819	84,271
<u>Incremental Ranges</u>											
0 TO 4,999	1	359.20	359.20	359.20	00.00	100.00	359.20	359.20	N/A	2,500	8,980
5,000 TO 14,999	9	153.13	171.04	160.84	42.04	106.34	82.08	321.40	87.73 to 248.61	11,328	18,219
15,000 TO 29,999	14	130.20	129.76	129.55	27.44	100.16	66.83	222.49	88.52 to 164.29	23,107	29,935
30,000 TO 59,999	13	100.05	106.16	104.42	16.13	101.67	80.51	141.83	88.95 to 126.49	41,077	42,891
60,000 TO 99,999	21	89.79	95.25	95.42	13.53	99.82	73.06	147.89	83.73 to 95.86	75,967	72,485
100,000 TO 149,999	5	87.87	91.65	91.50	10.94	100.16	76.66	105.84	N/A	120,800	110,534
150,000 TO 249,999	8	74.52	77.16	76.66	14.91	100.65	60.37	103.09	60.37 to 103.09	189,375	145,179
250,000 TO 499,999	1	98.48	98.48	98.48	00.00	100.00	98.48	98.48	N/A	255,000	251,135
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	72	95.51	114.85	94.03	33.45	122.14	60.37	359.20	89.09 to 105.84	68,490	64,403

82 Sherman
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 : 9
 Total Sales Price : 177,500
 Total Adj. Sales Price : 177,500
 Total Assessed Value : 190,360
 Avg. Adj. Sales Price : 19,722
 Avg. Assessed Value : 21,151

MEDIAN : 97
 WGT. MEAN : 107
 MEAN : 112
 COD : 18.95
 PRD : 104.50

COV : 24.81
 STD : 27.81
 Avg. Abs. Dev : 18.46
 MAX Sales Ratio : 168.00
 MIN Sales Ratio : 89.71

95% Median C.I. : 92.47 to 143.42
 95% Wgt. Mean C.I. : 89.83 to 124.66
 95% Mean C.I. : 90.70 to 133.46

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11	1	168.00	168.00	168.00	00.00	100.00	168.00	168.00	N/A	6,000	10,080
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	1	95.53	95.53	95.53	00.00	100.00	95.53	95.53	N/A	18,000	17,195
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	3,500	3,410
01-OCT-12 To 31-DEC-12											
01-JAN-13 To 31-MAR-13	1	127.87	127.87	127.87	00.00	100.00	127.87	127.87	N/A	15,000	19,180
01-APR-13 To 30-JUN-13	1	143.42	143.42	143.42	00.00	100.00	143.42	143.42	N/A	24,000	34,420
01-JUL-13 To 30-SEP-13	4	93.69	94.13	95.56	03.24	98.50	89.71	99.42	N/A	27,750	26,519
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	1	168.00	168.00	168.00	00.00	100.00	168.00	168.00	N/A	6,000	10,080
01-OCT-11 To 30-SEP-12	2	96.48	96.48	95.84	00.98	100.67	95.53	97.43	N/A	10,750	10,303
01-OCT-12 To 30-SEP-13	6	97.16	107.97	106.45	16.07	101.43	89.71	143.42	89.71 to 143.42	25,000	26,613
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	1	168.00	168.00	168.00	00.00	100.00	168.00	168.00	N/A	6,000	10,080
01-JAN-12 To 31-DEC-12	2	96.48	96.48	95.84	00.98	100.67	95.53	97.43	N/A	10,750	10,303
<u>ALL</u>	9	97.43	112.08	107.25	18.95	104.50	89.71	168.00	92.47 to 143.42	19,722	21,151

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	9	97.43	112.08	107.25	18.95	104.50	89.71	168.00	92.47 to 143.42	19,722	21,151
<u>ALL</u>	9	97.43	112.08	107.25	18.95	104.50	89.71	168.00	92.47 to 143.42	19,722	21,151

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	9	97.43	112.08	107.25	18.95	104.50	89.71	168.00	92.47 to 143.42	19,722	21,151
04											
<u>ALL</u>	9	97.43	112.08	107.25	18.95	104.50	89.71	168.00	92.47 to 143.42	19,722	21,151

82 Sherman
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 : 9
 Total Sales Price : 177,500
 Total Adj. Sales Price : 177,500
 Total Assessed Value : 190,360
 Avg. Adj. Sales Price : 19,722
 Avg. Assessed Value : 21,151

MEDIAN : 97
 WGT. MEAN : 107
 MEAN : 112
 COD : 18.95
 PRD : 104.50

COV : 24.81
 STD : 27.81
 Avg. Abs. Dev : 18.46
 MAX Sales Ratio : 168.00
 MIN Sales Ratio : 89.71

95% Median C.I. : 92.47 to 143.42
 95% Wgt. Mean C.I. : 89.83 to 124.66
 95% Mean C.I. : 90.70 to 133.46

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SALE PRICE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Low \$ Ranges</u>											
Less Than 5,000	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	3,500	3,410
Less Than 15,000	3	97.43	120.11	125.76	25.01	95.51	94.90	168.00	N/A	4,833	6,078
Less Than 30,000	7	97.43	117.09	118.96	22.93	98.43	92.47	168.00	92.47 to 168.00	12,357	14,700
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	8	97.48	113.92	107.44	21.30	106.03	89.71	168.00	89.71 to 168.00	21,750	23,369
Greater Than 14,999	6	97.48	108.07	105.60	15.90	102.34	89.71	143.42	89.71 to 143.42	27,167	28,688
Greater Than 29,999	2	94.57	94.57	96.11	05.14	98.40	89.71	99.42	N/A	45,500	43,730
<u>Incremental Ranges</u>											
0 TO 4,999	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	3,500	3,410
5,000 TO 14,999	2	131.45	131.45	134.77	27.81	97.54	94.90	168.00	N/A	5,500	7,413
15,000 TO 29,999	4	111.70	114.82	117.59	18.64	97.64	92.47	143.42	N/A	18,000	21,166
30,000 TO 59,999	1	89.71	89.71	89.71	00.00	100.00	89.71	89.71	N/A	31,000	27,810
60,000 TO 99,999	1	99.42	99.42	99.42	00.00	100.00	99.42	99.42	N/A	60,000	59,650
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	9	97.43	112.08	107.25	18.95	104.50	89.71	168.00	92.47 to 143.42	19,722	21,151

OCCUPANCY CODE										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
349	1	127.87	127.87	127.87	00.00	100.00	127.87	127.87	N/A	15,000	19,180
353	4	121.42	126.44	114.63	24.11	110.30	94.90	168.00	N/A	23,750	27,224
384	1	97.43	97.43	97.43	00.00	100.00	97.43	97.43	N/A	3,500	3,410
442	1	89.71	89.71	89.71	00.00	100.00	89.71	89.71	N/A	31,000	27,810
468	1	92.47	92.47	92.47	00.00	100.00	92.47	92.47	N/A	15,000	13,870
477	1	95.53	95.53	95.53	00.00	100.00	95.53	95.53	N/A	18,000	17,195
<u>ALL</u>	9	97.43	112.08	107.25	18.95	104.50	89.71	168.00	92.47 to 143.42	19,722	21,151

82 Sherman**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 : 76
 Total Sales Price : 32,384,760
 Total Adj. Sales Price : 32,873,780
 Total Assessed Value : 22,725,514
 Avg. Adj. Sales Price : 432,550
 Avg. Assessed Value : 299,020

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 85
 COD : 43.67
 PRD : 123.33

COV : 82.25
 STD : 70.13
 Avg. Abs. Dev : 30.68
 MAX Sales Ratio : 627.26
 MIN Sales Ratio : 34.08

95% Median C.I. : 62.47 to 84.49
 95% Wgt. Mean C.I. : 61.79 to 76.47
 95% Mean C.I. : 69.49 to 101.03

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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	8	108.24	113.89	112.59	15.83	101.15	92.40	146.73	92.40 to 146.73	350,963	395,146
01-JAN-11 To 31-MAR-11	7	118.74	112.92	111.71	10.69	101.08	82.88	134.18	82.88 to 134.18	189,565	211,765
01-APR-11 To 30-JUN-11	2	103.55	103.55	101.11	03.80	102.41	99.62	107.47	N/A	296,000	299,278
01-JUL-11 To 30-SEP-11	4	79.36	76.85	79.55	10.14	96.61	63.36	85.30	N/A	385,000	306,255
01-OCT-11 To 31-DEC-11	6	62.91	72.38	67.88	29.44	106.63	39.84	115.64	39.84 to 115.64	481,041	326,522
01-JAN-12 To 31-MAR-12	10	73.48	82.04	72.81	19.41	112.68	64.36	128.33	65.82 to 102.84	261,317	190,258
01-APR-12 To 30-JUN-12	4	71.34	70.04	69.74	05.85	100.43	61.72	75.77	N/A	160,366	111,835
01-JUL-12 To 30-SEP-12	7	55.14	58.75	57.74	09.39	101.75	52.36	77.19	52.36 to 77.19	578,351	333,920
01-OCT-12 To 31-DEC-12	16	53.33	57.22	58.18	25.58	98.35	34.08	117.46	39.38 to 62.86	429,948	250,128
01-JAN-13 To 31-MAR-13	4	57.08	58.94	49.55	26.68	118.95	35.74	85.86	N/A	1,058,078	524,290
01-APR-13 To 30-JUN-13	4	58.25	91.78	58.36	66.56	157.27	50.90	199.71	N/A	795,899	464,474
01-JUL-13 To 30-SEP-13	4	65.24	199.80	77.96	227.76	256.29	41.45	627.26	N/A	530,677	413,708
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	21	101.41	105.52	103.20	17.07	102.25	63.36	146.73	92.40 to 122.22	298,412	307,957
01-OCT-11 To 30-SEP-12	27	66.42	72.07	65.23	21.11	110.49	39.84	128.33	59.77 to 75.77	377,383	246,166
01-OCT-12 To 30-SEP-13	28	54.74	82.77	58.55	68.14	141.37	34.08	627.26	49.42 to 62.47	586,350	343,283
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	19	94.00	91.53	82.98	23.26	110.30	39.84	134.18	63.36 to 115.64	333,958	277,108
01-JAN-12 To 31-DEC-12	37	61.72	65.60	61.27	24.27	107.07	34.08	128.33	54.91 to 70.47	383,304	234,849
<u>ALL</u>	76	70.25	85.26	69.13	43.67	123.33	34.08	627.26	62.47 to 84.49	432,550	299,020

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
1	76	70.25	85.26	69.13	43.67	123.33	34.08	627.26	62.47 to 84.49	432,550	299,020
<u>ALL</u>	76	70.25	85.26	69.13	43.67	123.33	34.08	627.26	62.47 to 84.49	432,550	299,020

82 Sherman
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 : 76
 Total Sales Price : 32,384,760
 Total Adj. Sales Price : 32,873,780
 Total Assessed Value : 22,725,514
 Avg. Adj. Sales Price : 432,550
 Avg. Assessed Value : 299,020

MEDIAN : 70
 WGT. MEAN : 69
 MEAN : 85
 COD : 43.67
 PRD : 123.33

COV : 82.25
 STD : 70.13
 Avg. Abs. Dev : 30.68
 MAX Sales Ratio : 627.26
 MIN Sales Ratio : 34.08

95% Median C.I. : 62.47 to 84.49
 95% Wgt. Mean C.I. : 61.79 to 76.47
 95% Mean C.I. : 69.49 to 101.03

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	5	85.86	82.24	62.75	33.39	131.06	38.37	137.78	N/A	814,007	510,821
1	5	85.86	82.24	62.75	33.39	131.06	38.37	137.78	N/A	814,007	510,821
____Dry____											
County	4	75.51	74.30	71.22	19.20	104.32	53.78	92.40	N/A	230,900	164,448
1	4	75.51	74.30	71.22	19.20	104.32	53.78	92.40	N/A	230,900	164,448
____Grass____											
County	25	72.65	81.06	75.54	32.97	107.31	37.35	128.33	62.86 to 102.84	226,924	171,427
1	25	72.65	81.06	75.54	32.97	107.31	37.35	128.33	62.86 to 102.84	226,924	171,427
____ALL____	76	70.25	85.26	69.13	43.67	123.33	34.08	627.26	62.47 to 84.49	432,550	299,020

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
____Irrigated____											
County	22	75.45	83.23	66.75	37.34	124.69	35.74	199.71	54.91 to 96.67	678,351	452,773
1	22	75.45	83.23	66.75	37.34	124.69	35.74	199.71	54.91 to 96.67	678,351	452,773
____Dry____											
County	6	75.51	74.26	75.72	24.20	98.07	48.35	100.00	48.35 to 100.00	226,139	171,229
1	6	75.51	74.26	75.72	24.20	98.07	48.35	100.00	48.35 to 100.00	226,139	171,229
____Grass____											
County	30	71.15	78.89	72.66	33.91	108.57	37.35	128.33	59.23 to 101.41	249,689	181,435
1	30	71.15	78.89	72.66	33.91	108.57	37.35	128.33	59.23 to 101.41	249,689	181,435
____ALL____	76	70.25	85.26	69.13	43.67	123.33	34.08	627.26	62.47 to 84.49	432,550	299,020

Total Real Property
Sum Lines 17, 25, & 30

Records : 3,748

Value : 678,012,880

Growth 1,637,330

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	204	606,485	14	190,360	17	136,755	235	933,600	
02. Res Improve Land	889	2,960,125	63	1,459,425	120	3,630,585	1,072	8,050,135	
03. Res Improvements	893	36,757,385	64	4,318,795	130	11,525,270	1,087	52,601,450	
04. Res Total	1,097	40,323,995	78	5,968,580	147	15,292,610	1,322	61,585,185	1,017,235
% of Res Total	82.98	65.48	5.90	9.69	11.12	24.83	35.27	9.08	62.13
05. Com UnImp Land	46	142,765	2	2,455	0	0	48	145,220	
06. Com Improve Land	150	583,135	6	86,640	5	93,970	161	763,745	
07. Com Improvements	154	11,357,550	6	501,025	8	1,031,300	168	12,889,875	
08. Com Total	200	12,083,450	8	590,120	8	1,125,270	216	13,798,840	23,675
% of Com Total	92.59	87.57	3.70	4.28	3.70	8.15	5.76	2.04	1.45
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	58,950	0	0	0	0	1	58,950	
11. Ind Improvements	1	129,915	0	0	0	0	1	129,915	
12. Ind Total	1	188,865	0	0	0	0	1	188,865	0
% of Ind Total	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.03	0.00
13. Rec UnImp Land	0	0	0	0	5	175,645	5	175,645	
14. Rec Improve Land	0	0	0	0	292	5,493,140	292	5,493,140	
15. Rec Improvements	0	0	0	0	293	14,697,300	293	14,697,300	
16. Rec Total	0	0	0	0	298	20,366,085	298	20,366,085	163,140
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	7.95	3.00	9.96
Res & Rec Total	1,097	40,323,995	78	5,968,580	445	35,658,695	1,620	81,951,270	1,180,375
% of Res & Rec Total	67.72	49.20	4.81	7.28	27.47	43.51	43.22	12.09	72.09
Com & Ind Total	201	12,272,315	8	590,120	8	1,125,270	217	13,987,705	23,675
% of Com & Ind Total	92.63	87.74	3.69	4.22	3.69	8.04	5.79	2.06	1.45
17. Taxable Total	1,298	52,596,310	86	6,558,700	453	36,783,965	1,837	95,938,975	1,204,050
% of Taxable Total	70.66	54.82	4.68	6.84	24.66	38.34	49.01	14.15	73.54

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	6	248,475	1,160,085		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		6	248,475	1,160,085
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					6	248,475	1,160,085

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	168	18	342	528

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	1	42,805	90	16,410,365	1,128	287,952,640	1,219	304,405,810
28. Ag-Improved Land	0	0	63	17,998,375	609	221,870,100	672	239,868,475
29. Ag Improvements	0	0	65	3,459,460	627	34,340,160	692	37,799,620
30. Ag Total							1,911	582,073,905

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	44	45.00	337,500	
33. HomeSite Improvements	0	0.00	0	43	44.00	2,390,000	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	60	193.27	193,520	
37. FarmSite Improvements	0	0.00	0	65	0.00	1,069,460	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	318.62	0	
40. Other- Non Ag Use	0	0.00	0	0	7.64	3,020	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	5	5.00	37,500	5	5.00	37,500	
32. HomeSite Improv Land	369	382.09	2,872,500	413	427.09	3,210,000	
33. HomeSite Improvements	375	377.09	20,242,820	418	421.09	22,632,820	433,280
34. HomeSite Total				423	432.09	25,880,320	
35. FarmSite UnImp Land	23	40.94	30,850	23	40.94	30,850	
36. FarmSite Improv Land	555	2,170.72	2,186,790	615	2,363.99	2,380,310	
37. FarmSite Improvements	602	0.00	14,097,340	667	0.00	15,166,800	0
38. FarmSite Total				690	2,404.93	17,577,960	
39. Road & Ditches	0	4,952.94	0	0	5,271.56	0	
40. Other- Non Ag Use	0	2.04	805	0	9.68	3,825	
41. Total Section VI				1,113	8,118.26	43,462,105	433,280

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

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

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	441.25	792,175	2	441.25	792,175
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	22,912.47	25.14%	82,484,895	26.69%	3,600.00
47. 2A1	6,598.36	7.24%	22,896,260	7.41%	3,469.99
48. 2A	7,182.50	7.88%	24,923,240	8.06%	3,470.00
49. 3A1	5,984.62	6.57%	20,048,400	6.49%	3,349.99
50. 3A	3,193.90	3.50%	10,699,160	3.46%	3,349.87
51. 4A1	21,692.00	23.80%	70,933,660	22.95%	3,270.04
52. 4A	23,587.99	25.88%	77,071,410	24.94%	3,267.40
53. Total	91,151.84	100.00%	309,057,025	100.00%	3,390.57
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,382.76	16.80%	13,399,865	18.83%	1,815.02
56. 2D1	3,199.05	7.28%	5,518,980	7.75%	1,725.19
57. 2D	2,492.01	5.67%	4,299,065	6.04%	1,725.14
58. 3D1	3,721.52	8.47%	6,066,120	8.52%	1,630.01
59. 3D	951.64	2.17%	1,551,190	2.18%	1,630.02
60. 4D1	13,496.26	30.71%	20,784,300	29.20%	1,540.00
61. 4D	12,709.26	28.92%	19,555,770	27.48%	1,538.70
62. Total	43,952.50	100.00%	71,175,290	100.00%	1,619.37
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,404.98	2.64%	4,597,850	2.90%	850.67
65. 2G1	2,794.12	1.37%	2,303,705	1.45%	824.48
66. 2G	3,597.61	1.76%	2,952,255	1.86%	820.62
67. 3G1	5,028.60	2.46%	3,944,560	2.49%	784.43
68. 3G	5,607.07	2.74%	4,386,880	2.77%	782.38
69. 4G1	49,202.05	24.07%	37,945,260	23.96%	771.21
70. 4G	132,756.46	64.95%	102,214,550	64.55%	769.94
71. Total	204,390.89	100.00%	158,345,060	100.00%	774.72
Irrigated Total	91,151.84	26.82%	309,057,025	57.38%	3,390.57
Dry Total	43,952.50	12.93%	71,175,290	13.21%	1,619.37
Grass Total	204,390.89	60.14%	158,345,060	29.40%	774.72
72. Waste	382.45	0.11%	34,425	0.01%	90.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	9,506.31	2.80%	0	0.00%	0.00
75. Market Area Total	339,877.68	100.00%	538,611,800	100.00%	1,584.72

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	0.00	0.00%	0	0.00%	0.00
71. Total	0.00	0.00%	0	0.00%	0.00
Irrigated Total	0.00	0.00%	0	0.00%	0.00
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total	0.00	0.00%	0	0.00%	0.00
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	115.44	0.00%	0	0.00%	0.00
75. Market Area Total	0.00	0.00%	0	0.00%	0.00

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	10.50	37,800	6,213.07	21,302,255	84,928.27	287,716,970	91,151.84	309,057,025
77. Dry Land	0.00	0	3,276.70	5,375,170	40,675.80	65,800,120	43,952.50	71,175,290
78. Grass	6.50	5,005	9,273.66	7,197,025	195,110.73	151,143,030	204,390.89	158,345,060
79. Waste	0.00	0	2.80	250	379.65	34,175	382.45	34,425
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	164.86	0	9,456.89	0	9,621.75	0
82. Total	17.00	42,805	18,766.23	33,874,700	321,094.45	504,694,295	339,877.68	538,611,800

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	91,151.84	26.82%	309,057,025	57.38%	3,390.57
Dry Land	43,952.50	12.93%	71,175,290	13.21%	1,619.37
Grass	204,390.89	60.14%	158,345,060	29.40%	774.72
Waste	382.45	0.11%	34,425	0.01%	90.01
Other	0.00	0.00%	0	0.00%	0.00
Exempt	9,621.75	2.83%	0	0.00%	0.00
Total	339,877.68	100.00%	538,611,800	100.00%	1,584.72

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

82 Sherman

	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	57,992,810	61,585,185	3,592,375	6.19%	1,017,235	4.44%
02. Recreational	19,854,785	20,366,085	511,300	2.58%	163,140	1.75%
03. Ag-Homesite Land, Ag-Res Dwelling	19,697,200	25,880,320	6,183,120	31.39%	433,280	29.19%
04. Total Residential (sum lines 1-3)	97,544,795	107,831,590	10,286,795	10.55%	1,613,655	8.89%
05. Commercial	9,370,095	13,798,840	4,428,745	47.26%	23,675	47.01%
06. Industrial	173,385	188,865	15,480	8.93%	0	8.93%
07. Ag-Farmsite Land, Outbuildings	12,790,610	17,577,960	4,787,350	37.43%	0	37.43%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	22,334,090	31,565,665	9,231,575	41.33%	23,675	41.23%
10. Total Non-Agland Real Property	119,878,885	139,401,080	19,522,195	16.28%	1,637,330	14.92%
11. Irrigated	231,856,620	309,057,025	77,200,405	33.30%		
12. Dryland	47,391,400	71,175,290	23,783,890	50.19%		
13. Grassland	116,935,570	158,345,060	41,409,490	35.41%		
14. Wasteland	34,425	34,425	0	0.00%		
15. Other Agland	433,065	0	-433,065	-100.00%		
16. Total Agricultural Land	396,651,080	538,611,800	141,960,720	35.79%		
17. Total Value of all Real Property (Locally Assessed)	516,529,965	678,012,880	161,482,915	31.26%	1,637,330	30.95%

**2013 PLAN OF ASSESSMENT
FOR
SHERMAN COUNTY
By Sherie Kuszak
Sherman County Assessor**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

Per the 2013 County Abstract, Sherman County consists of 3,730 parcels of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1322	35.44%	11.30%
Commercial	216	5.79 %	1.81%
Industrial	1	.02 %	.03%
Recreational	298	7.98 %	3.84%
Agricultural	1893	50.75 %	83.01%
Special Value	-	---	---

Agricultural land - taxable acres 339,894.03 with a value of 396,103,575

Other pertinent facts: County is predominantly agricultural with 60.18% grassland, 26.65% irrigated, and 13.05% dry-broke and .11 for other and waste.

Current Resources:

A. Staff: County Assessor, Deputy and Part time Clerk.

The assessor is required to obtain 60 hours of continuing education every 4 years. The Assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

The Deputy Assessor has taken and passed her Assessor's Exam.

B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

C. Property Record Cards

The property record cards in Sherman County were new in 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

D. The County uses the CAMA and Assessment Administration system. Sherman County **does not** have GIS.

E. Web based – property record information access- June 2006. The County is now with GIS Workshop.

- F. Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

The Assessor's staff processes sales transactions in the computer system and prints a copy of the 521 forms, property review sheet, which are given to the staff for review. Buyer/seller questionnaires are mailed at this time. The staff reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the state computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1st. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

Level of Value, Quality, and Uniformity for Assessment Year 2013:

<u>Property Class</u>	<u># Sales</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	56	96.00	25.69	116.74
Commercial	12	NA	NA	NA
Agricultural Land	59	71.00	28.62	109.42
Special Value Agland	N/A			

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2011 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2014:

Residential (and/or subclasses):

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

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion

of annual pickup work specific to permits, information statements and other relevant notification of property changes.

We will enter all the data from the review and update the cost tables and market depreciation as necessary.

Agricultural Land (and/or subclasses):

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

We will enter all the data from the reviews of the top two tiers of agland. New pictures will be added to the parcels.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2015:

Residential (and/or subclasses):

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

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

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

Agricultural Land (and/or subclasses):

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

The bottom two tiers of agland will be reviewed for data and new pictures will be taken. All outbuildings will be reviewed and new pictures taken.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

Assessment Actions Planned for Assessment Year 2016:

Residential (and/or subclasses):

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

Property reviews with new photos will be in place at the Cabin area and the Marina. We will also do a review and new photos of the four small towns of Ashton, Rockville, Litchfield and Hazard.

Commercial (and/or subclasses):

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

Agricultural Land (and/or subclasses):

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

We will enter all the data from the bottom two tiers and add the photos to the parcels. Update the cost tables and market depreciation as necessary for all the agland.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

(Optional Section as it may be relevant to achieving assessment actions planned - for example describe):

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey

- c. Sales information to Department of Revenue, Property Assessment Division rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
- 3. Personal Property; administer annual filing of 636 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
- 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
- 6. Homestead Exemptions; administer 212 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax. Tax Year 2013 finds 6 TIF's in Loup City City with a TIF Excess Value of 879,720.
- 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
- 10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 11. Tax List Corrections – prepare tax list correction documents for county board approval.
- 12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
- 13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification. Retention of the assessor certification requires 60 hours of approved continuing education every four years.

Conclusion:

Summarize current budget request & resources needed for the future to achieve assessment actions planned.

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

SHERIE KUSZAK
SHERMAN COUNTY ASSESSOR

Copy distribution: Submit the plan to County Board of Equalization.
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment Division on or before October 31 of each year.

2014 Assessment Survey for Sherman County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	The part-time employee is sometimes shared with the county court office.
6.	Assessor's requested budget for current fiscal year:
	\$146,806
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$20,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	n/a
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$25,000 for the CAMA system and the GIS
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	\$715

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The assessor and the deputy assessor
5.	Does the county have GIS software?
	The county has recently contracted for a GIS system, it is scheduled to be completed by June 2014.
6.	Is GIS available to the public? If so, what is the web address?
	The property record card data is available at www.sherman.gisworkshop.com ; however, the mapping is not available at this time.
7.	Who maintains the GIS software and maps?
	When complete, the system will be maintained by the assessor's office staff and through the maintenance contract with the vendor.
8.	Personal Property software:
	TerraScan

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?
	Loup City has its own zoning, and Ashton, Rockville, Litchfield & Hazard are governed by county zoning.
4.	When was zoning implemented?

	1999
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D. Contracted Services

1.	Appraisal Services:
	Robin Hendricksen
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	Agri-Data & Jason Wosniak - general consulting services

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, the county contract with Robin Hendricksen for the appraisal of large commercial properties.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The county does not specify requirements; however, the appraiser is a Certified General Appraiser
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2014 Certification for Sherman 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 Sherman 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

