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2015 Commission Summary for Red Willow County

Residential Real Property - Current

Number of Sales	344	Median	94.24
Total Sales Price	\$30,802,473	Mean	100.94
Total Adj. Sales Price	\$30,767,936	Wgt. Mean	91.61
Total Assessed Value	\$28,186,118	Average Assessed Value of the Base	\$65,967
Avg. Adj. Sales Price	\$89,442	Avg. Assessed Value	\$81,936

Confidence Interval - Current

95% Median C.I	93.02 to 96.69
95% Wgt. Mean C.I	89.70 to 93.52
95% Mean C.I	97.11 to 104.77
% of Value of the Class of all Real Property Value in the	28.26
% of Records Sold in the Study Period	7.11
% of Value Sold in the Study Period	8.83

Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	299	94	93.58
2013	271	93	93.35
2012	267	95	94.72
2011	293	96	96

2015 Commission Summary for Red Willow County

Commercial Real Property - Current

Number of Sales	33	Median	96.93
Total Sales Price	\$3,878,290	Mean	107.50
Total Adj. Sales Price	\$3,858,290	Wgt. Mean	98.76
Total Assessed Value	\$3,810,455	Average Assessed Value of the Base	\$156,017
Avg. Adj. Sales Price	\$116,918	Avg. Assessed Value	\$115,468

Confidence Interval - Current

95% Median C.I	78.20 to 109.09
95% Wgt. Mean C.I	86.19 to 111.33
95% Mean C.I	89.88 to 125.12
% of Value of the Class of all Real Property Value in the County	10.18
% of Records Sold in the Study Period	4.48
% of Value Sold in the Study Period	3.31

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	23	95	96.93
2013	21		96.93
2012	28	98	98.08
2011	37	99	99

2015 Opinions of the Property Tax Administrator for Red Willow 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	92	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	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, 2015.



Ruth A. Sorensen
Property Tax Administrator

2015 Residential Assessment Actions for Red Willow County

The physical inspection of McCook was completed and changes that were discovered during the physical review were made for the 2015 year. The depreciation was adjusted in neighborhoods 1605, 2005, 2305, 2405, and 2406 to bring the parcels closer to market value and to equalize them with similar neighborhoods. Quality and condition were reviewed in the above neighborhoods based on the information gathered during the physical inspection, changes were made where warranted.

Rural residential property was revalued for the 2015 year. A land study was completed in conjunction with the revaluation of the rural residential and site values were increased. During this revaluation process costing tables were updated to the Marshall and Swift 2012 costing and new depreciation tables were developed and applied for all rural residential parcels.

Routine maintenance was complete for all other residential parcels with pickup work being completed on time.

2015 Residential Assessment Survey for Red Willow County

1.	Valuation data collection done by:																
	The assessor and staff																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
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3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	The cost approach and the sales comparison approach are both 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 established 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?																
	Sales studies of vacant lots are conducted and values are established by the square foot.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																

Currently there are no applications on file but there is one subdivision north of McCook that is being developed is receiving a developer discount. The county is currently using a discount model built by estimating the years until completion then using an effective rate of 6% to develop the discount..

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2009	2008	2009	2013-2014
02	2013	2008	2013	2010
03	2010	2008	2010	2010
04	2010	2008	2010	2010
06	2013	2012	2013	2011-2012
07	2014	2012	2014	2010-2011
AG	2014	2012	2014	2010-2011

2015 Residential Correlation Section for Red Willow County

County Overview

The majority of residential property in Red Willow County is in and around the City of McCook. McCook is the largest community in Southwest Nebraska and is the center for employment and business opportunities in the area. Because of availability of jobs and amenities in the community, there is a shortage of residential housing and the market has shown a slight appreciation in each of the last few years. Due to the shortage of housing the communities of Bartley and Indianola will serve as an alternative source of housing and the markets there have been stable, though softer than McCook. The Villages of Danbury and Lebanon are further from McCook and are not influenced by the housing shortage there, these communities are very small and the market is unorganized.

Description of Analysis

A comparison of the number of sold parcels in each valuation grouping compared to the number of parcels in the county show that almost all the valuation groupings, are being represented in the sales file in accordance to the makeup of the county. Valuation groupings 04 (Danbury and Lebanon) and 07 (Rural) are the exceptions with a small sample size that is unrepresentative of their portion of the county overall. The changes stated within the reported actions are reflected in the changes to the sales file sample and the abstract of assessment. Based on this analysis, the statistics appear to be reliable and indicate that a level of value within the acceptable range has been achieved.

All valuation groupings with a sufficient sample size have been valued within the acceptable range. The coefficients of dispersion also support assessment uniformity. The price related differential is high, mainly in the City of McCook. The assessor finished up with the physical inspection this year and plans on revaluing the city including updating the cost tables and developing a new depreciation study now that review work is completed. The last reappraisal was in 2009. When low dollar sales within valuation grouping 01 (McCook) are removed from the analysis the PRD drops by four percentage points.

Sales Qualification

A Sales Qualification review was completed by the Department for all counties this year. The review involved analyzing the sale utilization rate and reviewing the non-qualified sales roster to ensure that the reasons for disqualifying sales were adequate and documented. There was no apparent bias in the qualification determination and all arm's length transactions were made available for measurement purposes.

2015 Residential Correlation Section for Red Willow County

Equalization and Quality of Assessment

The Department conducts a cyclical review of assessment practices for one half of the counties in the state. This review was conducted in Red Willow County in 2013; the review revealed that appraisal techniques were consistently and equitably applied within the residential class. Based on the review of assessment practices, the quality of assessment in the residential class is determined to be in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on the analysis of all available information the level of value of residential property in Red Willow County is 94%

2015 Commercial Assessment Actions for Red Willow County

Only routine maintenance was completed for the 2015 assessment year. All pick up work was completed timely.

2015 Commercial Assessment Survey for Red Willow County

1.	Valuation data collection done by:	The county assessor and staff and by the contracted appraisal service																
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;">01</td> <td>McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Indianola - small village near McCook with some basic services and amenities. There is no organized commercial market.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Bartley - small village further from McCook with very little services and amenities. There is no organized commercial market.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Lebanon - very small community with few commercial properties, the market is not organized.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Danbury - very small community with few commercial properties, most of which are vacant. The market is not organized.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Suburban - commercial properties within a three mile radius of the City of McCook and including an area west and north of the traditional suburban boundary. There are few commercial properties here, but they are influenced by their proximity to McCook.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Rural - all commercial parcels outside the towns and villages. These properties are largely agriculturally based and are not comparable to anything found within the towns.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	McCook - the largest community in the County and the only one with an active commercial market. The town is a hub for jobs and services and the market is active.	02	Indianola - small village near McCook with some basic services and amenities. There is no organized commercial market.	03	Bartley - small village further from McCook with very little services and amenities. There is no organized commercial market.	04	Lebanon - very small community with few commercial properties, the market is not organized.	05	Danbury - very small community with few commercial properties, most of which are vacant. The market is not organized.	06	Suburban - commercial properties within a three mile radius of the City of McCook and including an area west and north of the traditional suburban boundary. There are few commercial properties here, but they are influenced by their proximity to McCook.	07	Rural - all commercial parcels outside the towns and villages. These properties are largely agriculturally based and are not comparable to anything found within the towns.
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.	All three approaches to value are used where applicable. Income data is not always available and the sales approach is limited by having few sales within similar occupancy codes.																
3a.	Describe the process used to determine the value of unique commercial properties.	Contract appraisers are relied upon to assist in valuing unique commercial properties when necessary.																
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, the depreciation tables are developed using local market information varying by occupancy codes.																
5.	Are individual depreciation tables developed for each valuation grouping?	Yes																
6.	Describe the methodology used to determine the commercial lot values.	Sales analysis is conducted and values are applied by the square foot, front foot or per acre value.																

7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
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	04	2008	2007	2008	2012
	05	2008	2007	2008	2012
	06	2008	2007	2008	2012
	07	2008	2007	2008	2012

Commercial grain elevators were physically inspected throughout the county in 2011 and revalued using 2009 costing at that time. There are limited sales of commercial lots within Red Willow County; however, when sales exist they are examined to determine whether changes to the land tables are warranted.

2015 Commercial Correlation Section for Red Willow County

County Overview

The majority of the commercial parcels within Red Willow County are within the city of McCook. The city of McCook is the largest town in Southwest Nebraska; providing goods, services and employment opportunities to the region. The economy in McCook is still largely agricultural with some of the largest employers in the community manufacturing agricultural products, including Valmont Irrigation, Parker Industrial Hose, and Kugler Company, which manufactures fertilizer. Other major employers include BNSF Railway and Walmart. There are many other additional employment opportunities in health services and education. The commercial market in McCook has been stable with annual growth.

There are four small villages within the county, each with a population less than a thousand people. Some of these village offer basic amenities; however the population base is too small to support an organized commercial market.

Description of Analysis

Although the assessor recognizes each community as a valuation grouping, only McCook has an organized commercial market, and therefore, the only grouping of sales that can be analyzed for purposes of determining the level of value. The commercial parcels in McCook are represented by 55 different occupancy codes; there are seven primary codes that represent about 77% of the commercial properties, these seven codes are all represented in the sales sample consisting of about 79% of the sold parcels.

The class was last reappraised for the 2012 assessment year. The median has declined slowly over the last four years due to the slight appreciation in the market but remains within the acceptable range. The price related differential also falls within the recommended acceptable range indicating that high-valued properties are being assessed at a similar relation to market value as low-valued properties. The COD falls slightly outside the recommended acceptable range, but this is to be expected of the commercial class; where the sales contain several different types of property that have varying market influences.

The three year plan and reported assessment actions both state that only maintenance work was done for 2015. The county's abstract of assessment also reflects little valuation change. Valuation grouping 01, McCook, is the only valuation grouping with an organized commercial market; therefore is the most reliable indicator of the level of value. Although the villages lack the sales for meaningful analysis; they were appraised using the same techniques as McCook. Therefore, the small villages are also believed to be in the acceptable range.

2015 Commercial Correlation Section for Red Willow County

Sales Qualification

A Sales Qualification review was completed by the Department for all counties this year. The review involved analyzing the sale utilization rate and reviewing the non-qualified sales roster to ensure that the reasons for disqualifying sales were adequate and documented. The review revealed that a relatively low number of commercial sales are being used. However, the nonqualified transactions contain a good number of substantially changed sales and sales involving unverifiable personal property. These sales were discussed with the assessor and the explanations documented were found to be acceptable. There was no apparent bias in the qualification determination and all arm's length transactions were made available for measurement purposes.

Equalization and Quality of Assessment

The Department conducts a review of assessment practices for one half of the counties a year. This review was conducted in Red Willow County in 2013; the review revealed that appraisal techniques were consistently and equitably applied within the commercial class. Based on the review of assessment practices, the quality of assessment in the commercial class 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 commercial property in Red Willow County is 92%.

2015 Agricultural Assessment Actions for Red Willow County

A sales study was conducted for agricultural land, which indicated that increases were needed for all types of agricultural land. Although the adjustments varied by amount, overall irrigated land increased 10%, dry land 20%, and grass 29%.

Rural residential property was revalued for the 2015 year. A land study was completed in conjunction with the revaluation of the rural residential and site values were increased. During this revaluation process costing tables were updated to the Marshall and Swift 2012 costing and new depreciation tables were developed and applied for all rural residential parcels. Ag outbuildings and improvements were also revalued at this time.

2015 Agricultural Assessment Survey for Red Willow County

1.	Valuation data collection done by:							
	The assessor and staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>There are no discernible differences throughout the county to warrant establishing market areas.</td> <td style="text-align: center;">2012</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	There are no discernible differences throughout the county to warrant establishing market areas.	2012
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
01	There are no discernible differences throughout the county to warrant establishing market areas.	2012						
3.	Describe the process used to determine and monitor market areas.							
	Spreadsheets and maps are developed to monitor sales of each land class to determine if there is any evidence of a need for market areas.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Sales studies have been conducted to determine influences and characteristics typical for rural residential tracts. Based on the information from the study, tracts that are 20 acres or less are valued as a residential site unless other evidence is available to show that the land is actively being used for agricultural purposes. Sales are also monitored for any recreational use.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Farm home sites and rural residential home sites are valued the same.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	N/A							
7.	Have special valuation applications been filed in the county? If so, answer the following:							
	No							

Red Willow County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Red Willow	1	2,970	2,970	2,894	2,786	2,528	2,115	2,029	1,905	2,867
Frontier	1	3,000	2,996	2,928	2,939	2,900	2,900	2,844	2,789	2,968
Hitchcock	1	3,300	3,300	2,900	2,900	2,800	2,800	2,700	2,700	3,161
Hayes	1	3,150	3,150	2,830	2,830	2,670	2,670	2,490	2,490	2,886
Furnas	1	5,040	5,040	4,080	3,840	3,000	2,820	2,700	2,700	4,464

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Red Willow	1	1,800	1,800	1,740	1,740	1,620	1,560	1,500	1,440	1,740
Frontier	1	1,700	1,700	1,650	1,650	1,600	1,600	1,550	1,550	1,670
Hitchcock	1	1,719	1,607	1,436	1,470	1,301	1,428	1,186	1,166	1,539
Hayes	1	1,425	1,425	1,275	1,275	1,225	1,225	1,160	1,160	1,350
Furnas	1	2,000	2,000	1,560	1,560	1,375	1,375	1,250	1,250	1,762

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Red Willow	1	675	675	675	675	675	675	675	675	675
Frontier	1	650	650	650	650	650	650	650	650	650
Hitchcock	1	500	548	496	480	462	513	441	426	442
Hayes	1	425	508	508	467	489	484	435	426	443
Furnas	1	1,215	1,215	1,150	1,150	945	945	880	880	915

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

2015 Agricultural Correlation Section for Red Willow County

County Overview

Red Willow County is located in the southwestern portion of Nebraska on the Kansas-Nebraska border. The majority of the county consists of dissected plains. These plains have broad to rolling ridgetops and hilly to steep valley sides. The county is comprised of primarily dry land and grass with little irrigation. Most parcels contain a mixed use of both dry land and grass. The valleys of the dissected plains are generally narrow, but wide flood plains exist along the Republican River and its larger tributaries, irrigated lands can be found in these flood plains. Irrigated lands are also located in the western part of the county that is part of the Central High Tableland, where the terrain mainly consists of slopes that are nearly level to gently rolling. Red Willow County is located in the Middle Republican Natural Resource District, which imposes water allocation restrictions on irrigated parcels. All surrounding counties are also within the Republican River Basin, and although the Lower and Upper Republican NRD's have slightly different rules, generally, the same water restrictions apply.

Description of Analysis

An analysis of sales within the county showed the sales to be unbalanced when stratified by the sales date. Sales from adjoining comparable counties were brought in to balance the sample and attempt to maximize the MLU subclasses. Due to the make-up of the area, the MLU samples still remain small but are balanced between sales years.

The statistics fall within the acceptable range for the overall sample and the 80% MLU samples. The 95% MLU is unbalanced and small due to the lack of pure sales in the region; therefore it is not a reliable indicator of the level of value. Since the county consists of primarily mixed use parcels, additional analysis was conducted of sales that were less than 80% majority land use. This analysis brought in several additional sales enlarging the samples of dryland and grassland sales, which consistently displayed medians within the acceptable range. The sample of irrigated land remains unreliably small bringing in only one more additional sale, but the values set for irrigated land blend well with the surrounding counties indicating that an acceptable level of value was obtained.

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.

2015 Agricultural Correlation Section for Red Willow County

Equalization and Quality of Assessment

The increases applied to agricultural land are typical of the region and the resulting values are comparable to the surrounding counties creating intra and inter equality. This evidence supports that agricultural subclasses are valued at uniform portions of market value; the quality of assessment for the agricultural class is in compliance with professionally accepted mass appraisal standards.

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Red Willow County is 71%

73 Red Willow

RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 344
 Total Sales Price : 30,802,473
 Total Adj. Sales Price : 30,767,936
 Total Assessed Value : 28,186,118
 Avg. Adj. Sales Price : 89,442
 Avg. Assessed Value : 81,936

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 101
 COD : 19.72
 PRD : 110.18

COV : 35.89
 STD : 36.23
 Avg. Abs. Dev : 18.58
 MAX Sales Ratio : 442.77
 MIN Sales Ratio : 46.12

95% Median C.I. : 93.02 to 96.69
 95% Wgt. Mean C.I. : 89.70 to 93.52
 95% Mean C.I. : 97.11 to 104.77

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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>Qrtrs</u>												
01-OCT-12 To 31-DEC-12	32	100.10	107.15	100.32	15.10	106.81	81.12	181.11	93.12 to 106.03	72,295	72,528	
01-JAN-13 To 31-MAR-13	27	95.67	94.33	93.48	08.24	100.91	65.41	123.28	87.95 to 97.92	110,975	103,744	
01-APR-13 To 30-JUN-13	47	96.05	105.94	92.97	20.45	113.95	75.75	442.77	91.75 to 100.16	89,354	83,074	
01-JUL-13 To 30-SEP-13	53	91.96	93.76	84.26	21.27	111.27	53.31	218.74	78.48 to 96.82	92,967	78,330	
01-OCT-13 To 31-DEC-13	55	96.79	100.90	95.08	15.78	106.12	57.11	160.50	92.26 to 100.35	75,345	71,641	
01-JAN-14 To 31-MAR-14	31	94.33	100.27	91.58	18.52	109.49	52.71	168.50	89.59 to 107.53	74,689	68,400	
01-APR-14 To 30-JUN-14	53	90.93	103.10	88.74	25.91	116.18	59.99	362.48	84.95 to 96.62	101,763	90,301	
01-JUL-14 To 30-SEP-14	46	93.23	101.69	92.92	23.94	109.44	46.12	224.59	83.99 to 102.95	97,359	90,468	
<u>Study Yrs</u>												
01-OCT-12 To 30-SEP-13	159	94.61	100.15	91.28	17.98	109.72	53.31	442.77	93.04 to 97.30	90,797	82,880	
01-OCT-13 To 30-SEP-14	185	93.98	101.62	91.90	21.20	110.58	46.12	362.48	91.57 to 97.50	88,277	81,125	
<u>Calendar Yrs</u>												
01-JAN-13 To 31-DEC-13	182	94.20	99.15	90.96	17.73	109.00	53.31	442.77	92.97 to 96.96	89,380	81,304	
<u>ALL</u>	344	94.24	100.94	91.61	19.72	110.18	46.12	442.77	93.02 to 96.69	89,442	81,936	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	274	94.23	99.77	92.40	17.72	107.98	52.71	442.77	93.04 to 96.79	86,975	80,367	
02	17	91.98	107.74	86.98	29.62	123.87	46.12	332.22	85.10 to 113.62	56,456	49,104	
03	17	98.65	111.92	88.46	32.66	126.52	58.97	224.59	73.63 to 134.50	49,294	43,606	
05	4	111.67	162.84	91.63	74.84	177.71	65.52	362.48	N/A	68,500	62,766	
06	23	94.21	96.34	91.15	16.72	105.69	67.44	192.87	81.96 to 100.05	162,714	148,317	
07	9	91.96	87.38	82.60	10.23	105.79	70.12	99.52	76.40 to 98.89	124,722	103,016	
<u>ALL</u>	344	94.24	100.94	91.61	19.72	110.18	46.12	442.77	93.02 to 96.69	89,442	81,936	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	332	94.20	99.99	91.57	18.56	109.20	46.12	362.48	92.97 to 96.69	91,413	83,705	
06												
07	12	97.21	127.24	94.54	50.16	134.59	57.11	442.77	72.37 to 134.06	34,904	32,999	
<u>ALL</u>	344	94.24	100.94	91.61	19.72	110.18	46.12	442.77	93.02 to 96.69	89,442	81,936	

73 Red Willow

RESIDENTIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 344
 Total Sales Price : 30,802,473
 Total Adj. Sales Price : 30,767,936
 Total Assessed Value : 28,186,118
 Avg. Adj. Sales Price : 89,442
 Avg. Assessed Value : 81,936

MEDIAN : 94
 WGT. MEAN : 92
 MEAN : 101
 COD : 19.72
 PRD : 110.18

COV : 35.89
 STD : 36.23
 Avg. Abs. Dev : 18.58
 MAX Sales Ratio : 442.77
 MIN Sales Ratio : 46.12

95% Median C.I. : 93.02 to 96.69
 95% Wgt. Mean C.I. : 89.70 to 93.52
 95% Mean C.I. : 97.11 to 104.77

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	4	347.35	316.95	314.37	24.67	100.82	130.33	442.77	N/A	3,150	9,903	
Less Than 15,000	22	140.51	170.27	145.60	42.13	116.94	57.11	442.77	113.86 to 181.11	8,300	12,085	
Less Than 30,000	50	132.34	146.43	131.39	31.06	111.45	57.11	442.77	113.86 to 140.31	15,768	20,717	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	340	94.18	98.40	91.52	17.18	107.52	46.12	224.59	92.97 to 96.57	90,457	82,784	
Greater Than 14,999	322	93.67	96.20	91.29	15.18	105.38	46.12	224.59	92.24 to 95.52	94,986	86,709	
Greater Than 29,999	294	92.96	93.21	90.56	13.15	102.93	46.12	192.87	91.48 to 94.21	101,971	92,348	
<u>Incremental Ranges</u>												
0 TO 4,999	4	347.35	316.95	314.37	24.67	100.82	130.33	442.77	N/A	3,150	9,903	
5,000 TO 14,999	18	137.41	137.67	133.09	23.28	103.44	57.11	218.74	111.27 to 160.50	9,444	12,570	
15,000 TO 29,999	28	123.06	127.70	127.11	20.40	100.46	83.29	224.59	107.02 to 135.60	21,636	27,500	
30,000 TO 59,999	76	94.28	97.83	97.08	15.17	100.77	53.31	168.42	91.27 to 99.34	44,284	42,989	
60,000 TO 99,999	97	96.80	97.07	97.00	12.65	100.07	59.99	192.87	93.93 to 98.79	78,270	75,925	
100,000 TO 149,999	64	88.97	86.49	86.39	11.39	100.12	46.12	122.57	81.75 to 91.97	121,767	105,189	
150,000 TO 249,999	51	91.54	88.99	88.94	10.21	100.06	52.71	121.13	87.72 to 93.99	181,593	161,507	
250,000 TO 499,999	6	79.74	79.59	78.75	10.43	101.07	67.44	90.41	67.44 to 90.41	327,917	258,232	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	344	94.24	100.94	91.61	19.72	110.18	46.12	442.77	93.02 to 96.69	89,442	81,936	

73 Red Willow

COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 33
 Total Sales Price : 3,878,290
 Total Adj. Sales Price : 3,858,290
 Total Assessed Value : 3,810,455
 Avg. Adj. Sales Price : 116,918
 Avg. Assessed Value : 115,468

MEDIAN : 97
 WGT. MEAN : 99
 MEAN : 108
 COD : 35.08
 PRD : 108.85

COV : 48.04
 STD : 51.64
 Avg. Abs. Dev : 34.00
 MAX Sales Ratio : 299.39
 MIN Sales Ratio : 40.58

95% Median C.I. : 78.20 to 109.09
 95% Wgt. Mean C.I. : 86.19 to 111.33
 95% Mean C.I. : 89.88 to 125.12

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	565,000	547,636
01-APR-12 To 30-JUN-12	3	76.25	84.87	74.07	42.49	114.58	40.58	137.78	N/A	107,667	79,749
01-JUL-12 To 30-SEP-12	1	57.57	57.57	57.57	00.00	100.00	57.57	57.57	N/A	65,000	37,420
01-OCT-12 To 31-DEC-12	1	117.10	117.10	117.10	00.00	100.00	117.10	117.10	N/A	295,000	345,440
01-JAN-13 To 31-MAR-13	3	95.00	90.17	84.47	11.40	106.75	71.50	104.00	N/A	85,000	71,800
01-APR-13 To 30-JUN-13	3	77.73	86.51	73.64	22.39	117.48	64.79	117.00	N/A	85,667	63,082
01-JUL-13 To 30-SEP-13	2	103.28	103.28	104.35	03.51	98.97	99.65	106.91	N/A	127,500	133,041
01-OCT-13 To 31-DEC-13	7	101.74	115.90	96.33	29.98	120.32	69.78	212.46	69.78 to 212.46	119,286	114,910
01-JAN-14 To 31-MAR-14	4	90.20	97.09	85.43	22.47	113.65	64.98	143.00	N/A	84,073	71,825
01-APR-14 To 30-JUN-14	4	128.34	150.13	147.22	66.34	101.98	44.44	299.39	N/A	80,500	118,514
01-JUL-14 To 30-SEP-14	4	114.09	121.11	115.50	37.70	104.86	78.00	178.26	N/A	87,500	101,067
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	5	76.25	81.82	86.50	35.82	94.59	40.58	137.78	N/A	190,600	164,860
01-OCT-12 To 30-SEP-13	9	99.65	94.85	95.68	15.16	99.13	64.79	117.10	71.50 to 117.00	118,000	112,907
01-OCT-13 To 30-SEP-14	19	98.70	120.24	106.87	43.95	112.51	44.44	299.39	78.20 to 149.97	97,015	103,684
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	6	86.59	87.70	93.73	34.15	93.57	40.58	137.78	40.58 to 137.78	208,000	194,957
01-JAN-13 To 31-DEC-13	15	99.65	103.19	92.08	22.36	112.07	64.79	212.46	77.73 to 109.09	106,800	98,340
<u>ALL</u>	33	96.93	107.50	98.76	35.08	108.85	40.58	299.39	78.20 to 109.09	116,918	115,468

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	24	91.84	96.26	97.12	28.41	99.11	40.58	171.14	76.25 to 109.09	126,854	123,197
03	4	141.13	164.91	140.10	52.37	117.71	78.00	299.39	N/A	12,500	17,513
05	1	212.46	212.46	212.46	00.00	100.00	212.46	212.46	N/A	5,000	10,623
06	3	98.70	102.51	106.03	08.57	96.68	91.72	117.10	N/A	231,263	245,209
07	1	57.57	57.57	57.57	00.00	100.00	57.57	57.57	N/A	65,000	37,420
<u>ALL</u>	33	96.93	107.50	98.76	35.08	108.85	40.58	299.39	78.20 to 109.09	116,918	115,468

73 Red Willow

COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 33
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 Total Adj. Sales Price : 3,858,290
 Total Assessed Value : 3,810,455
 Avg. Adj. Sales Price : 116,918
 Avg. Assessed Value : 115,468

MEDIAN : 97
 WGT. MEAN : 99
 MEAN : 108
 COD : 35.08
 PRD : 108.85

COV : 48.04
 STD : 51.64
 Avg. Abs. Dev : 34.00
 MAX Sales Ratio : 299.39
 MIN Sales Ratio : 40.58

95% Median C.I. : 78.20 to 109.09
 95% Wgt. Mean C.I. : 86.19 to 111.33
 95% Mean C.I. : 89.88 to 125.12

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	33	96.93	107.50	98.76	35.08	108.85	40.58	299.39	78.20 to 109.09	116,918	115,468
04											
<u>ALL</u>	33	96.93	107.50	98.76	35.08	108.85	40.58	299.39	78.20 to 109.09	116,918	115,468

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	3	212.46	230.04	247.38	19.01	92.99	178.26	299.39	N/A	6,667	16,492
Less Than 30,000	7	117.00	147.65	113.80	56.62	129.75	44.44	299.39	44.44 to 299.39	14,571	16,582
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	33	96.93	107.50	98.76	35.08	108.85	40.58	299.39	78.20 to 109.09	116,918	115,468
Greater Than 14,999	30	93.36	95.24	97.99	25.66	97.19	40.58	171.14	78.00 to 104.00	127,943	125,366
Greater Than 29,999	26	93.36	96.69	98.35	25.55	98.31	40.58	171.14	77.73 to 106.91	144,473	142,092
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	3	212.46	230.04	247.38	19.01	92.99	178.26	299.39	N/A	6,667	16,492
15,000 TO 29,999	4	91.00	85.86	81.22	27.08	105.71	44.44	117.00	N/A	20,500	16,650
30,000 TO 59,999	4	115.86	112.74	108.16	24.82	104.23	76.25	143.00	N/A	46,698	50,506
60,000 TO 99,999	6	92.60	93.34	95.38	21.30	97.86	57.57	137.78	57.57 to 137.78	82,500	78,685
100,000 TO 149,999	8	75.53	80.42	79.43	16.76	101.25	64.79	109.09	64.79 to 109.09	122,438	97,255
150,000 TO 249,999	5	106.91	109.36	113.41	37.85	96.43	40.58	171.14	N/A	177,000	200,738
250,000 TO 499,999	2	107.90	107.90	107.11	08.53	100.74	98.70	117.10	N/A	322,500	345,440
500,000 TO 999,999	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	565,000	547,636
1,000,000 +											
<u>ALL</u>	33	96.93	107.50	98.76	35.08	108.85	40.58	299.39	78.20 to 109.09	116,918	115,468

73 Red Willow

COMMERCIAL

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 33
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 Total Adj. Sales Price : 3,858,290
 Total Assessed Value : 3,810,455
 Avg. Adj. Sales Price : 116,918
 Avg. Assessed Value : 115,468

MEDIAN : 97
 WGT. MEAN : 99
 MEAN : 108
 COD : 35.08
 PRD : 108.85

COV : 48.04
 STD : 51.64
 Avg. Abs. Dev : 34.00
 MAX Sales Ratio : 299.39
 MIN Sales Ratio : 40.58

95% Median C.I. : 78.20 to 109.09
 95% Wgt. Mean C.I. : 86.19 to 111.33
 95% Mean C.I. : 89.88 to 125.12

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
297	1	101.74	101.74	101.74	00.00	100.00	101.74	101.74	N/A	90,000	91,563
301	1	171.14	171.14	171.14	00.00	100.00	171.14	171.14	N/A	220,000	376,515
303	1	95.00	95.00	95.00	00.00	100.00	95.00	95.00	N/A	120,000	114,000
344	7	98.70	99.38	100.32	27.90	99.06	57.57	140.00	57.57 to 140.00	153,929	154,421
350	2	91.00	91.00	89.14	14.29	102.09	78.00	104.00	N/A	17,500	15,600
352	3	106.91	109.46	114.06	24.47	95.97	71.50	149.97	N/A	153,333	174,884
353	5	78.20	93.38	84.50	24.71	110.51	69.78	143.00	N/A	93,600	79,091
378	1	91.72	91.72	91.72	00.00	100.00	91.72	91.72	N/A	48,790	44,748
384	1	117.00	117.00	117.00	00.00	100.00	117.00	117.00	N/A	20,000	23,400
386	1	109.09	109.09	109.09	00.00	100.00	109.09	109.09	N/A	110,000	120,000
387	1	85.54	85.54	85.54	00.00	100.00	85.54	85.54	N/A	65,000	55,600
406	5	64.79	125.49	59.57	121.21	210.66	40.58	299.39	N/A	71,800	42,774
412	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	565,000	547,636
426	1	77.73	77.73	77.73	00.00	100.00	77.73	77.73	N/A	95,000	73,845
442	1	212.46	212.46	212.46	00.00	100.00	212.46	212.46	N/A	5,000	10,623
528	1	88.67	88.67	88.67	00.00	100.00	88.67	88.67	N/A	120,000	106,400
<u>ALL</u>	<u>33</u>	96.93	107.50	98.76	35.08	108.85	40.58	299.39	78.20 to 109.09	116,918	115,468

73 Red Willow
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 66
 Total Sales Price : 35,684,078
 Total Adj. Sales Price : 36,699,737
 Total Assessed Value : 26,728,000
 Avg. Adj. Sales Price : 556,057
 Avg. Assessed Value : 404,970

MEDIAN : 71
 WGT. MEAN : 73
 MEAN : 77
 COD : 26.36
 PRD : 105.56

COV : 33.27
 STD : 25.58
 Avg. Abs. Dev : 18.75
 MAX Sales Ratio : 179.87
 MIN Sales Ratio : 41.76

95% Median C.I. : 66.69 to 79.58
 95% Wgt. Mean C.I. : 67.08 to 78.58
 95% Mean C.I. : 70.71 to 83.05

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	3	108.54	125.56	131.93	28.14	95.17	88.26	179.87	N/A	250,000	329,835
01-JAN-12 To 31-MAR-12	7	113.59	109.35	108.56	15.49	100.73	75.26	138.84	75.26 to 138.84	450,643	489,216
01-APR-12 To 30-JUN-12	8	74.37	74.84	72.15	20.25	103.73	47.68	102.04	47.68 to 102.04	420,903	303,693
01-JUL-12 To 30-SEP-12	3	71.31	84.48	86.92	18.78	97.19	70.97	111.15	N/A	508,093	441,635
01-OCT-12 To 31-DEC-12	14	72.00	72.58	72.50	15.15	100.11	48.21	98.38	52.39 to 82.96	711,745	515,986
01-JAN-13 To 31-MAR-13	3	86.57	77.82	80.08	13.25	97.18	56.25	90.65	N/A	324,500	259,845
01-APR-13 To 30-JUN-13	3	48.82	53.51	50.50	19.23	105.96	41.76	69.94	N/A	598,843	302,405
01-JUL-13 To 30-SEP-13	6	66.85	67.63	67.60	23.16	100.04	48.46	85.36	48.46 to 85.36	578,865	391,288
01-OCT-13 To 31-DEC-13	6	60.11	64.35	59.43	19.07	108.28	48.82	97.50	48.82 to 97.50	603,947	358,925
01-JAN-14 To 31-MAR-14	11	58.78	59.95	59.83	12.30	100.20	43.18	72.79	51.57 to 70.46	673,627	403,032
01-APR-14 To 30-JUN-14	2	109.35	109.35	107.83	05.43	101.41	103.41	115.29	N/A	331,249	357,173
01-JUL-14 To 30-SEP-14											
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	21	89.72	94.96	92.87	25.42	102.25	47.68	179.87	71.31 to 111.15	418,857	388,975
01-OCT-12 To 30-SEP-13	26	71.26	69.84	69.46	18.87	100.55	41.76	98.38	54.95 to 82.28	623,371	433,011
01-OCT-13 To 30-SEP-14	19	61.66	66.54	62.42	21.03	106.60	43.18	115.29	53.11 to 70.46	615,583	384,276
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	32	75.44	82.30	79.97	23.28	102.91	47.68	138.84	70.69 to 91.60	562,826	450,086
01-JAN-13 To 31-DEC-13	18	60.11	65.88	62.72	24.21	105.04	41.76	97.50	53.05 to 85.22	548,161	343,779
<u>ALL</u>	66	71.14	76.88	72.83	26.36	105.56	41.76	179.87	66.69 to 79.58	556,057	404,970

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
1	66	71.14	76.88	72.83	26.36	105.56	41.76	179.87	66.69 to 79.58	556,057	404,970
<u>ALL</u>	66	71.14	76.88	72.83	26.36	105.56	41.76	179.87	66.69 to 79.58	556,057	404,970

73 Red Willow
AGRICULTURAL LAND

PAD 2015 R&O Statistics (Using 2015 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 66
 Total Sales Price : 35,684,078
 Total Adj. Sales Price : 36,699,737
 Total Assessed Value : 26,728,000
 Avg. Adj. Sales Price : 556,057
 Avg. Assessed Value : 404,970

MEDIAN : 71
 WGT. MEAN : 73
 MEAN : 77
 COD : 26.36
 PRD : 105.56

COV : 33.27
 STD : 25.58
 Avg. Abs. Dev : 18.75
 MAX Sales Ratio : 179.87
 MIN Sales Ratio : 41.76

95% Median C.I. : 66.69 to 79.58
 95% Wgt. Mean C.I. : 67.08 to 78.58
 95% Mean C.I. : 70.71 to 83.05

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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	4	64.76	64.29	60.13	15.02	106.92	52.39	75.26	N/A	1,226,500	737,501
1	4	64.76	64.29	60.13	15.02	106.92	52.39	75.26	N/A	1,226,500	737,501
Dry											
County	9	78.74	79.17	80.51	16.18	98.34	56.44	111.15	63.48 to 88.26	538,501	433,553
1	9	78.74	79.17	80.51	16.18	98.34	56.44	111.15	63.48 to 88.26	538,501	433,553
Grass											
County	13	70.69	74.55	69.69	28.14	106.97	41.76	115.29	48.46 to 102.04	311,651	217,201
1	13	70.69	74.55	69.69	28.14	106.97	41.76	115.29	48.46 to 102.04	311,651	217,201
ALL	66	71.14	76.88	72.83	26.36	105.56	41.76	179.87	66.69 to 79.58	556,057	404,970

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	9	71.31	64.11	59.66	16.46	107.46	43.18	82.28	47.68 to 75.35	895,778	534,448
1	9	71.31	64.11	59.66	16.46	107.46	43.18	82.28	47.68 to 75.35	895,778	534,448
Dry											
County	14	70.20	81.07	79.27	27.64	102.27	53.05	179.87	56.44 to 88.26	507,121	401,973
1	14	70.20	81.07	79.27	27.64	102.27	53.05	179.87	56.44 to 88.26	507,121	401,973
Grass											
County	18	68.69	77.48	77.79	31.98	99.60	41.76	132.26	56.25 to 102.04	381,748	296,965
1	18	68.69	77.48	77.79	31.98	99.60	41.76	132.26	56.25 to 102.04	381,748	296,965
ALL	66	71.14	76.88	72.83	26.36	105.56	41.76	179.87	66.69 to 79.58	556,057	404,970

Total Real Property Sum Lines 17, 25, & 30	Records : 8,225	Value : 1,129,135,858	Growth 6,461,839	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	446	1,783,748	102	773,149	71	250,915	619	2,807,812	
02. Res Improve Land	3,489	19,654,305	283	5,653,118	303	5,081,110	4,075	30,388,533	
03. Res Improvements	3,598	226,077,325	297	33,635,659	324	26,238,401	4,219	285,951,385	
04. Res Total	4,044	247,515,378	399	40,061,926	395	31,570,426	4,838	319,147,730	1,774,780
% of Res Total	83.59	77.56	8.25	12.55	8.16	9.89	58.82	28.26	27.47
05. Com UnImp Land	129	1,923,007	9	86,400	0	0	138	2,009,407	
06. Com Improve Land	504	10,965,977	33	587,160	13	1,067,171	550	12,620,308	
07. Com Improvements	528	90,017,222	37	5,540,993	34	4,796,884	599	100,355,099	
08. Com Total	657	102,906,206	46	6,214,553	34	5,864,055	737	114,984,814	1,416,737
% of Com Total	89.15	89.50	6.24	5.40	4.61	5.10	8.96	10.18	21.92
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	0	0	0	0	
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	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	4,044	247,515,378	399	40,061,926	395	31,570,426	4,838	319,147,730	1,774,780
% of Res & Rec Total	83.59	77.56	8.25	12.55	8.16	9.89	58.82	28.26	27.47
Com & Ind Total	657	102,906,206	46	6,214,553	34	5,864,055	737	114,984,814	1,416,737
% of Com & Ind Total	89.15	89.50	6.24	5.40	4.61	5.10	8.96	10.18	21.92
17. Taxable Total	4,701	350,421,584	445	46,276,479	429	37,434,481	5,575	434,132,544	3,191,517
% of Taxable Total	84.32	80.72	7.98	10.66	7.70	8.62	67.78	38.45	49.39

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	3	423,882	7,450,182	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	423,882	7,450,182
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	423,882	7,450,182

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	57	24,678,870	57	24,678,870	1,211,580
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	57	24,678,870	57	24,678,870	1,211,580

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	473	126	198	797

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	31	667,206	347	61,561,145	1,597	400,704,109	1,975	462,932,460
28. Ag-Improved Land	2	147,609	151	35,628,159	431	130,700,950	584	166,476,718
29. Ag Improvements	2	3,934	153	9,079,571	463	31,831,761	618	40,915,266
30. Ag Total							2,593	670,324,444

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	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	81	81.00	1,224,000	
33. HomeSite Improvements	1	0.00	3,280	87	81.00	6,412,559	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.11	4,110	11	98.84	33,888	
36. FarmSite Improv Land	1	1.00	1,000	131	650.43	692,793	
37. FarmSite Improvements	1	0.00	654	136	0.00	2,667,012	
38. FarmSite Total							
39. Road & Ditches	0	4.76	0	0	989.41	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	11	10.41	130,920	11	10.41	130,920	
32. HomeSite Improv Land	293	293.00	3,636,000	374	374.00	4,860,000	
33. HomeSite Improvements	304	290.00	21,366,928	392	371.00	27,782,767	2,058,742
34. HomeSite Total				403	384.41	32,773,687	
35. FarmSite UnImp Land	33	416.96	161,076	45	519.91	199,074	
36. FarmSite Improv Land	377	1,455.83	1,512,747	509	2,107.26	2,206,540	
37. FarmSite Improvements	426	0.00	10,464,833	563	0.00	13,132,499	0
38. FarmSite Total				608	2,627.17	15,538,113	
39. Road & Ditches	0	5,875.19	0	0	6,869.36	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,011	9,880.94	48,311,800	2,058,742

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	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	3,915.72	6.38%	11,628,981	6.61%	2,969.82
46. 1A	43,073.87	70.22%	127,927,092	72.74%	2,969.95
47. 2A1	5,279.08	8.61%	15,275,401	8.69%	2,893.57
48. 2A	2,385.92	3.89%	6,646,524	3.78%	2,785.73
49. 3A1	2,127.61	3.47%	5,379,559	3.06%	2,528.45
50. 3A	214.92	0.35%	454,609	0.26%	2,115.25
51. 4A1	2,185.32	3.56%	4,433,866	2.52%	2,028.93
52. 4A	2,160.88	3.52%	4,115,629	2.34%	1,904.61
53. Total	61,343.32	100.00%	175,861,661	100.00%	2,866.84
Dry					
54. 1D1	1,342.05	0.74%	2,415,690	0.76%	1,800.00
55. 1D	130,926.84	72.13%	235,668,312	74.62%	1,800.00
56. 2D1	4,593.48	2.53%	7,992,649	2.53%	1,740.00
57. 2D	1,252.04	0.69%	2,178,547	0.69%	1,740.00
58. 3D1	23,945.72	13.19%	38,792,066	12.28%	1,620.00
59. 3D	132.86	0.07%	207,260	0.07%	1,559.99
60. 4D1	12,310.03	6.78%	18,465,045	5.85%	1,500.00
61. 4D	7,010.63	3.86%	10,095,298	3.20%	1,440.00
62. Total	181,513.65	100.00%	315,814,867	100.00%	1,739.90
Grass					
63. 1G1	993.09	0.51%	670,364	0.51%	675.03
64. 1G	20,433.92	10.58%	13,793,358	10.58%	675.02
65. 2G1	6,068.16	3.14%	4,096,085	3.14%	675.01
66. 2G	3,721.05	1.93%	2,511,779	1.93%	675.02
67. 3G1	5,904.14	3.06%	3,985,435	3.06%	675.02
68. 3G	298.56	0.15%	201,534	0.15%	675.02
69. 4G1	29,599.17	15.33%	19,979,751	15.33%	675.01
70. 4G	126,038.23	65.29%	85,076,177	65.29%	675.00
71. Total	193,056.32	100.00%	130,314,483	100.00%	675.01
Irrigated Total					
	61,343.32	14.04%	175,861,661	28.27%	2,866.84
Dry Total					
	181,513.65	41.56%	315,814,867	50.77%	1,739.90
Grass Total					
	193,056.32	44.20%	130,314,483	20.95%	675.01
72. Waste	863.36	0.20%	21,633	0.00%	25.06
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	2.00	0.00%	0	0.00%	0.00
75. Market Area Total	436,776.65	100.00%	622,012,644	100.00%	1,424.10

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	158.87	469,220	17,979.64	51,510,259	43,204.81	123,882,182	61,343.32	175,861,661
77. Dry Land	151.70	264,763	17,231.58	29,910,827	164,130.37	285,639,277	181,513.65	315,814,867
78. Grass	112.17	75,722	20,463.34	13,813,009	172,480.81	116,425,752	193,056.32	130,314,483
79. Waste	0.00	0	180.66	4,528	682.70	17,105	863.36	21,633
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	2.00	0	2.00	0
82. Total	422.74	809,705	55,855.22	95,238,623	380,498.69	525,964,316	436,776.65	622,012,644

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	61,343.32	14.04%	175,861,661	28.27%	2,866.84
Dry Land	181,513.65	41.56%	315,814,867	50.77%	1,739.90
Grass	193,056.32	44.20%	130,314,483	20.95%	675.01
Waste	863.36	0.20%	21,633	0.00%	25.06
Other	0.00	0.00%	0	0.00%	0.00
Exempt	2.00	0.00%	0	0.00%	0.00
Total	436,776.65	100.00%	622,012,644	100.00%	1,424.10

2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

73 Red Willow

	2014 CTL County Total	2015 Form 45 County Total	Value Difference (2015 form 45 - 2014 CTL)	Percent Change	2015 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	301,022,409	319,147,730	18,125,321	6.02%	1,774,780	5.43%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	27,058,815	32,773,687	5,714,872	21.12%	2,058,742	13.51%
04. Total Residential (sum lines 1-3)	328,081,224	351,921,417	23,840,193	7.27%	3,833,522	6.10%
05. Commercial	113,939,586	114,984,814	1,045,228	0.92%	1,416,737	-0.33%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	14,002,170	15,538,113	1,535,943	10.97%	0	10.97%
08. Minerals	42,950,180	24,678,870	-18,271,310	-42.54	1,211,580	-45.36
09. Total Commercial (sum lines 5-8)	170,891,936	155,201,797	-15,690,139	-9.18%	2,628,317	-10.72%
10. Total Non-Agland Real Property	498,973,160	507,123,214	8,150,054	1.63%	6,461,839	0.34%
11. Irrigated	160,581,344	175,861,661	15,280,317	9.52%		
12. Dryland	262,795,487	315,814,867	53,019,380	20.18%		
13. Grassland	101,380,791	130,314,483	28,933,692	28.54%		
14. Wasteland	21,646	21,633	-13	-0.06%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	524,779,268	622,012,644	97,233,376	18.53%		
17. Total Value of all Real Property (Locally Assessed)	1,023,752,428	1,129,135,858	105,383,430	10.29%	6,461,839	9.66%

AMENDED
2014 PLAN OF ASSESSMENT FOR RED WILLOW COUNTY
ASSESSMENT YEARS 2015, 2016 AND 2017
DATE: JUNE 01, 2014

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. 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 Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Red Willow County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Value Base</u>
Residential	4,823	58.78%	29.41%
Commercial	739	09.01%	11.12%
Agricultural	2,592	31.59%	55.25%
Mineral Interest	51	00.62%	04.22%

Agricultural Land – taxable acres:

Irrigated	61,793.05	14.14%
Dry	181,013.83	41.44%
Grass	193,161.56	44.22%
Waste	865.51	00.20%

For more information see 2014 Reports & Opinions, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

The Red Willow County Assessor provides general supervision over the staff and directs the assessment of all property in Red Willow County. The assessor supervises all reappraisals in the county. Reviews of all properties that have sold are completed and a questionnaire is mailed to both buyer and seller. Other duties include managing the staff, preparing the budget, making decisions on the purchases and filing claims for payment of the expenses for the county assessor’s office. The assessor also meets with the liaison on surveys and reports and completes all reports as required by the statutes in a timely manner. When a protest is filed the assessor views each property with the county board. All Tax Equalization and Review Commission hearings are prepared for and attended by the assessor and county attorney. Hiring new employees is handled by the assessor including interviews, setting the salary and preparing the job description for that employee. The state assessed values are verified and certified to the entities by the assessor. The assessor oversees the filing of the personal property schedules. She works the schedules in the mail and corresponds with taxpayers requesting additional information.

The deputy assessor assists the assessor with personnel matters, including interviewing applicants for employment and helps with reviews for the sold properties. The deputy handles the valuation of all oil and gas properties in the county, processing the appraisals and preparing the personal property schedules for oil, and entering values in the computer. Spreadsheets are prepared in the computer for property sold listing all information about the sale for use in the sales studies. The homestead exemptions are prepared for mailing by the deputy, checking for sold property, deceased individuals and verifying that the information on the application is correct. The qualified sales roster is reviewed by the deputy checking all data entry and any changes in value because of appraisals or corrections. The deputy works with the assessor to prepare materials for TERC hearings and hearings are attended with the assessor. The deputy assists the assessor with all reports and assumes the duties in the absence of the assessor. Her job is to prepare spreadsheets for the agland properties and work with the county assessor on the ag what-if program in determining the agland values.

The assessor's clerk handles the real estate transfers including changing the record cards, computer records, and electronically files the sales information. Sales books are developed for assessor's office use and for the public's use which includes pictures, lot size, sales price and general data on the property. Split-outs are completed by the clerk which would include splitting the parcel on GIS and keeping all maps current. She is also responsible for mailing the questionnaires on the sold property. The clerk prepares leased land letters for the signatures of the land owner and improvement owner.

The data collector/clerk updates record cards and copies information to the current records. Her duties include updating the inventory report. The annual tax exempt applications are prepared by the clerk. The clerk assists the data collector with appraisal work.

The data collector/clerk collects data for the appraisal work, gets measurements of new construction, takes pictures and gathers information on new construction as well as for reappraisals. The photos in our record cards are updated as we physically inspect the property.

The entire staff is trained to handle personal property schedules including reviewing the taxpayer's depreciation worksheets. They assist real estate agents, appraisers and customers requesting information from our office. The staff helps the public with completing their homestead exemption applications and income forms. They also do data entry on the Marshall-Swift costing. We work together to print and mail notice of valuation changes. Various staff members serve on personnel and safety committees that were set up by the county board.

The county assessor and deputy assessor hold an assessor's certificate with the State of Nebraska. The assessor and deputy attend the Assessor's workshops, IAAO courses, as well as district meetings to keep informed about new legislation and the latest information. The required hours of education are completed in order to retain the assessor's certificate. Red Willow County has a procedure manual in place to guide the staff in the process of the pick-up work, reappraisals, real estate transfers, homestead exemptions and all major functions of the assessor's office. The manual describes and

explains these operations in detail.

The 2014 budget for the Red Willow County Assessor's office is \$221,895.36

B. Cadastral Maps

The Red Willow County Assessor's office has identified all ag parcels and land classifications on GIS. The new soil conversion was completed for 2009. The staff maintains and keeps the data current by updating the information from current surveys and transfers. Our city and village maps were made in 1967. We had maps drawn of the new subdivisions. The county surveyor assists us with any questions concerning surveys.

C. Property Record Cards

Property record cards in the assessor's office include owner's name and mailing address, the address of the property, legal description, classification codes, tax district codes and lot size. Property information including square foot and all physical components of the improvements, quality, condition, sketches and photos are included in the record card. All record cards are updated from information recorded with the county clerk, clerk of the district court and county court. The record cards are kept current due to the number of requests for information by the public. We now have a guest computer that is used by the public to access all information.

D. Software for CAMA, Assessment Administration, GIS

We are currently using Manatron software for our CAMA as well as our administrative package. We have a contract with GIS Workshop Inc. for our GIS software & website.

Current Assessment Procedures for Real Property

Real property in Red Willow County is divided into three groups: residential, commercial and agricultural. In Red Willow County reappraisals are usually done annually on a rotating basis. We continually study our statistics so we can also focus on the areas that are falling below the required level of value.

All improved properties are inspected at the time of a reappraisal. Current data is checked for accuracy, notes are made as to the condition and a photograph is taken of each improvement. Interior updates are verified with the owner if possible. Otherwise we leave a door hanger at each property asking them to contact our office. If additional information is needed to complete the pricing we follow up with a phone call. The interior of our commercial property was inspected in 2012 by the data collector.

On new construction we make an inspection of the improvement, we measure and determine the quality of the improvement and collect all the data at the site. If the property is not entirely done upon inspection, a follow-up review takes place at the end of the year. The owner is then contacted by phone or letter to confirm the percent of completion. The Marshall-Swift table of completion is used to determine the percent finished.

The pickup work in Red Willow County is continuous. Building permits are provided by the McCook city office as well as the village of Indianola. The other villages have no offices so permits are not available. Information about new improvements is seldom reported. We complete the pickup work as time permits throughout the year and follow-up with a check of the partially completed improvements right before the end of the year.

Depreciation tables are developed by analyzing the sales in a neighborhood. We gather facts and create a spreadsheet with all the sales information. We have built the sales information in our Manatron system so we can study the statistics annually.

We plan to contact outside appraisal if available to assist us with commercial on a per hour basis using the 3 approaches to value. A market analysis is completed on a yearly basis.

Level of Value, Quality and Uniformity for assessment year 2014

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94.00	16.57	108.48
Commercial	95.00	29.15	106.92
Agricultural	70.00	28.92	106.51

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2014 Reports & Opinions.

All reports are completed and filed in a timely manner usually being completed by the assessor with the assistance of the deputy assessor. These reports include the abstract, the certification of values, the school district taxable value report, the tax roll and the certificate of taxes levied. There are also tax list corrections filed throughout the year. The Red Willow County Assessor’s office prepares the real estate and personal property tax statements for the county treasurer.

The Red Willow County Assessor’s office accepts homestead exemption applications from February 1st thru June 30th of each year. We refer to statute 77-3510 thru 77-3528 as a guideline when questions arise. We prepare the applications prior to mailing them out in February, checking for sold property, deceased individuals and making sure information on the application is complete and correct. We assist the applicants with the homestead application and income forms that are provided by the department. We file the applications with the Nebraska Department of Revenue by August 1st of each year.

Personal property schedules are to be filed with our office between January 1st and May

1st of each year. Personal property regulation 20 is used for assistance when questions arise. Schedules are mailed to each individual or company that filed the previous year. If they have not filed two weeks before the May 1st deadline we send a second reminder notice. We also notify all new business and property owners. Penalties on personal property are applied to late filings as the law permits.

Our real estate transfers are completed and sent to the Property Assessment Division. The assessor's clerk works the 521's, changes all the necessary records, electronically files the sales information and develops the sales books. A questionnaire is sent to both the buyer and seller for all classes of property. The sales are reviewed with a drive by inspection. At that time we are checking the quality, condition, neighborhood and other factors that may have affected the sale.

Assessment Actions Planned for Assessment Year 2015

Residential (and/or subclasses):

With the completion of the on-site inspections in the City of McCook we will make any necessary changes to the improvements. We will use the information collected and the current statistics to determine if any cost tables need to be updated. Our office will study the market for rural residential property including the land values and costing. Pickup work will be completed annually in-house. We will begin the on-site inspections of the smaller villages in order to meet the required 6 year physical inspection. This will include Indianola, Bartley, Danbury, Lebanon and Marion.

Commercial (and/or subclasses):

We continue to build spreadsheets by occupation codes, commercial land sales and market areas to help us determine the need for new costing and depreciation. A contract has been signed with Stanard Appraisal to complete our annual pickup work. We will also have them review our statistics to determine occupancies that may require further evaluation and examine our commercial for uniformity.

Agricultural Land (and/or subclasses):

GIS will be updated using recorded surveys to assure the accuracy of our mapping system. Our office is current with the most updated aerial maps downloaded from GIS. A study of all land sales will be completed and values will be determined. All sales are reviewed on GIS and we analyze the questionnaires that are returned by the buyers and sellers.

Assessment Actions Planned for Assessment Year 2016

Residential (and/or subclasses):

Our office will complete the physical inspections of the smaller villages and review the statistics to determine if new depreciation tables and costing are required. We will also be reviewing all neighborhoods for uniformity.

Commercial (and/or subclasses):

We will study any problem areas by focusing on each occupancy. An outside appraisal company has been contacted for possible assistance.

Agricultural Land (and/or subclasses):

Values will be determined based on current sales. We will continue to update GIS as current surveys are filed.

Assessment Actions planned for Assessment Year 2017

Residential (and/or subclasses):

Statistics for all residential neighborhoods will be generated and sales information will be studied. All residential appraisal work is completed in-house.

Commercial (and/or subclasses):

An outside appraisal company will assist us with pickup work. The statistics will be reviewed and spreadsheets will be developed to support any changes required.

Agricultural (and/or subclasses):

A study of all land sales will be completed and values will be determined annually.

Detailed Breakdown of functions performed by the assessor's office, but not limited to:

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative reports required by law/regulation:
 - a. Real abstract
 - b. Assessor survey
 - c. Sales information to PA&T rosters and 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 937 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 436 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by PA&T 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.
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. Prepare tax statements for the county treasurer.
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 and Deputy Assessor attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

Our current budget includes a line item for reappraisals. This covers expenses for the oil and gas appraisal. This line item also includes expenses for fuel costs for sales reviews and on-site inspections for all appraisals. I have budgeted enough to hire an outside appraisal company to assist with commercial and unique residential properties.

Our budget also contains a line item for the geographical information system. This would include the annual costs for maintenance of GIS.

Respectfully submitted,

Sandra K. Kotschwar
Sandra K. Kotschwar
Red Willow County Assessor

9/24/14
Date Amended

PRIOR YEAR'S STATISTICAL CORRELATION

ASSESSMENT YEAR	R & O MEDIAN	WGT. MEAN	COD	PRD
RESIDENTIAL				
2004	97.22	95.74	19.70	107.19
2005	97.42	95.18	15.14	106.19
2006	95.98	93.17	17.25	106.94
2007	93.71	91.46	16.86	105.81
2008	95.37	92.36	18.21	107.54
2009	98.00	95.00	20.07	107.23
2010	97.00	95.00	12.44	103.79
2011	96.00	96.00	11.73	104.05
2012	95.00	92.00	15.96	107.01
2013	93.00	90.56	17.12	105.51
COMMERCIAL				
2004	96.00	97.08	24.31	99.09
2005	96.09	97.01	25.75	99.38
2006	96.09	95.96	20.11	95.57
2007	97.38	92.13	20.97	106.64
2008	96.00	91.76	23.41	103.07
2009	99.00	97.00	7.84	101.32
2010	98.00	83.00	13.77	109.01
2011	99.00	94.00	13.47	98.44
2012	98.00	95.00	23.99	103.74
2013	NA	NA	NA	NA
AG-LAND				
2004	74.00	74.95	19.24	103.65
2005	76.33	76.38	15.56	102.21
2006	75.82	73.70	18.79	103.26
2007	71.69	66.35	26.81	108.15
2008	71.59	68.25	24.70	109.43
2009	71.00	66.00	24.12	108.27
2010	72.00	65.00	19.56	110.79
2011	69.00	70.00	18.22	108.11
2012	70.00	68.00	19.85	104.82
2013	71.00	64.00	25.90	108.64

2015 Assessment Survey for Red Willow County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	3
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$221,895
7.	Adopted budget, or granted budget if different from above:
	\$221,895
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$30,000
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:
	\$11,500 is dedicated to the GIS System. The County Treasurer and County Assessor share a computer budget out of the general fund for programs and equipment.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,800
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	\$22,998.55

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan, owned by Thomson Reuters
2.	CAMA software:
	TerraScan with Marshall Swift pricing
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes, www.redwillow.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Office staff
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?
	McCook
4.	When was zoning implemented?
	October 2001

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott and Stanard Appraisal
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for the commercial pickup work and for the appraisal of oil and gas minerals
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 requires that the commercial appraiser be licensed in Nebraska; Pritchard and Abbott are contracted with because they are experts in the field of oil and gas mineral appraisal.
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

2015 Certification for Red Willow County

This is to certify that the 2015 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 Red Willow County Assessor.

Dated this 7th day of April, 2015.



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

Ruth A. Sorensen
Property Tax Administrator

