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## Testimony Show Cause Hearing

Matt Pieper

April 30, 2014

My sons and I purchased 162 acres of Sheridan County irrigated land in 2012. It was not used

in calculations for this valuation because improvements were more than 5%. The improvements were assessed at 25% of \$24,778 in 2013. Subtracting \$6,194 from the total purchase price of \$36,600 leaves \$29,406 for the irrigated land as the actual purchase price. The valuation for 2013 on this land is \$219,457 which is 75% of actual purchase price. If the proposed increase of 22% is added, the assessed value would be \$267,982, or 92% of the actual purchase price.

I know of another Sheridan County land sale (Peek to Thomson) of approximately 80 acres that was not used for the same reason and its percentages are similar. Land sales a 100 miles away in other counties should not be used when sales in our county are available. Land prices in Sheridan County are suppressed from other counties because of distances from markets and suppliers.

Corn, wheat, beans, etc all have higher transportation costs to get to large feedlots, ethanol plants, factories, railroads and mills. Sheridan County has none of these. Fertilizer, fuel etc all have the same increased costs coming in. Also portions of our county have water restrictions on irrigation with proposals currently for the NRD for the entire county. The actual figures on this land sale show the current valuations on irrigated land in Sheridan County are in line with State guidelines.

Respectfully, Matt Pieper

