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DEPARTMENT OF REVENUE

**2017 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

CUMING COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Cuming County pursuant to [Neb. Rev. Stat. § 77-5027](#). This Report and Opinion will inform the Tax Equalization and Review Commission of the level of value and quality of assessment for real property in Cuming County.

The information contained within the County Reports of the Appendices was provided by the county assessor pursuant to [Neb. Rev. Stat. § 77-1514](#).

For the Tax Commissioner

Sincerely,

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

Ruth A. Sorensen
Property Tax Administrator
402-471-5962

cc: Cherie Kreikemeier, Cuming County Assessor

Table of Contents

2017 Reports and Opinions of the Property Tax Administrator:

- Certification to the Commission
- Introduction
- County Overview
- Residential Correlation
- Commercial Correlation
- Agricultural Land Correlation
- PTA's Opinion

Appendices:

- Commission Summary

Statistical Reports and Displays:

- Residential Statistics
- Commercial Statistics
- Chart of Net Sales Compared to Commercial Assessed Value
- Agricultural Land Statistics
- Table-Average Value of Land Capability Groups
- Special Valuation Statistics (if applicable)

- Market Area Map
- Valuation History Charts

County Reports:

- County Abstract of Assessment for Real Property, Form 45
- County Abstract of Assessment for Real Property Compared to the Prior Year
- Certificate of Taxes Levied (CTL).
- Assessor Survey
- Three-Year Plan of Assessment
- Special Value Methodology (if applicable)
- Ad Hoc Reports Submitted by County (if applicable)

Introduction

[Neb. Rev. Stat. § 77-5027](#) provides that the Property Tax Administrator (PTA) shall prepare and deliver an annual Reports and Opinions (R&O) document to each county and to the Tax Equalization and Review Commission (Commission). This will contain statistical and narrative reports informing the Commission of the certified opinion of the PTA regarding the level of value and the quality of assessment of the classes and subclasses of real property within each county. In addition to an opinion of the level of value and quality of assessment in the county, the PTA may make nonbinding recommendations for subclass adjustments for consideration by the Commission.

The statistical and narrative reports contained in the R&O of the PTA provide an analysis of the assessment process implemented by each county to reach the levels of value and quality of assessment required by Nebraska law. The PTA's opinion of the level of value and quality of assessment in each county is a conclusion based upon all the data provided by the county assessor and gathered by the Nebraska Department of Revenue, Property Assessment Division (Division) regarding the assessment activities in the county during the preceding year.

The statistical reports are developed using the state-wide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sale file, the Division prepares a statistical analysis comparing assessments to sale prices. After determining if the sales represent the class or subclass of properties being measured, inferences are drawn regarding the assessment level and quality of assessment of the class or subclass being evaluated. The statistical reports contained in the R&O are developed based on standards developed by the International Association of Assessing Officers (IAAO).

The analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio studies and the overall quality of assessment in the county. The assessment practices are evaluated in the county to ensure professionally accepted mass appraisal methods are used and that those methods will generally produce uniform and proportionate valuations.

The PTA considers the statistical reports and the analysis of assessment practices when forming conclusions on both the level of value and quality of assessment. The consideration of both the statistical indicators and assessment processes used to develop valuations is necessary to accurately determine the level of value and quality of assessment. Assessment practices that produce a biased sales file will generally produce a biased statistical indicator, which, on its face, would otherwise appear to be valid. Likewise, statistics produced on small, unrepresentative, or otherwise unreliable samples, may indicate issues with assessment uniformity and assessment level—however, a detailed review of the practices and valuation models may suggest otherwise. For these reasons, the detail of the Division's analysis is presented and contained within the correlation sections for Residential, Commercial, and Agricultural land.

Statistical Analysis:

In determining a point estimate of the level of value, the PTA considers three measures as indicators of the central tendency of assessment: the median ratio, weighted mean ratio, and mean ratio. The use and reliability of each measure is based on inherent strengths and weaknesses which are the quantity and quality of the information from which it was calculated and the defined scope of the analysis.

The median ratio is considered the most appropriate statistical measure to determine a level of value for direct equalization which is the process of adjusting the values of classes or subclasses of property in response to an unacceptable level. Since the median ratio is considered neutral in relationship to either assessed value or selling price, adjusting the class or subclass of properties based on the median measure will not change the relationships between assessed value and level of value already present in the class of property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers, which can skew the outcome in the other measures.

The weighted mean ratio best reflects a comparison of the fully assessable valuation of a jurisdiction, by measuring the total assessed value against the total of selling prices. The weighted mean ratio can be heavily influenced by sales of large-dollar property with extreme ratios.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

The quality of assessment relies in part on statistical indicators as well. If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the mean ratio, it may be an indication of disproportionate assessments. The coefficient produced by this calculation is referred to as the Price Related Differential (PRD) and measures the assessment level of lower-priced properties relative to the assessment level of higher-priced properties.

The Coefficient of Dispersion (COD) is a measure also used in the evaluation of assessment quality. The COD measures the average deviation from the median and is expressed as a percentage of the median. A COD of 15 percent indicates that half of the assessment ratios are expected to fall within 15 percent of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

Pursuant to [Neb. Rev. Stat. § 77-5023](#), the acceptable range is 69% to 75% of actual value for agricultural land and 92% to 100% for all other classes of real property.

Nebraska Statutes do not provide for a range of acceptability for the COD or PRD; however, the IAAO establishes the following range of acceptability:

<u>Property Class</u>	<u>COD</u>	<u>PRD</u>
Residential	.05 -.15	.98-1.03
Newer Residential	.05 -.10	.98-1.03
Commercial	.05 -.20	.98-1.03
Agricultural Land	.05 -.25	.98-1.03

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted methods are used in the county assessor’s effort to establish uniform and proportionate valuations.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Neb. Rev. Stat. § 77-1327, the Division audits a random sample from the county registers of deeds’ records to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales file allows analysis of up-to-date information. The county’s sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm’s-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

Valuation groupings and market areas are also examined to identify whether the areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the Division ensures intra-county equalization exists. The progress of the county’s six-year inspection cycle is documented to ensure compliance with [Neb. Rev. Stat. § 77-1311.03](#) and also to confirm that all property is being uniformly listed and described for valuation purposes.

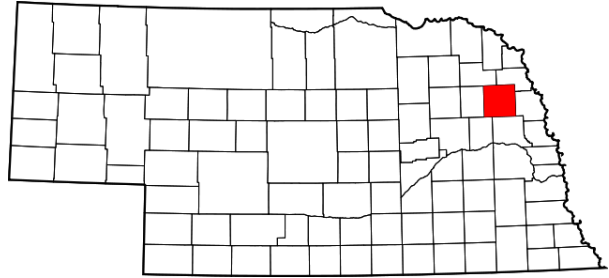
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on the local market, and agricultural outbuildings and sites are reviewed as well.

The comprehensive review of assessment practices is conducted throughout the year. Issues are presented to the county assessor for clarification. The county assessor can then work to implement corrective measures prior to establishing assessed values. The PTA’s conclusion that assessment quality is either compliant or not compliant with professionally accepted mass appraisal methods is based on the totality of the assessment practices in the county.

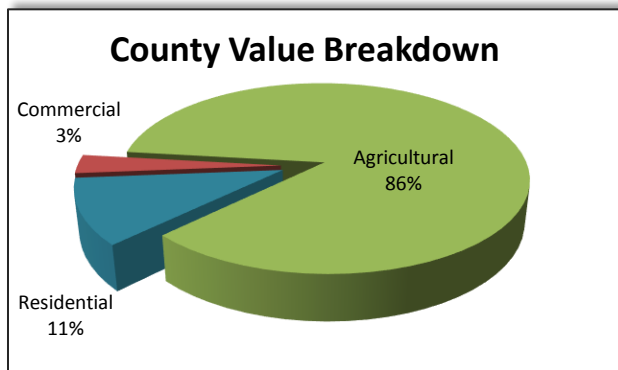
**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 miles, Cuming had 9,125 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Cuming has seen a steady drop in population of 27% (Nebraska Department of Economic Development). Reports indicated that 70% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Cuming convene in and around West Point, the county seat. Per the latest information available from the U.S. Census Bureau, there were 351 employer establishments in Cuming. Countywide employment was at 4,754 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



The agricultural economy has remained another strong anchor for Cuming that has fortified the local rural area economies. Cuming is included in the Lower Elkhorn Natural Resources District (NRD). Dry land makes up a majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Cuming ranks second in corn for silage. In value of sales by commodity group and top livestock inventory items, Cuming ranks first in cattle and calves (USDA AgCensus).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BANCROFT	520	495	-5%
BEEMER	773	678	-12%
WEST POINT	3,660	3,368	-8%
WISNER	1,270	1,170	-8%

2017 Residential Correlation for Cuming County

Assessment Actions

For the current assessment year, Cuming County inspected and reviewed rural residences and agricultural improvements in geocodes 1827, 1789, 1543, 1509, 1791 & 1825. Inspection and review for West Point began in 2016 and is expected to be completed in 2017 for the 2018 assessment year. All pick up work was completed timely.

The analysis of the sales indicated the need for an economic depreciation adjustment for the following locations: Rural acreage homes were reduced to 39%; Farm homes were reduced to 50%; Feedlot homes were reduced to 55%; Hidden Meadows was reduced to 25%; Cottonwood Chimes was reduced to 25%; Stalps Subdivision was reduced to 25%; Par Acres was reduced to 39%; West Point was reduced to 25% except homes in the 3rd ward and along the highway and Main street.

Description of Analysis

Residential parcels are analyzed utilizing six valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
01	West Point
05	Bancroft
10	Beemer
20	Rural
25	Wisner
30	Hidden Meadows

For the residential property class, a review of Cuming County's statistical analysis profiles 165 residential sales, representing all the valuation groupings. All valuation groupings with a sufficient number of sales are within the acceptable range for the median.

Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed includes sales verification. The county assessor utilizes a sales questionnaire to aid in the verification of all residential sales. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable

2017 Residential Correlation for Cuming County

explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Cuming County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Cuming County has improved during the latter half of the year transmitting data timely and accurately.

The county's inspection and review cycle for all real property was discussed with the county assessor. For residential property, the county continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	86	94.56	95.90	92.06	14.27	104.17
05	9	93.81	93.93	84.67	14.88	110.94
10	17	93.71	93.11	90.61	11.04	102.76
20	17	91.88	90.74	90.89	11.81	99.83
25	33	92.13	97.55	89.38	18.43	109.14
30	3	82.50	83.86	81.46	05.99	102.95
____ALL____	165	93.66	95.09	91.03	14.52	104.46

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Cuming County is 94%.

2017 Commercial Correlation for Cuming County

Assessment Actions

For the current assessment year, Cuming County did not have any commercial groupings scheduled for inspection and review, but all pick up work for new and omitted construction was completed in a timely manner. The county assessor completed a sales analysis of the commercial class and based on the general movement of the market, no changes were deemed necessary.

Description of Analysis

Commercial parcels are analyzed utilizing two valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
01	West Point
02	Bancroft, Beemer, Wisner, Rural

For this study period, there were 30 commercial sales profiled for the two valuation groups. 23 sales were in valuation group 01 and seven sales in valuation group 02. Valuation group 01 typically constitutes the majority of the commercial sales activity. Valuation group 02, being a mix of three small towns and the rural commercial, tends to be very diverse. Taking the whole county into account, all three measures of central tendency are in the acceptable range.

The overall median was then tested by removing outliers on the high and low end. The median did not move significantly indicating the median can be relied upon as a stable statistical measure.

The movement of the commercial assessments for the county as a whole confirm the assessment actions report of the county assessor that indicated no changes were made other than pickup work from the new and omitted construction. While the commercial base increased a total of over 2% from the prior year, 3% was attributable to growth. The overall movement of -1% in the commercial class is similar to the movement of the general area, which suggests the county's decision to stand firm on the current assessments were in proper response to the market. Additionally, the net taxable sales shows a 3% decrease over the prior year, which supports the decision to keep assessed values the same as last year.

Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation

2017 Commercial Correlation for Cuming County

for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Cuming County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Cuming County has shown improvement in the latter half of the year transmitting data timely and accurately.

The county's inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the county continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the commercial property class. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance

Equalization and Quality of Assessment

Based on the assessment practices review and the statistical analysis, the quality of assessment in Cuming County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	23	96.66	95.60	95.64	10.43	99.96
02	7	88.23	89.37	88.69	03.25	100.77
____ALL____	30	94.92	94.15	94.73	09.70	99.39

Level of Value

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

2017 Agricultural Correlation for Cuming County

Assessment Actions

Cuming County continually verifies sales along with updating land use in the agricultural class of property. For the current assessment year, Cuming County inspected and reviewed rural residences and agricultural improvements in geocodes 1827, 1789, 1543, 1509, 1791 & 1825 and also verified land use by comparing 2014 aerial images to 2012 images. Once the county receives the 2016 aerial imagery, they will begin comparing that to the 2014 images. All pickup work was completed in a timely fashion.

A sales analysis was completed, and as a result, the county decreased dry and irrigated cropland in Market Area 1 by approximately 3%, the dry and irrigated cropland was decreased in Market Area 3 by approximately 5% and the dry and irrigated cropland in Market Area 4 was increased by approximately 9%.

Description of Analysis

There are four market areas within Cuming County; areas 1 and 4 are generally the eastern half of the county. Market Area 2 is generally the southwest quadrant of the county with Market Area 3 generally being the northwest quadrant.

The Division's standard statistical output removes sales less than 40 acres to reduce the possibility that non-agricultural influences impact the measurement of agricultural land. However, agricultural parcels under 40 acres are not a rarity for this county, and the automatic removal of the sales significantly reduces the size of the measurement sample. These sales were scrutinized and were found to be arms-length and valid indicators of market value for agricultural land. Further, the inclusion of these sales in the sample did not negatively impact the median as would be expected if non-agricultural influences were present. Therefore, it was determined that adding back the arms-length sales between 30 and 40 acres would increase the number of sales in the study period and create a larger pool to be analyzed.

The initial analysis was done using the 63 sales within Cuming County for the three study periods. All three measures of central tendency are in the acceptable range.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Cuming County's schedule of values. The results of this analysis were comparable to the results of the sales within Cuming County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

2017 Agricultural Correlation for Cuming County

Assessment Practice Review

The annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The agricultural land review in Cuming County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery. Phone calls are also used to gather information. The county has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The county's practice considers all available information when determining the primary use of the parcel. The review supported that the county has used all available sales for the measurement of agricultural land. The process used by the county gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias.

The Division also reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Cuming County has improved during the latter half of the year transmitting data timely and accurately.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the statutory level.

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Cuming County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized.

2017 Agricultural Correlation for Cuming County

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	4	70.53	71.32	71.17	12.92	100.21
2	1	82.73	82.73	82.73		100.00
4	3	62.92	67.52	68.57	08.80	98.47
<u> Dry </u>						
County	52	70.73	71.89	69.44	12.24	103.53
1	13	70.61	71.31	71.08	06.76	100.32
2	14	69.06	69.60	68.04	10.82	102.29
3	4	74.42	72.65	73.22	06.89	99.22
4	21	72.74	73.62	68.32	16.66	107.76
<u> Grass </u>						
County	2	51.64	51.64	52.21	17.70	98.91
2	2	51.64	51.64	52.21	17.70	98.91
<u> ALL </u>						
10/01/2013 To 09/30/2016	63	71.09	72.15	70.26	13.15	102.69

Level of Value

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

2017 Opinions of the Property Tax Administrator for Cuming 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 (Cum. Supp. 2016). 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	95	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, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Cuming County

Residential Real Property - Current

Number of Sales	165	Median	93.66
Total Sales Price	\$18,418,803	Mean	95.09
Total Adj. Sales Price	\$18,412,303	Wgt. Mean	91.03
Total Assessed Value	\$16,760,075	Average Assessed Value of the Base	\$81,409
Avg. Adj. Sales Price	\$111,590	Avg. Assessed Value	\$101,576

Confidence Interval - Current

95% Median C.I	89.76 to 95.79
95% Wgt. Mean C.I	88.42 to 93.64
95% Mean C.I	92.23 to 97.95
% of Value of the Class of all Real Property Value in the County	11.11
% of Records Sold in the Study Period	4.80
% of Value Sold in the Study Period	5.99

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	198	95	94.55
2015	164	99	98.58
2014	161	95	95.34
2013	161	97	96.62

2017 Commission Summary for Cuming County

Commercial Real Property - Current

Number of Sales	30	Median	94.92
Total Sales Price	\$4,325,330	Mean	94.15
Total Adj. Sales Price	\$4,309,330	Wgt. Mean	94.73
Total Assessed Value	\$4,082,200	Average Assessed Value of the Base	\$130,816
Avg. Adj. Sales Price	\$143,644	Avg. Assessed Value	\$136,073

Confidence Interval - Current

95% Median C.I	87.50 to 102.53
95% Wgt. Mean C.I	89.70 to 99.76
95% Mean C.I	90.00 to 98.30
% of Value of the Class of all Real Property Value in the County	3.72
% of Records Sold in the Study Period	4.20
% of Value Sold in the Study Period	4.36

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	38	95	95.44
2015	27	99	99.08
2014	22	99	99.08
2013	21	95	94.92

**20 Cuming
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 165
 Total Sales Price : 18,418,803
 Total Adj. Sales Price : 18,412,303
 Total Assessed Value : 16,760,075
 Avg. Adj. Sales Price : 111,590
 Avg. Assessed Value : 101,576

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 95
 COD : 14.52
 PRD : 104.46

COV : 19.74
 STD : 18.77
 Avg. Abs. Dev : 13.60
 MAX Sales Ratio : 182.88
 MIN Sales Ratio : 56.28

95% Median C.I. : 89.76 to 95.79
 95% Wgt. Mean C.I. : 88.42 to 93.64
 95% Mean C.I. : 92.23 to 97.95

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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-14 To 31-DEC-14	29	95.79	94.49	95.82	10.08	98.61	74.99	122.75	88.29 to 100.15	110,747	106,122
01-JAN-15 To 31-MAR-15	20	95.80	103.66	94.10	18.61	110.16	70.59	160.03	88.73 to 115.83	93,850	88,315
01-APR-15 To 30-JUN-15	29	94.10	93.04	92.87	11.19	100.18	61.32	112.86	85.28 to 101.75	145,557	135,186
01-JUL-15 To 30-SEP-15	19	91.16	93.79	90.01	12.58	104.20	67.77	126.00	83.01 to 102.40	134,126	120,728
01-OCT-15 To 31-DEC-15	14	89.87	95.09	85.92	16.45	110.67	70.98	182.88	78.68 to 101.00	70,357	60,451
01-JAN-16 To 31-MAR-16	12	92.22	96.46	91.50	19.03	105.42	70.10	145.08	76.40 to 122.55	78,867	72,160
01-APR-16 To 30-JUN-16	19	94.52	94.58	88.74	13.91	106.58	56.28	124.54	84.94 to 108.51	105,326	93,468
01-JUL-16 To 30-SEP-16	23	87.50	91.73	84.45	18.49	108.62	65.90	153.43	77.38 to 98.96	113,978	96,257
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	97	95.03	95.81	93.25	12.71	102.75	61.32	160.03	91.16 to 98.87	122,250	114,000
01-OCT-15 To 30-SEP-16	68	90.85	94.05	87.00	17.14	108.10	56.28	182.88	84.94 to 95.38	96,384	83,853
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	82	93.34	96.15	91.64	14.45	104.92	61.32	182.88	88.73 to 98.34	117,458	107,644
<u>ALL</u>	165	93.66	95.09	91.03	14.52	104.46	56.28	182.88	89.76 to 95.79	111,590	101,576

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	86	94.56	95.90	92.06	14.27	104.17	56.28	160.03	90.89 to 98.91	133,810	123,185
05	9	93.81	93.93	84.67	14.88	110.94	74.99	122.07	78.68 to 122.05	82,278	69,667
10	17	93.71	93.11	90.61	11.04	102.76	73.50	117.61	80.02 to 102.40	65,241	59,115
20	17	91.88	90.74	90.89	11.81	99.83	61.32	112.86	81.72 to 102.61	152,500	138,603
25	33	92.13	97.55	89.38	18.43	109.14	65.90	182.88	85.60 to 101.75	65,774	58,790
30	3	82.50	83.86	81.46	05.99	102.95	77.13	91.94	N/A	97,333	79,287
<u>ALL</u>	165	93.66	95.09	91.03	14.52	104.46	56.28	182.88	89.76 to 95.79	111,590	101,576

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	165	93.66	95.09	91.03	14.52	104.46	56.28	182.88	89.76 to 95.79	111,590	101,576
06											
07											
<u>ALL</u>	165	93.66	95.09	91.03	14.52	104.46	56.28	182.88	89.76 to 95.79	111,590	101,576

**20 Cuming
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 165
 Total Sales Price : 18,418,803
 Total Adj. Sales Price : 18,412,303
 Total Assessed Value : 16,760,075
 Avg. Adj. Sales Price : 111,590
 Avg. Assessed Value : 101,576

MEDIAN : 94
 WGT. MEAN : 91
 MEAN : 95
 COD : 14.52
 PRD : 104.46

COV : 19.74
 STD : 18.77
 Avg. Abs. Dev : 13.60
 MAX Sales Ratio : 182.88
 MIN Sales Ratio : 56.28

95% Median C.I. : 89.76 to 95.79
 95% Wgt. Mean C.I. : 88.42 to 93.64
 95% Mean C.I. : 92.23 to 97.95

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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												
Less Than 15,000	9	108.00	115.66	117.53	22.47	98.41	70.10	182.88	89.11 to 149.22	9,707	11,409	
Less Than 30,000	17	100.06	105.54	101.70	19.57	103.78	70.10	182.88	84.94 to 122.07	16,374	16,652	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	165	93.66	95.09	91.03	14.52	104.46	56.28	182.88	89.76 to 95.79	111,590	101,576	
Greater Than 14,999	156	93.29	93.90	90.90	13.65	103.30	56.28	160.03	88.79 to 95.50	117,468	106,778	
Greater Than 29,999	148	92.78	93.89	90.86	13.84	103.33	56.28	160.03	88.73 to 95.77	122,527	111,331	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	9	108.00	115.66	117.53	22.47	98.41	70.10	182.88	89.11 to 149.22	9,707	11,409	
15,000 TO 29,999	8	94.13	94.14	94.45	11.09	99.67	76.04	122.07	76.04 to 122.07	23,875	22,551	
30,000 TO 59,999	28	106.61	107.55	106.79	18.21	100.71	67.77	160.03	91.94 to 121.48	41,518	44,337	
60,000 TO 99,999	46	97.87	95.79	95.51	10.14	100.29	70.59	133.77	90.80 to 99.51	78,738	75,207	
100,000 TO 149,999	31	86.92	86.99	86.47	11.84	100.60	61.32	110.12	78.68 to 95.12	123,581	106,861	
150,000 TO 249,999	32	87.18	86.54	86.38	10.86	100.19	56.28	112.37	79.65 to 92.40	184,734	159,571	
250,000 TO 499,999	10	87.45	90.16	90.17	11.88	99.99	72.46	112.86	76.40 to 112.25	307,200	277,014	
500,000 TO 999,999	1	109.71	109.71	109.71	00.00	100.00	109.71	109.71	N/A	535,000	586,960	
1,000,000 +												
<u>ALL</u>	165	93.66	95.09	91.03	14.52	104.46	56.28	182.88	89.76 to 95.79	111,590	101,576	

**20 Cuming
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 30
 Total Sales Price : 4,325,330
 Total Adj. Sales Price : 4,309,330
 Total Assessed Value : 4,082,200
 Avg. Adj. Sales Price : 143,644
 Avg. Assessed Value : 136,073

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 94
 COD : 09.70
 PRD : 99.39

COV : 11.80
 STD : 11.11
 Avg. Abs. Dev : 09.21
 MAX Sales Ratio : 113.89
 MIN Sales Ratio : 74.33

95% Median C.I. : 87.50 to 102.53
 95% Wgt. Mean C.I. : 89.70 to 99.76
 95% Mean C.I. : 90.00 to 98.30

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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>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	1	86.94	86.94	86.94	00.00	100.00	86.94	86.94	N/A	40,000	34,775	
01-JAN-14 To 31-MAR-14	5	102.53	96.65	101.74	09.83	95.00	77.66	109.82	N/A	60,540	61,595	
01-APR-14 To 30-JUN-14	2	91.51	91.51	93.29	04.28	98.09	87.59	95.43	N/A	137,500	128,275	
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14	4	84.19	86.70	83.93	10.13	103.30	74.33	104.11	N/A	258,250	216,760	
01-JAN-15 To 31-MAR-15	4	99.04	99.65	102.81	05.84	96.93	93.35	107.18	N/A	214,500	220,524	
01-APR-15 To 30-JUN-15	2	99.24	99.24	96.37	03.60	102.98	95.67	102.81	N/A	23,565	22,710	
01-JUL-15 To 30-SEP-15	4	101.18	100.09	98.76	09.59	101.35	84.11	113.89	N/A	270,000	266,665	
01-OCT-15 To 31-DEC-15	1	99.67	99.67	99.67	00.00	100.00	99.67	99.67	N/A	84,000	83,725	
01-JAN-16 To 31-MAR-16	3	88.23	86.62	93.40	07.37	92.74	76.06	95.57	N/A	91,667	85,615	
01-APR-16 To 30-JUN-16	3	87.02	85.17	85.63	05.16	99.46	77.51	90.97	N/A	89,833	76,925	
01-JUL-16 To 30-SEP-16	1	111.87	111.87	111.87	00.00	100.00	111.87	111.87	N/A	45,000	50,340	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	8	91.51	94.15	97.02	10.09	97.04	77.66	109.82	77.66 to 109.82	77,213	74,913	
01-OCT-14 To 30-SEP-15	14	96.17	96.02	94.80	09.19	101.29	74.33	113.89	84.11 to 105.69	215,581	204,373	
01-OCT-15 To 30-SEP-16	8	89.60	90.86	92.31	09.67	98.43	76.06	111.87	76.06 to 111.87	84,188	77,711	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	11	87.59	92.10	88.88	11.39	103.62	74.33	109.82	77.66 to 105.75	146,427	130,142	
01-JAN-15 To 31-DEC-15	11	99.67	99.74	100.42	06.30	99.32	84.11	113.89	93.35 to 107.18	188,103	188,900	
<u>ALL</u>	30	94.92	94.15	94.73	09.70	99.39	74.33	113.89	87.50 to 102.53	143,644	136,073	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	23	96.66	95.60	95.64	10.43	99.96	74.33	113.89	86.94 to 104.11	162,810	155,711	
02	7	88.23	89.37	88.69	03.25	100.77	84.11	94.40	84.11 to 94.40	80,671	71,550	
<u>ALL</u>	30	94.92	94.15	94.73	09.70	99.39	74.33	113.89	87.50 to 102.53	143,644	136,073	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02	4	90.96	89.98	89.94	10.60	100.04	74.33	103.68	N/A	374,500	336,819	
03	26	94.92	94.79	97.28	09.63	97.44	76.06	113.89	87.50 to 102.81	108,128	105,189	
04												
<u>ALL</u>	30	94.92	94.15	94.73	09.70	99.39	74.33	113.89	87.50 to 102.53	143,644	136,073	

**20 Cuming
COMMERCIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

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 Avg. Assessed Value : 136,073

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 94
 COD : 09.70
 PRD : 99.39

COV : 11.80
 STD : 11.11
 Avg. Abs. Dev : 09.21
 MAX Sales Ratio : 113.89
 MIN Sales Ratio : 74.33

95% Median C.I. : 87.50 to 102.53
 95% Wgt. Mean C.I. : 89.70 to 99.76
 95% Mean C.I. : 90.00 to 98.30

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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	1	102.81	102.81	102.81	00.00	100.00	102.81	102.81	N/A	4,630	4,760	
Less Than 15,000	2	95.16	95.16	94.71	08.05	100.48	87.50	102.81	N/A	4,915	4,655	
Less Than 30,000	5	88.23	89.80	87.08	07.63	103.12	76.06	102.81	N/A	14,966	13,032	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	29	94.40	93.85	94.72	09.79	99.08	74.33	113.89	87.02 to 102.53	148,438	140,601	
Greater Than 14,999	28	94.92	94.07	94.73	09.82	99.30	74.33	113.89	87.02 to 102.53	153,554	145,460	
Greater Than 29,999	25	95.57	95.01	94.86	09.76	100.16	74.33	113.89	87.02 to 103.68	169,380	160,682	
<u>Incremental Ranges</u>												
0 TO 4,999	1	102.81	102.81	102.81	00.00	100.00	102.81	102.81	N/A	4,630	4,760	
5,000 TO 14,999	1	87.50	87.50	87.50	00.00	100.00	87.50	87.50	N/A	5,200	4,550	
15,000 TO 29,999	3	88.23	86.23	85.92	06.93	100.36	76.06	94.40	N/A	21,667	18,617	
30,000 TO 59,999	8	93.32	94.32	93.56	11.84	100.81	77.51	111.87	77.51 to 111.87	40,375	37,776	
60,000 TO 99,999	3	87.59	90.71	90.78	07.81	99.92	82.02	102.53	N/A	78,333	71,112	
100,000 TO 149,999	3	99.67	96.49	94.64	07.21	101.95	84.11	105.69	N/A	109,667	103,792	
150,000 TO 249,999	7	95.43	95.05	94.12	09.05	100.99	74.33	113.89	74.33 to 113.89	192,071	180,781	
250,000 TO 499,999	2	105.43	105.43	105.37	01.66	100.06	103.68	107.18	N/A	336,500	354,570	
500,000 TO 999,999	2	91.51	91.51	91.39	05.64	100.13	86.35	96.66	N/A	665,000	607,758	
1,000,000 +												
<u>ALL</u>	30	94.92	94.15	94.73	09.70	99.39	74.33	113.89	87.50 to 102.53	143,644	136,073	

20 Cuming
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 30
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 Total Adj. Sales Price : 4,309,330
 Total Assessed Value : 4,082,200
 Avg. Adj. Sales Price : 143,644
 Avg. Assessed Value : 136,073

MEDIAN : 95
 WGT. MEAN : 95
 MEAN : 94
 COD : 09.70
 PRD : 99.39

COV : 11.80
 STD : 11.11
 Avg. Abs. Dev : 09.21
 MAX Sales Ratio : 113.89
 MIN Sales Ratio : 74.33

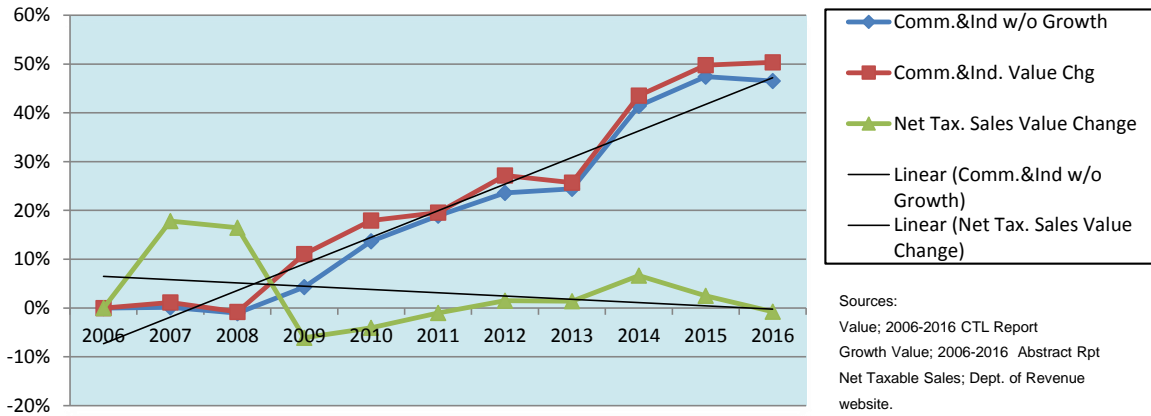
95% Median C.I. : 87.50 to 102.53
 95% Wgt. Mean C.I. : 89.70 to 99.76
 95% Mean C.I. : 90.00 to 98.30

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	95.57	95.57	95.57	00.00	100.00	95.57	95.57	N/A	235,000	224,595
319	1	96.66	96.66	96.66	00.00	100.00	96.66	96.66	N/A	650,000	628,320
343	1	84.11	84.11	84.11	00.00	100.00	84.11	84.11	N/A	145,000	121,965
344	3	109.82	104.22	104.36	06.35	99.87	90.97	111.87	N/A	37,500	39,133
350	3	95.43	92.93	96.63	09.79	96.17	77.66	105.69	N/A	111,667	107,907
352	8	97.94	96.76	95.81	08.19	100.99	86.35	107.18	86.35 to 107.18	242,188	232,032
353	6	90.67	88.61	79.85	09.95	110.97	74.33	102.81	74.33 to 102.81	67,022	53,516
360	1	113.89	113.89	113.89	00.00	100.00	113.89	113.89	N/A	185,000	210,690
384	2	95.85	95.85	93.15	08.62	102.90	87.59	104.11	N/A	56,500	52,628
426	1	99.67	99.67	99.67	00.00	100.00	99.67	99.67	N/A	84,000	83,725
470	1	76.06	76.06	76.06	00.00	100.00	76.06	76.06	N/A	25,000	19,015
477	1	87.50	87.50	87.50	00.00	100.00	87.50	87.50	N/A	5,200	4,550
526	1	82.02	82.02	82.02	00.00	100.00	82.02	82.02	N/A	80,000	65,615
<u>ALL</u>	<u>30</u>	94.92	94.15	94.73	09.70	99.39	74.33	113.89	87.50 to 102.53	143,644	136,073

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 60,325,940	\$ 704,540	1.17%	\$ 59,621,400	-	\$ 71,834,172	-
2007	\$ 61,004,640	\$ 582,490	0.95%	\$ 60,422,150	0.16%	\$ 84,631,382	17.81%
2008	\$ 59,855,520	\$ 160,530	0.27%	\$ 59,694,990	-2.15%	\$ 83,667,847	-1.14%
2009	\$ 66,980,710	\$ 4,081,230	6.09%	\$ 62,899,480	5.09%	\$ 67,457,987	-19.37%
2010	\$ 71,139,075	\$ 2,577,015	3.62%	\$ 68,562,060	2.36%	\$ 68,920,022	2.17%
2011	\$ 72,126,005	\$ 398,170	0.55%	\$ 71,727,835	0.83%	\$ 71,109,185	3.18%
2012	\$ 76,715,335	\$ 2,150,755	2.80%	\$ 74,564,580	3.38%	\$ 72,913,469	2.54%
2013	\$ 75,807,860	\$ 748,610	0.99%	\$ 75,059,250	-2.16%	\$ 72,831,982	-0.11%
2014	\$ 86,586,125	\$ 1,255,500	1.45%	\$ 85,330,625	12.56%	\$ 76,607,905	5.18%
2015	\$ 90,340,505	\$ 1,409,905	1.56%	\$ 88,930,600	2.71%	\$ 73,630,753	-3.89%
2016	\$ 90,701,400	\$ 2,311,325	2.55%	\$ 88,390,075	-2.16%	\$ 71,309,697	-3.15%
Ann %chg	4.16%			Average	2.06%	0.27%	0.32%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.16%	1.13%	17.81%
2008	-1.05%	-0.78%	16.47%
2009	4.27%	11.03%	-6.09%
2010	13.65%	17.92%	-4.06%
2011	18.90%	19.56%	-1.01%
2012	23.60%	27.17%	1.50%
2013	24.42%	25.66%	1.39%
2014	41.45%	43.53%	6.65%
2015	47.42%	49.75%	2.50%
2016	46.52%	50.35%	-0.73%

County Number: 20
 County Name: Cuming

20 Cuming
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 53
Total Sales Price : 40,552,309
Total Adj. Sales Price : 40,552,309
Total Assessed Value : 28,340,660
Avg. Adj. Sales Price : 765,138
Avg. Assessed Value : 534,729

MEDIAN : 71
WGT. MEAN : 70
MEAN : 72
COD : 12.76
PRD : 102.65

COV : 17.59
STD : 12.62
Avg. Abs. Dev : 09.04
MAX Sales Ratio : 120.89
MIN Sales Ratio : 51.17

95% Median C.I. : 65.97 to 75.84
95% Wgt. Mean C.I. : 67.15 to 72.63
95% Mean C.I. : 68.34 to 75.14

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-13 To 31-DEC-13	10	71.31	72.32	69.48	10.81	104.09	60.93	102.77	61.37 to 79.10	672,555	467,311
01-JAN-14 To 31-MAR-14	7	75.84	75.97	75.30	06.43	100.89	67.54	84.58	67.54 to 84.58	739,486	556,824
01-APR-14 To 30-JUN-14	5	79.84	85.73	83.70	24.97	102.43	60.78	120.89	N/A	467,065	390,940
01-JUL-14 To 30-SEP-14	2	73.99	73.99	73.54	04.26	100.61	70.84	77.13	N/A	561,000	412,568
01-OCT-14 To 31-DEC-14	8	66.06	66.26	65.96	12.10	100.45	51.17	82.73	51.17 to 82.73	877,547	578,828
01-JAN-15 To 31-MAR-15	3	63.81	64.65	64.40	02.48	100.39	62.70	67.45	N/A	711,333	458,122
01-APR-15 To 30-JUN-15	2	63.89	63.89	64.38	04.13	99.24	61.25	66.53	N/A	988,158	636,140
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	6	74.98	70.98	71.33	11.44	99.51	54.55	83.10	54.55 to 83.10	851,484	607,349
01-APR-16 To 30-JUN-16	9	66.94	68.29	66.17	12.03	103.20	56.06	86.30	57.13 to 76.48	860,849	569,611
01-JUL-16 To 30-SEP-16	1	78.13	78.13	78.13	00.00	100.00	78.13	78.13	N/A	1,205,800	942,090
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	24	72.54	76.32	73.90	13.11	103.27	60.78	120.89	67.54 to 79.84	639,970	472,946
01-OCT-14 To 30-SEP-15	13	65.96	65.53	65.38	08.87	100.23	51.17	82.73	58.22 to 70.61	856,207	559,790
01-OCT-15 To 30-SEP-16	16	71.82	69.91	69.07	11.95	101.22	54.55	86.30	60.26 to 77.99	878,896	607,043
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	22	71.69	74.48	72.24	14.63	103.10	51.17	120.89	65.96 to 80.15	711,550	514,010
01-JAN-15 To 31-DEC-15	5	63.81	64.35	64.39	03.15	99.94	61.25	67.45	N/A	822,063	529,329
<u>ALL</u>	53	70.84	71.74	69.89	12.76	102.65	51.17	120.89	65.97 to 75.84	765,138	534,729

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	13	71.09	75.63	73.47	11.46	102.94	64.51	120.89	66.94 to 77.13	649,761	477,373
2	14	68.22	68.87	69.56	11.40	99.01	54.55	83.10	60.78 to 79.84	782,292	544,147
3	4	74.42	72.65	73.22	06.89	99.22	63.78	77.99	N/A	988,849	723,993
4	22	69.44	71.10	67.57	15.80	105.22	51.17	103.37	60.93 to 79.10	781,724	528,217
<u>ALL</u>	53	70.84	71.74	69.89	12.76	102.65	51.17	120.89	65.97 to 75.84	765,138	534,729

20 Cuming
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 53
Total Sales Price : 40,552,309
Total Adj. Sales Price : 40,552,309
Total Assessed Value : 28,340,660
Avg. Adj. Sales Price : 765,138
Avg. Assessed Value : 534,729

MEDIAN : 71
WGT. MEAN : 70
MEAN : 72
COD : 12.76
PRD : 102.65

COV : 17.59
STD : 12.62
Avg. Abs. Dev : 09.04
MAX Sales Ratio : 120.89
MIN Sales Ratio : 51.17

95% Median C.I. : 65.97 to 75.84
95% Wgt. Mean C.I. : 67.15 to 72.63
95% Mean C.I. : 68.34 to 75.14

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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
_____Dry_____											
County	33	70.61	69.24	68.17	10.17	101.57	51.17	84.58	65.96 to 75.84	806,789	549,971
1	9	71.09	71.28	71.02	05.19	100.37	64.51	77.13	65.97 to 76.48	713,526	506,714
2	9	66.16	67.72	67.32	10.88	100.59	54.55	83.10	56.06 to 79.84	740,343	498,391
3	3	77.57	75.61	75.50	02.89	100.15	71.26	77.99	N/A	1,061,799	801,632
4	12	65.17	67.26	64.69	14.12	103.97	51.17	84.58	57.76 to 79.10	862,817	558,185
_____Grass_____											
County	1	60.78	60.78	60.78	00.00	100.00	60.78	60.78	N/A	225,000	136,745
2	1	60.78	60.78	60.78	00.00	100.00	60.78	60.78	N/A	225,000	136,745
_____ALL_____	53	70.84	71.74	69.89	12.76	102.65	51.17	120.89	65.97 to 75.84	765,138	534,729

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	4	70.53	71.32	71.17	12.92	100.21	61.51	82.73	N/A	925,051	658,380
2	1	82.73	82.73	82.73	00.00	100.00	82.73	82.73	N/A	680,000	562,595
4	3	62.92	67.52	68.57	08.80	98.47	61.51	78.13	N/A	1,006,735	690,308
_____Dry_____											
County	44	70.45	70.73	68.80	11.98	102.81	51.17	103.37	65.96 to 75.84	753,104	518,130
1	12	70.85	71.85	71.31	06.61	100.76	64.51	86.30	66.94 to 76.48	673,283	480,131
2	10	66.06	67.09	66.73	10.54	100.54	54.55	83.10	56.06 to 79.84	739,109	493,231
3	4	74.42	72.65	73.22	06.89	99.22	63.78	77.99	N/A	988,849	723,993
4	18	69.44	71.58	67.16	17.15	106.58	51.17	103.37	60.26 to 80.15	761,706	511,550
_____Grass_____											
County	1	60.78	60.78	60.78	00.00	100.00	60.78	60.78	N/A	225,000	136,745
2	1	60.78	60.78	60.78	00.00	100.00	60.78	60.78	N/A	225,000	136,745
_____ALL_____	53	70.84	71.74	69.89	12.76	102.65	51.17	120.89	65.97 to 75.84	765,138	534,729

Cuming County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Cuming	1	6730	6732	6346	6323	5839	5841	4921	4832	6305
Burt	1	6646	6685	5899	5895	4695	5030	4450	3106	5418
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5859
Thurston	2	6025	6000	5900	5900	5800	5650	4980	4290	5748
Cuming	2	7380	7392	6977	6897	6452	6446	5479	5292	6871
Colfax	1	6575	6250	6150	6050	5725	5500	5400	4975	5983
Dodge	1	6737	6521	6302	6100	5869	5670	5455	5240	6214
Stanton	1	6000	6000	6000	5980	5510	5220	4370	4050	5531
Cuming	3	6153	6152	5796	5803	5312	5313	4420	4297	5626
Stanton	1	6000	6000	6000	5980	5510	5220	4370	4050	5531
Thurston	1	6025	6000	5900	5900	5800	5650	4980	4290	5859
Wayne	1	6025	6000	5950	5900	5800	5650	5500	4900	5801
Cuming	4	7468	7484	7055	6986	6497	6487	5494	5483	6951
Burt	2	7460	7425	n/a	6555	6029	6175	4960	3850	6879
Dodge	1	6737	6521	6302	6100	5869	5670	5455	5240	6214

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Cuming	1	6405	6410	6030	6025	5511	5512	4581	4590	5865
Burt	1	6764	6515	5544	5790	4835	4875	4425	3004	5307
Thurston	1	5815	5810	5365	5365	5350	5335	4715	4045	5339
Thurston	2	5130	5130	4465	4465	4315	4315	4180	3960	4427
Cuming	2	7080	7079	6670	6627	6140	6138	5150	5150	6468
Colfax	1	5835	5745	5549	5449	5250	5026	4704	4316	5266
Dodge	1	6634	6411	6205	5454	5745	5559	5343	5132	6027
Stanton	1	5500	5500	5500	5250	4506	4560	4475	3800	4834
Cuming	3	5850	5849	5351	5443	4966	4906	4010	3937	5261
Stanton	1	5500	5500	5500	5250	4506	4560	4475	3800	4834
Thurston	1	5815	5810	5365	5365	5350	5335	4715	4045	5339
Wayne	1	5700	5650	5550	5450	5400	5000	4400	4100	5284
Cuming	4	7174	7174	6750	6711	6167	5984	4821	5164	6601
Burt	2	7425	7385	6730	6490	6178	6140	4925	3780	6573
Dodge	1	6737	6521	6302	6100	5869	5670	5455	5240	6214

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Cuming	1	2842	2825	2559	2447	2183	2170	2048	1999	2445
Burt	1	2470	2380	1860	1965	1873	1830	1765	1581	1863
Thurston	1	1680	1680	1468	1470	1260	1260	1260	1260	1419
Thurston	2	1550	1639	1470	1470	1260	1260	1260	1260	1346
Cuming	2	2830	2802	2559	2375	2158	2161	2038	2048	2435
Colfax	1	2335	2335	2200	2200	2050	2050	1800	1800	2055
Dodge	1	2460	2460	2355	2355	2245	2245	2144	2140	2274
Stanton	1	2100	2075	2025	1950	1506	1302	1268	1404	1494
Cuming	3	2830	2799	2550	2432	2197	2194	2050	2024	2366
Stanton	1	2100	2075	2025	1950	1506	1302	1268	1404	1494
Thurston	1	1680	1680	1468	1470	1260	1260	1260	1260	1419
Wayne	1	2740	2525	2155	2080	2015	1975	1910	1770	2109
Cuming	4	2836	2836	2562	2446	2172	2371	1920	2074	2402
Burt	2	2740	2525	2155	2080	2015	1975	1910	1770	2109
Dodge	1	2460	2460	2355	2355	2245	2245	2144	2140	2274

Source: 2017 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	63	Median :	71	COV :	17.73	95% Median C.I. :	66.94 to 75.84
Total Sales Price :	43,611,894	Wgt. Mean :	70	STD :	12.79	95% Wgt. Mean C.I. :	67.64 to 72.87
Total Adj. Sales Price :	43,611,894	Mean :	72	Avg. Abs.Dev :	09.35	95% Mean C.I. :	68.99 to 75.31
Total Assessed Value :	30,639,890						
Avg. Adj. Sales Price :	692,252	COD :	13.15	MAX Sales Ratio :	120.89		
Avg. Assessed Value :	486,347	PRD :	102.69	MIN Sales Ratio :	42.50		

Printed : 04/05/2017

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	12	71.31	72.32	69.71	09.54	103.74	60.93	102.77	64.51 to 74.55	614,553	428,390
01/01/2014 To 03/31/2014	9	72.28	71.01	73.60	11.52	96.48	42.50	84.58	64.83 to 80.32	630,117	463,797
04/01/2014 To 06/30/2014	5	79.84	85.73	83.70	24.97	102.43	60.78	120.89	N/A	467,065	390,940
07/01/2014 To 09/30/2014	3	77.13	75.63	74.80	03.49	101.11	70.84	78.92	N/A	488,156	365,138
10/01/2014 To 12/31/2014	8	66.06	66.26	65.96	12.10	100.45	51.17	82.73	51.17 to 82.73	877,547	578,828
01/01/2015 To 03/31/2015	4	65.63	65.52	64.95	03.44	100.88	62.70	68.10	N/A	626,029	406,600
04/01/2015 To 06/30/2015	2	63.89	63.89	64.38	04.13	99.24	61.25	66.53	N/A	988,158	636,140
07/01/2015 To 09/30/2015	1	82.25	82.25	82.25		100.00	82.25	82.25	N/A	340,000	279,660
10/01/2015 To 12/31/2015	1	85.82	85.82	85.82		100.00	85.82	85.82	N/A	315,000	270,325
01/01/2016 To 03/31/2016	7	77.57	72.72	71.93	10.51	101.10	54.55	83.18	54.55 to 83.18	768,642	552,858
04/01/2016 To 06/30/2016	10	69.10	70.75	67.09	14.24	105.46	56.06	92.90	57.13 to 86.30	802,432	538,355
07/01/2016 To 09/30/2016	1	78.13	78.13	78.13		100.00	78.13	78.13	N/A	1,205,800	942,090
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	29	72.34	74.57	73.40	13.19	101.59	42.50	120.89	67.54 to 78.92	580,878	426,378
10/01/2014 To 09/30/2015	15	66.16	66.81	65.95	09.51	101.30	51.17	82.73	61.25 to 70.61	789,387	520,597
10/01/2015 To 09/30/2016	19	76.01	72.66	70.12	12.35	103.62	54.55	92.90	61.51 to 83.10	785,559	550,840
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	25	71.09	72.99	71.89	15.39	101.53	42.50	120.89	65.96 to 78.92	659,649	474,196
01/01/2015 To 12/31/2015	8	66.99	69.74	67.15	09.21	103.86	61.25	85.82	61.25 to 85.82	641,929	431,083

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	63	Median :	71	COV :	17.73	95% Median C.I. :	66.94 to 75.84
Total Sales Price :	43,611,894	Wgt. Mean :	70	STD :	12.79	95% Wgt. Mean C.I. :	67.64 to 72.87
Total Adj. Sales Price :	43,611,894	Mean :	72	Avg. Abs. Dev :	09.35	95% Mean C.I. :	68.99 to 75.31
Total Assessed Value :	30,639,890						
Avg. Adj. Sales Price :	692,252	COD :	13.15	MAX Sales Ratio :	120.89		
Avg. Assessed Value :	486,347	PRD :	102.69	MIN Sales Ratio :	42.50		

Printed : 04/05/2017

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	14	70.85	74.85	73.18	11.32	102.28	64.51	120.89	65.97 to 77.13	624,521	457,001
2	19	70.02	68.96	69.74	12.31	98.88	42.50	83.18	61.37 to 79.84	657,476	458,524
3	4	74.42	72.65	73.22	06.89	99.22	63.78	77.99	N/A	988,849	723,993
4	26	72.98	72.94	68.58	14.94	106.36	51.17	103.37	61.51 to 79.10	708,506	485,921

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 Value
<u>_____ Dry _____</u>											
County	39	70.61	70.42	68.71	10.62	102.49	51.17	92.90	65.97 to 76.01	731,764	502,767
1	10	70.85	70.64	70.74	05.58	99.86	64.51	77.13	64.83 to 76.48	671,814	475,259
2	13	70.02	70.23	68.65	10.54	102.30	54.55	83.18	62.70 to 82.25	615,754	422,706
3	3	77.57	75.61	75.50	02.89	100.15	71.26	77.99	N/A	1,061,799	801,632
4	13	66.53	69.23	65.43	15.81	105.81	51.17	92.90	57.76 to 80.15	817,729	535,020
<u>_____ Grass _____</u>											
County	2	51.64	51.64	52.21	17.70	98.91	42.50	60.78	N/A	211,625	110,498
2	2	51.64	51.64	52.21	17.70	98.91	42.50	60.78	N/A	211,625	110,498
<u>_____ ALL _____</u>											
10/01/2013 To 09/30/2016	63	71.09	72.15	70.26	13.15	102.69	42.50	120.89	66.94 to 75.84	692,252	486,347

AGRICULTURAL SAMPLE

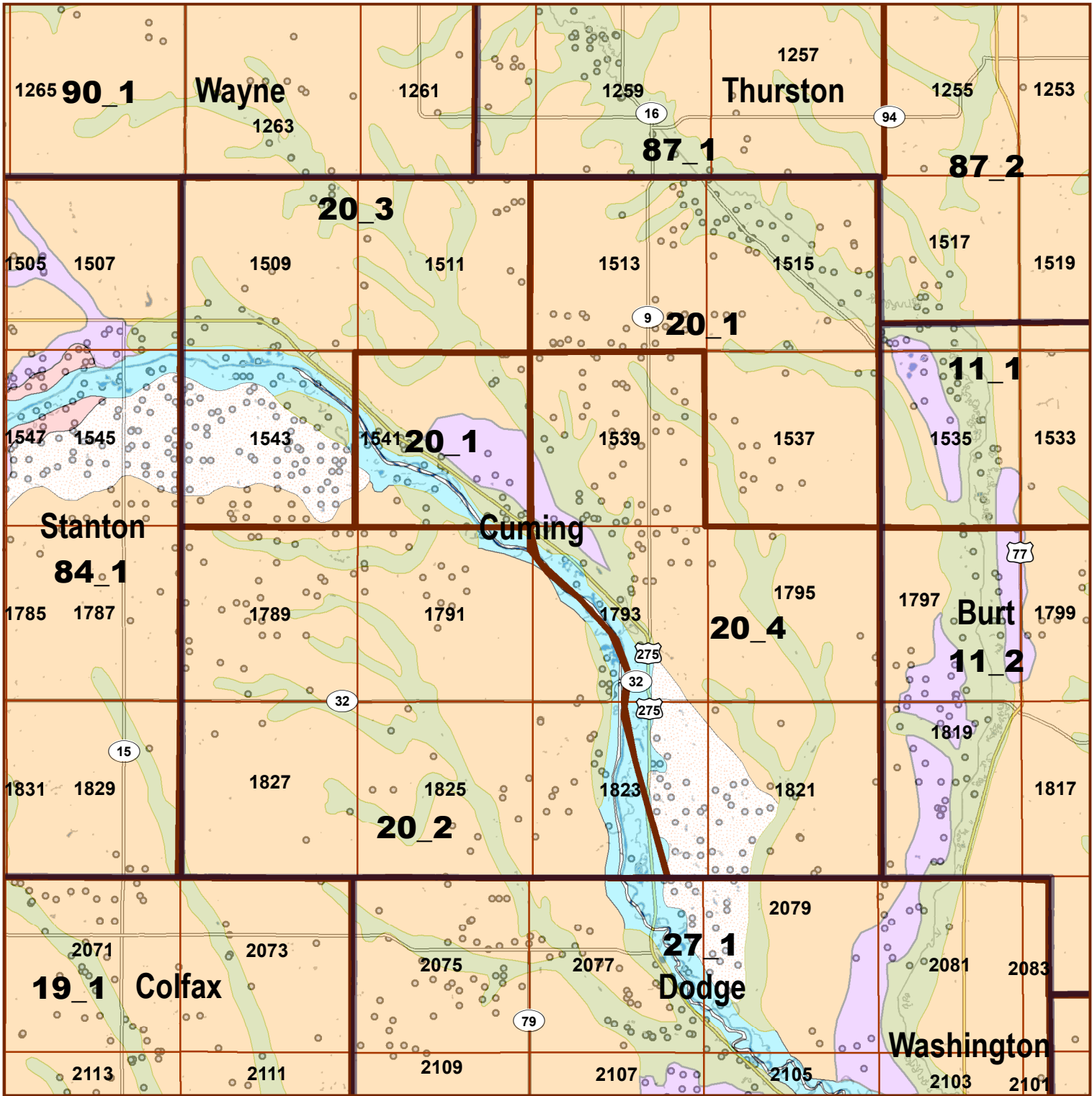
Type : Qualified

Number of Sales :	63	Median :	71	COV :	17.73	95% Median C.I. :	66.94 to 75.84
Total Sales Price :	43,611,894	Wgt. Mean :	70	STD :	12.79	95% Wgt. Mean C.I. :	67.64 to 72.87
Total Adj. Sales Price :	43,611,894	Mean :	72	Avg. Abs. Dev :	09.35	95% Mean C.I. :	68.99 to 75.31
Total Assessed Value :	30,639,890						
Avg. Adj. Sales Price :	692,252	COD :	13.15	MAX Sales Ratio :	120.89		
Avg. Assessed Value :	486,347	PRD :	102.69	MIN Sales Ratio :	42.50		

Printed : 04/05/2017

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 Value
<u>Irrigated</u>											
County	4	70.53	71.32	71.17	12.92	100.21	61.51	82.73	N/A	925,051	658,380
2	1	82.73	82.73	82.73		100.00	82.73	82.73	N/A	680,000	562,595
4	3	62.92	67.52	68.57	08.80	98.47	61.51	78.13	N/A	1,006,735	690,308
<u>Dry</u>											
County	52	70.73	71.89	69.44	12.24	103.53	51.17	103.37	66.53 to 76.01	686,709	476,869
1	13	70.61	71.31	71.08	06.76	100.32	64.51	86.30	65.97 to 76.48	644,292	457,979
2	14	69.06	69.60	68.04	10.82	102.29	54.55	83.18	61.37 to 82.25	623,771	424,426
3	4	74.42	72.65	73.22	06.89	99.22	63.78	77.99	N/A	988,849	723,993
4	21	72.74	73.62	68.32	16.66	107.76	51.17	103.37	60.93 to 80.32	697,374	476,455
<u>Grass</u>											
County	2	51.64	51.64	52.21	17.70	98.91	42.50	60.78	N/A	211,625	110,498
2	2	51.64	51.64	52.21	17.70	98.91	42.50	60.78	N/A	211,625	110,498
<u>ALL</u>											
10/01/2013 To 09/30/2016	63	71.09	72.15	70.26	13.15	102.69	42.50	120.89	66.94 to 75.84	692,252	486,347



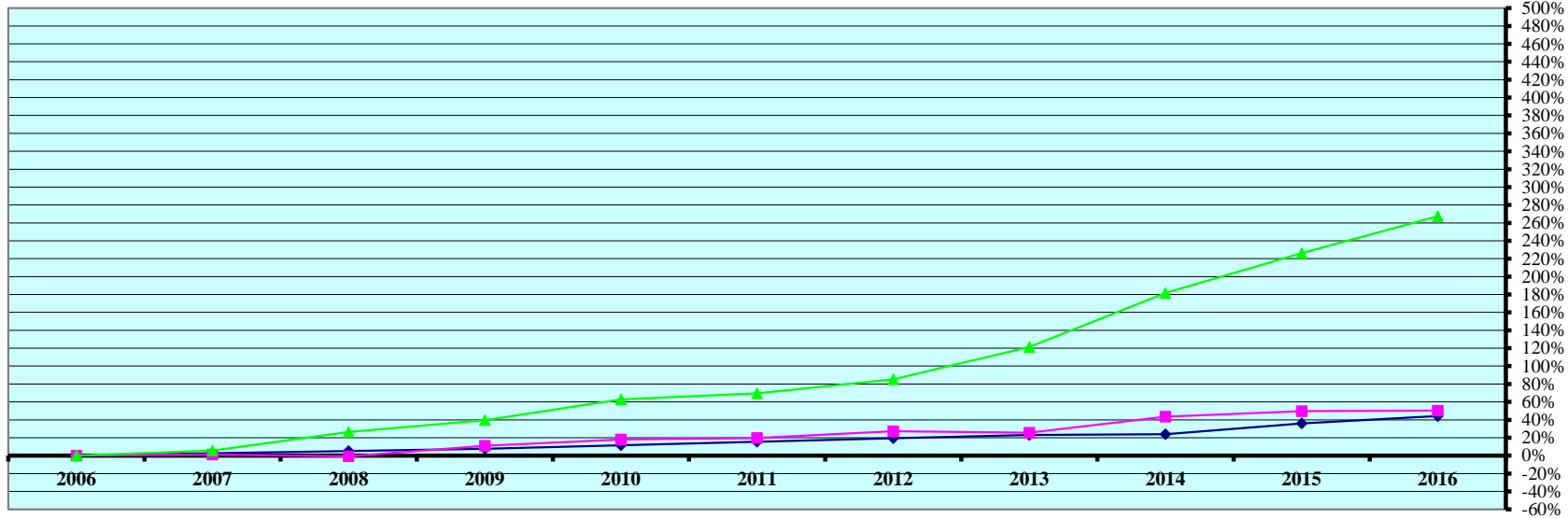
Legend

- County Lines
- Market Areas
- Geo Codes
- Moderately well drained silty soils on uplands and in depressions formed in loess
- Moderately well drained silty soils with clayey subsoils on uplands
- Well drained silty soils formed in loess on uplands
- Well drained silty soils formed in loess and alluvium on stream terraces
- Well to somewhat excessively drained loamy soils formed in weathered sandstone and eolian material on uplands
- Excessively drained sandy soils formed in alluvium in valleys and eolian sand on uplands in sandhills
- Excessively drained sandy soils formed in eolian sands on uplands in sandhills
- Somewhat poorly drained soils formed in alluvium on bottom lands
- Lakes and Ponds
- Irrigation Wells

Cuming County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	176,654,560	--	--	--	60,325,940	--	--	--	534,780,530	--	--	--
2007	181,332,415	4,677,855	2.65%	2.65%	61,004,640	678,700	1.13%	1.13%	565,287,395	30,506,865	5.70%	5.70%
2008	185,791,355	4,458,940	2.46%	5.17%	59,855,520	-1,149,120	-1.88%	-0.78%	675,301,420	110,014,025	19.46%	26.28%
2009	190,198,355	4,407,000	2.37%	7.67%	66,980,710	7,125,190	11.90%	11.03%	746,135,150	70,833,730	10.49%	39.52%
2010	197,241,775	7,043,420	3.70%	11.65%	71,139,075	4,158,365	6.21%	17.92%	871,418,035	125,282,885	16.79%	62.95%
2011	204,030,205	6,788,430	3.44%	15.50%	72,126,005	986,930	1.39%	19.56%	906,813,610	35,395,575	4.06%	69.57%
2012	210,868,180	6,837,975	3.35%	19.37%	76,715,335	4,589,330	6.36%	27.17%	990,834,990	84,021,380	9.27%	85.28%
2013	217,318,670	6,450,490	3.06%	23.02%	75,807,860	-907,475	-1.18%	25.66%	1,184,869,090	194,034,100	19.58%	121.56%
2014	218,741,650	1,422,980	0.65%	23.82%	86,586,125	10,778,265	14.22%	43.53%	1,506,400,210	321,531,120	27.14%	181.69%
2015	239,936,930	21,195,280	9.69%	35.82%	90,340,505	3,754,380	4.34%	49.75%	1,744,875,475	238,475,265	15.83%	226.28%
2016	254,755,285	14,818,355	6.18%	44.21%	90,701,400	360,895	0.40%	50.35%	1,965,208,125	220,332,650	12.63%	267.48%

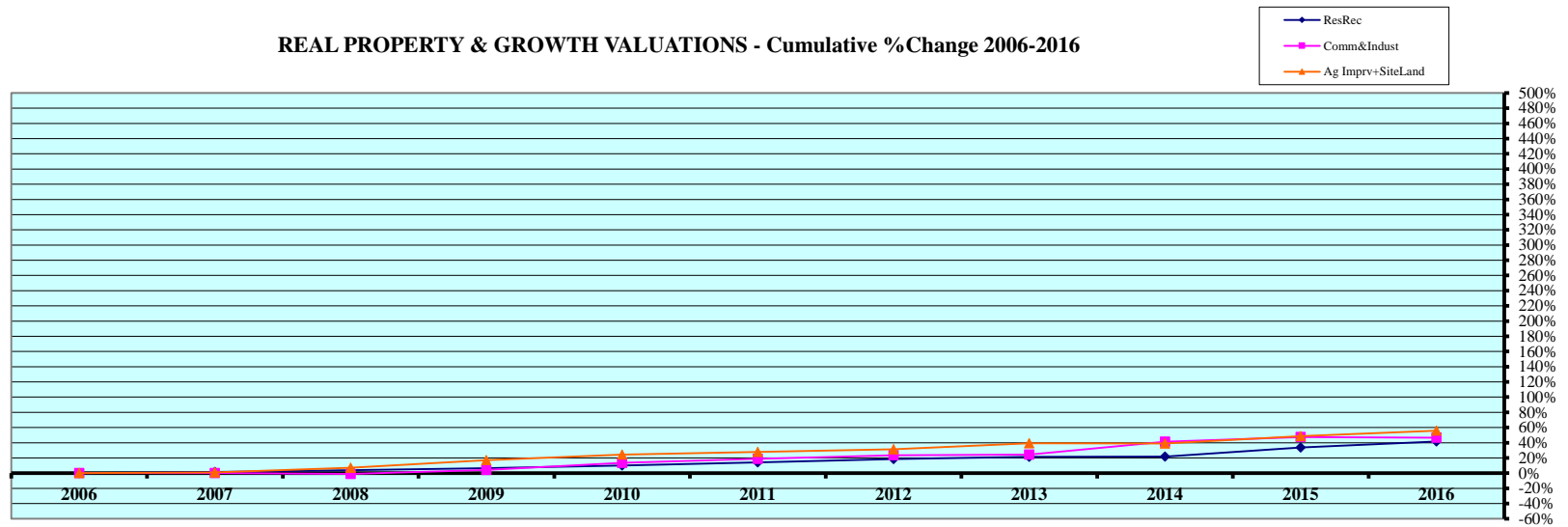
Rate Annual %chg: Residential & Recreational 3.73% Commercial & Industrial 4.16% Agricultural Land 13.90%

Cnty# 20
County CUMING

CHART 1 EXHIBIT 20B Page 1

(1) Residential & Recreational excludes Agric. dwelling & farm home site land. Commercial & Industrial excludes minerals. Agricultural land includes irrigated, dry, grass, waste, & other agland, excludes farm site land.

REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	176,654,560	2,064,185	1.17%	174,590,375	--	--	60,325,940	704,540	1.17%	59,621,400	--	--
2007	181,332,415	1,770,950	0.98%	179,561,465	1.65%	1.65%	61,004,640	582,490	0.95%	60,422,150	0.16%	0.16%
2008	185,791,355	2,438,955	1.31%	183,352,400	1.11%	3.79%	59,855,520	160,530	0.27%	59,694,990	-2.15%	-1.05%
2009	190,198,355	1,839,565	0.97%	188,358,790	1.38%	6.63%	66,980,710	4,081,230	6.09%	62,899,480	5.09%	4.27%
2010	197,241,775	2,893,415	1.47%	194,348,360	2.18%	10.02%	71,139,075	2,577,015	3.62%	68,562,060	2.36%	13.65%
2011	204,030,205	2,644,505	1.30%	201,385,700	2.10%	14.00%	72,126,005	398,170	0.55%	71,727,835	0.83%	18.90%
2012	210,868,180	1,353,955	0.64%	209,514,225	2.69%	18.60%	76,715,335	2,150,755	2.80%	74,564,580	3.38%	23.60%
2013	217,318,670	2,880,095	1.33%	214,438,575	1.69%	21.39%	75,807,860	748,610	0.99%	75,059,250	-2.16%	24.42%
2014	218,741,650	3,448,665	1.58%	215,292,985	-0.93%	21.87%	86,586,125	1,255,500	1.45%	85,330,625	12.56%	41.45%
2015	239,936,930	3,718,055	1.55%	236,218,875	7.99%	33.72%	90,340,505	1,409,905	1.56%	88,930,600	2.71%	47.42%
2016	254,755,285	4,626,275	1.82%	250,129,010	4.25%	41.59%	90,701,400	2,311,325	2.55%	88,390,075	-2.16%	46.52%
Rate Ann%chg	3.73%				2.41%		4.16%			C & I w/o growth	2.06%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	55,726,315	47,672,335	103,398,650	2,574,375	2.49%	100,824,275	--	--
2007	58,600,040	48,453,590	107,053,630	2,659,925	2.48%	104,393,705	0.96%	0.96%
2008	62,542,895	52,233,160	114,776,055	4,001,910	3.49%	110,774,145	3.48%	7.13%
2009	66,624,985	57,269,950	123,894,935	2,813,910	2.27%	121,081,025	5.49%	17.10%
2010	66,148,705	65,205,935	131,354,640	2,712,855	2.07%	128,641,785	3.83%	24.41%
2011	66,046,140	68,910,145	134,956,285	2,781,410	2.06%	132,174,875	0.62%	27.83%
2012	65,965,550	75,521,655	141,487,205	5,560,460	3.93%	135,926,745	0.72%	31.46%
2013	69,367,150	79,593,965	148,961,115	4,931,875	3.31%	144,029,240	1.80%	39.30%
2014	70,753,825	78,420,650	149,174,475	5,388,815	3.61%	143,785,660	-3.47%	39.06%
2015	72,755,790	85,481,891	158,237,681	4,420,965	2.79%	153,816,716	3.11%	48.76%
2016	74,833,835	92,713,960	167,547,795	6,428,007	3.84%	161,119,788	1.82%	55.82%
Rate Ann%chg	2.99%	6.88%	4.95%			Ag Imprv+Site w/o growth	1.84%	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.

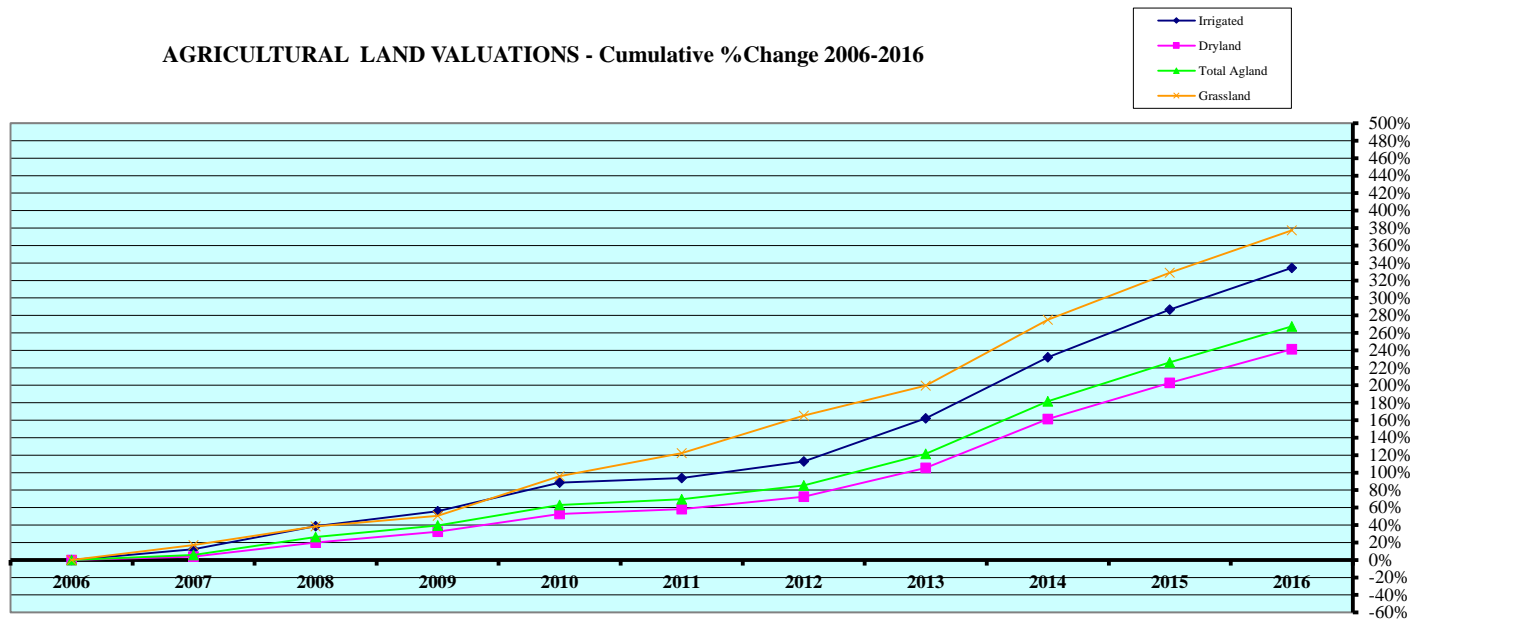
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2017

Cnty# **20**
County **CUMING**

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	84,509,840	--	--	--	428,912,515	--	--	--	18,909,595	--	--	--
2007	94,827,455	10,317,615	12.21%	12.21%	445,566,150	16,653,635	3.88%	3.88%	22,146,965	3,237,370	17.12%	17.12%
2008	117,143,710	22,316,255	23.53%	38.62%	514,765,840	69,199,690	15.53%	20.02%	26,195,785	4,048,820	18.28%	38.53%
2009	131,726,750	14,583,040	12.45%	55.87%	568,177,690	53,411,850	10.38%	32.47%	28,469,035	2,273,250	8.68%	50.55%
2010	159,257,145	27,530,395	20.90%	88.45%	655,422,125	87,244,435	15.36%	52.81%	37,074,455	8,605,420	30.23%	96.06%
2011	163,920,500	4,663,355	2.93%	93.97%	679,220,225	23,798,100	3.63%	58.36%	42,020,090	4,945,635	13.34%	122.22%
2012	179,836,855	15,916,355	9.71%	112.80%	739,617,575	60,397,350	8.89%	72.44%	50,189,135	8,169,045	19.44%	165.42%
2013	221,626,350	41,789,495	23.24%	162.25%	880,822,595	141,205,020	19.09%	105.36%	56,633,635	6,444,500	12.84%	199.50%
2014	280,662,790	59,036,440	26.64%	232.11%	1,121,166,815	240,344,220	27.29%	161.40%	70,903,360	14,269,725	25.20%	274.96%
2015	326,758,805	46,096,015	16.42%	286.65%	1,298,139,075	176,972,260	15.78%	202.66%	81,094,900	10,191,540	14.37%	328.86%
2016	367,158,455	40,399,650	12.36%	334.46%	1,463,949,045	165,809,970	12.77%	241.32%	90,270,145	9,175,245	11.31%	377.38%

Rate Ann.%chg: Irrigated **15.82%** Dryland **13.06%** Grassland **16.92%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	2,409,535	--	--	--	39,045	--	--	--	534,780,530	--	--	--
2007	2,701,240	291,705	12.11%	12.11%	45,585	6,540	16.75%	16.75%	565,287,395	30,506,865	5.70%	5.70%
2008	3,371,400	670,160	24.81%	39.92%	13,824,685	13,779,100	30227.27%	35307.06%	675,301,420	110,014,025	19.46%	26.28%
2009	3,764,835	393,435	11.67%	56.25%	13,996,840	172,155	1.25%	35747.97%	746,135,150	70,833,730	10.49%	39.52%
2010	3,788,625	23,790	0.63%	57.23%	15,875,685	1,878,845	13.42%	40559.97%	871,418,035	125,282,885	16.79%	62.95%
2011	2,815,445	-973,180	-25.69%	16.85%	18,837,350	2,961,665	18.66%	48145.23%	906,813,610	35,395,575	4.06%	69.57%
2012	1,795,480	-1,019,965	-36.23%	-25.48%	19,395,945	558,595	2.97%	49575.87%	990,834,990	84,021,380	9.27%	85.28%
2013	2,340,825	545,345	30.37%	-2.85%	23,445,685	4,049,740	20.88%	59947.86%	1,184,869,090	194,034,100	19.58%	121.56%
2014	675,940	-1,664,885	-71.12%	-71.95%	32,991,305	9,545,620	40.71%	84395.59%	1,506,400,210	321,531,120	27.14%	181.69%
2015	835,390	159,450	23.59%	-65.33%	38,047,305	5,056,000	15.33%	97344.76%	1,744,875,475	238,475,265	15.83%	226.28%
2016	435,170	-400,220	-47.91%	-81.94%	43,395,310	5,348,005	14.06%	111041.79%	1,965,208,125	220,332,650	12.63%	267.48%

Cnty# **20**
County **CUMING**

Rate Ann.%chg: Total Agric Land **13.90%**

AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	84,348,385	46,696	1,806			429,156,985	261,439	1,642			18,894,355	27,338	691		
2007	94,020,530	48,893	1,923	6.46%	6.46%	448,583,015	259,293	1,730	5.39%	5.39%	19,414,035	27,340	710	2.74%	2.74%
2008	116,389,710	50,517	2,304	19.81%	27.55%	516,396,490	250,990	2,057	18.93%	25.34%	25,950,675	29,368	884	24.44%	27.85%
2009	130,652,015	51,866	2,519	9.34%	39.46%	568,817,325	249,125	2,283	10.98%	39.09%	28,531,575	29,752	959	8.52%	38.75%
2010	158,601,255	53,327	2,974	18.06%	64.65%	657,405,635	247,005	2,662	16.57%	62.14%	37,059,635	31,016	1,195	24.60%	72.88%
2011	163,386,750	53,836	3,035	2.04%	68.01%	684,797,490	244,773	2,798	5.12%	70.43%	39,394,950	34,211	1,152	-3.62%	66.61%
2012	179,469,435	54,628	3,285	8.25%	81.88%	740,907,085	241,958	3,062	9.45%	86.54%	50,322,580	37,967	1,325	15.10%	91.77%
2013	221,096,955	55,581	3,978	21.08%	120.22%	880,999,780	241,249	3,652	19.26%	122.47%	56,931,945	37,196	1,531	15.48%	121.46%
2014	280,201,815	56,090	4,996	25.58%	176.56%	1,121,176,220	240,793	4,656	27.50%	183.65%	71,129,090	35,837	1,985	29.68%	187.18%
2015	325,561,860	56,579	5,754	15.18%	218.55%	1,296,117,995	240,134	5,397	15.92%	228.81%	81,634,380	35,488	2,300	15.90%	232.83%
2016	366,612,520	57,056	6,425	11.67%	255.72%	1,465,201,170	240,355	6,096	12.94%	271.36%	90,488,870	35,301	2,563	11.43%	270.89%

Rate Annual %chg Average Value/Acre: 13.53%

14.02%

14.01%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	2,408,220	12,356	195			39,045	142	275			534,846,990	347,971	1,537		
2007	2,734,045	12,149	225	15.46%	15.46%	42,590	142	300	9.08%	9.08%	564,794,215	347,817	1,624	5.65%	5.65%
2008	3,429,200	11,430	300	33.31%	53.92%	13,586,745	4,941	2,750	816.71%	899.94%	675,752,820	347,246	1,946	19.84%	26.61%
2009	3,873,480	11,066	350	16.67%	79.58%	13,733,670	5,018	2,737	-0.49%	895.08%	745,608,065	346,828	2,150	10.47%	39.87%
2010	3,838,705	9,597	400	14.28%	105.23%	15,464,470	5,292	2,922	6.79%	962.63%	872,369,700	346,236	2,520	17.20%	63.92%
2011	2,884,020	7,150	403	0.84%	106.95%	18,414,345	5,287	3,483	19.18%	1166.42%	908,877,555	345,257	2,632	4.48%	71.27%
2012	1,389,280	4,429	314	-22.23%	60.94%	18,758,310	5,386	3,483	0.00%	1166.46%	990,846,690	344,368	2,877	9.30%	87.20%
2013	2,353,110	4,486	525	67.21%	169.11%	22,881,605	5,624	4,069	16.81%	1379.40%	1,184,263,395	344,137	3,441	19.60%	123.89%
2014	678,550	3,581	189	-63.87%	-2.78%	32,976,315	9,910	3,328	-18.21%	1109.94%	1,506,161,990	346,211	4,350	26.42%	183.04%
2015	833,730	3,667	227	20.00%	16.67%	37,872,715	9,782	3,872	16.34%	1307.70%	1,742,020,680	345,651	5,040	15.85%	227.89%
2016	861,255	3,567	241	6.19%	23.89%	43,381,905	9,828	4,414	14.02%	1505.03%	1,966,545,720	346,107	5,682	12.74%	269.66%

20
CUMING

Rate Annual %chg Average Value/Acre: 13.97%

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2006 - 2016 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
9,139	CUMING	122,281,256	5,153,290	1,347,272	250,903,180	76,036,230	14,665,170	3,852,105	1,965,208,125	74,833,835	92,713,960	0	2,606,994,423
cnty.sector.value % of total value:		4.69%	0.20%	0.05%	9.62%	2.92%	0.56%	0.15%	75.38%	2.87%	3.56%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
495	BANCROFT	497,958	217,881	11,631	13,215,205	3,015,570	0	0	0	0	0	0	16,958,245
5.42%	%sector of county sector	0.41%	4.23%	0.86%	5.27%	3.97%							0.65%
	%sector of municipality	2.94%	1.28%	0.07%	77.93%	17.78%							100.00%
678	BEEMER	1,149,815	234,934	10,097	15,130,790	4,198,635	0	0	0	0	0	0	20,724,271
7.42%	%sector of county sector	0.94%	4.56%	0.75%	6.03%	5.52%							0.79%
	%sector of municipality	5.55%	1.13%	0.05%	73.01%	20.26%							100.00%
3,368	WEST POINT	8,622,365	1,126,116	354,060	129,211,905	43,243,965	5,805,940	0	0	0	0	0	188,364,351
36.85%	%sector of county sector	7.05%	21.85%	26.28%	51.50%	56.87%	39.59%						7.23%
	%sector of municipality	4.58%	0.60%	0.19%	68.60%	22.96%	3.08%						100.00%
1,170	WISNER	1,508,266	625,309	32,926	38,984,030	8,571,730	0	0	0	0	0	0	49,722,261
12.80%	%sector of county sector	1.23%	12.13%	2.44%	15.54%	11.27%							1.91%
	%sector of municipality	3.03%	1.26%	0.07%	78.40%	17.24%							100.00%
5,711	Total Municipalities	11,778,404	2,204,240	408,714	196,541,930	59,029,900	5,805,940	0	0	0	0	0	275,769,128
62.49%	%all municip.sect of cnty	9.63%	42.77%	30.34%	78.33%	77.63%	39.59%						10.58%

Sources: 2016 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2016 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2017

Cnty#	County
20	CUMING

CHART 5

EXHIBIT

20B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 8,794	Value : 2,517,316,278	Growth 10,849,843	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	318	4,174,130	70	5,566,705	263	5,402,085	651	15,142,920	
02. Res Improve Land	2,273	23,386,585	72	1,422,890	300	6,422,890	2,645	31,232,365	
03. Res Improvements	2,308	178,254,745	85	12,620,625	328	35,519,175	2,721	226,394,545	
04. Res Total	2,626	205,815,460	155	19,610,220	591	47,344,150	3,372	272,769,830	3,877,793
% of Res Total	77.88	75.45	4.60	7.19	17.53	17.36	38.34	10.84	35.74
05. Com UnImp Land	118	1,732,620	8	322,575	14	1,757,965	140	3,813,160	
06. Com Improve Land	507	8,544,315	18	940,660	22	1,375,505	547	10,860,480	
07. Com Improvements	517	51,592,850	19	7,753,960	30	3,835,215	566	63,182,025	
08. Com Total	635	61,869,785	27	9,017,195	44	6,968,685	706	77,855,665	2,640,455
% of Com Total	89.94	79.47	3.82	11.58	6.23	8.95	8.03	3.09	24.34
09. Ind UnImp Land	1	18,485	0	0	0	0	1	18,485	
10. Ind Improve Land	7	364,770	1	629,310	0	0	8	994,080	
11. Ind Improvements	7	6,432,420	1	8,232,805	0	0	8	14,665,225	
12. Ind Total	8	6,815,675	1	8,862,115	0	0	9	15,677,790	0
% of Ind Total	88.89	43.47	11.11	56.53	0.00	0.00	0.10	0.62	0.00
13. Rec UnImp Land	0	0	1	13,660	22	1,940,240	23	1,953,900	
14. Rec Improve Land	0	0	2	144,665	15	3,431,790	17	3,576,455	
15. Rec Improvements	0	0	2	18,475	38	1,322,325	40	1,340,800	
16. Rec Total	0	0	3	176,800	60	6,694,355	63	6,871,155	0
% of Rec Total	0.00	0.00	4.76	2.57	95.24	97.43	0.72	0.27	0.00
Res & Rec Total	2,626	205,815,460	158	19,787,020	651	54,038,505	3,435	279,640,985	3,877,793
% of Res & Rec Total	76.45	73.60	4.60	7.08	18.95	19.32	39.06	11.11	35.74
Com & Ind Total	643	68,685,460	28	17,879,310	44	6,968,685	715	93,533,455	2,640,455
% of Com & Ind Total	89.93	73.43	3.92	19.12	6.15	7.45	8.13	3.72	24.34
17. Taxable Total	3,269	274,500,920	186	37,666,330	695	61,007,190	4,150	373,174,440	6,518,248
% of Taxable Total	78.77	73.56	4.48	10.09	16.75	16.35	47.19	14.82	60.08

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	19	846,365	6,464,470	0	0	0
20. Industrial	2	5,575	1,304,065	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	19	846,365	6,464,470
20. Industrial	0	0	0	2	5,575	1,304,065
21. Other	0	0	0	0	0	0
22. Total Sch II				21	851,940	7,768,535

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
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	253	0	22	275

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	4	403,155	3,227	1,414,253,420	3,231	1,414,656,575
28. Ag-Improved Land	0	0	4	1,005,530	1,313	590,759,830	1,317	591,765,360
29. Ag Improvements	0	0	4	301,730	1,409	137,418,173	1,413	137,719,903
30. Ag Total							4,644	2,144,141,838

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	2	2.00	30,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	272,075	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	4	9.48	69,675	
37. FarmSite Improvements	0	0.00	0	4	0.00	29,655	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	4	1.64	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	30	28.07	421,050	30	28.07	421,050	
32. HomeSite Improv Land	955	974.58	14,611,700	957	976.58	14,641,700	
33. HomeSite Improvements	964	0.00	64,482,070	966	0.00	64,754,145	850,510
34. HomeSite Total				996	1,004.65	79,816,895	
35. FarmSite UnImp Land	80	92.40	679,170	80	92.40	679,170	
36. FarmSite Improv Land	1,242	2,849.74	20,945,680	1,246	2,859.22	21,015,355	
37. FarmSite Improvements	1,360	0.00	72,936,103	1,364	0.00	72,965,758	3,481,085
38. FarmSite Total				1,444	2,951.62	94,660,283	
39. Road & Ditches	3,759	7,278.44	0	3,763	7,280.08	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				2,440	11,236.35	174,477,178	4,331,595

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	1	121.69	246,405	1	121.69	246,405

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	2,633.84	18.65%	17,725,395	19.91%	6,729.87
46. 1A	2,923.46	20.70%	19,681,020	22.10%	6,732.10
47. 2A1	165.24	1.17%	1,048,670	1.18%	6,346.34
48. 2A	4,604.37	32.60%	29,111,645	32.69%	6,322.61
49. 3A1	1,074.38	7.61%	6,273,480	7.05%	5,839.16
50. 3A	1,974.55	13.98%	11,533,155	12.95%	5,840.90
51. 4A1	697.67	4.94%	3,433,080	3.86%	4,920.78
52. 4A	49.11	0.35%	237,290	0.27%	4,831.81
53. Total	14,122.62	100.00%	89,043,735	100.00%	6,305.04
Dry					
54. 1D1	7,274.52	11.61%	46,595,235	12.68%	6,405.27
55. 1D	18,216.20	29.07%	116,757,855	31.76%	6,409.56
56. 2D1	988.56	1.58%	5,961,030	1.62%	6,030.01
57. 2D	7,406.72	11.82%	44,624,905	12.14%	6,024.92
58. 3D1	7,100.29	11.33%	39,129,755	10.65%	5,511.01
59. 3D	16,292.15	26.00%	89,803,705	24.43%	5,512.08
60. 4D1	5,264.84	8.40%	24,119,390	6.56%	4,581.22
61. 4D	128.32	0.20%	588,975	0.16%	4,589.89
62. Total	62,671.60	100.00%	367,580,850	100.00%	5,865.19
Grass					
63. 1G1	367.98	5.43%	1,141,425	6.56%	3,101.87
64. 1G	1,196.09	17.66%	3,662,900	21.04%	3,062.39
65. 2G1	197.77	2.92%	593,665	3.41%	3,001.80
66. 2G	2,611.61	38.56%	7,212,475	41.43%	2,761.70
67. 3G1	402.57	5.94%	869,480	4.99%	2,159.82
68. 3G	904.20	13.35%	2,099,825	12.06%	2,322.30
69. 4G1	339.04	5.01%	798,285	4.59%	2,354.55
70. 4G	753.42	11.12%	1,030,185	5.92%	1,367.34
71. Total	6,772.68	100.00%	17,408,240	100.00%	2,570.36
Irrigated Total					
Irrigated Total	14,122.62	16.27%	89,043,735	18.43%	6,305.04
Dry Total					
Dry Total	62,671.60	72.19%	367,580,850	76.07%	5,865.19
Grass Total					
Grass Total	6,772.68	7.80%	17,408,240	3.60%	2,570.36
72. Waste	969.67	1.12%	121,540	0.03%	125.34
73. Other	2,274.40	2.62%	9,083,185	1.88%	3,993.66
74. Exempt	0.46	0.00%	0	0.00%	0.00
75. Market Area Total	86,810.97	100.00%	483,237,550	100.00%	5,566.55

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,060.92	14.75%	15,209,270	15.84%	7,379.84
46. 1A	5,102.54	36.51%	37,720,190	39.29%	7,392.43
47. 2A1	294.84	2.11%	2,057,075	2.14%	6,976.92
48. 2A	835.80	5.98%	5,764,380	6.00%	6,896.84
49. 3A1	1,180.59	8.45%	7,617,135	7.93%	6,451.97
50. 3A	3,097.90	22.17%	19,969,080	20.80%	6,446.01
51. 4A1	1,394.09	9.98%	7,638,855	7.96%	5,479.46
52. 4A	7.50	0.05%	39,690	0.04%	5,292.00
53. Total	13,974.18	100.00%	96,015,675	100.00%	6,870.93
Dry					
54. 1D1	8,062.69	10.45%	57,083,910	11.44%	7,080.01
55. 1D	25,959.14	33.65%	183,774,675	36.83%	7,079.38
56. 2D1	1,949.17	2.53%	13,000,965	2.61%	6,670.00
57. 2D	3,604.50	4.67%	23,887,370	4.79%	6,627.10
58. 3D1	9,012.71	11.68%	55,338,020	11.09%	6,140.00
59. 3D	19,005.93	24.64%	116,667,485	23.38%	6,138.48
60. 4D1	9,372.73	12.15%	48,267,040	9.67%	5,149.73
61. 4D	176.02	0.23%	906,540	0.18%	5,150.21
62. Total	77,142.89	100.00%	498,926,005	100.00%	6,467.56
Grass					
63. 1G1	438.57	4.10%	1,421,150	5.16%	3,240.42
64. 1G	2,244.58	20.99%	6,718,645	24.38%	2,993.27
65. 2G1	859.82	8.04%	2,390,085	8.67%	2,779.75
66. 2G	3,309.93	30.96%	9,305,515	33.77%	2,811.39
67. 3G1	607.66	5.68%	1,383,205	5.02%	2,276.28
68. 3G	1,032.02	9.65%	2,362,855	8.57%	2,289.54
69. 4G1	1,053.08	9.85%	2,319,065	8.42%	2,202.17
70. 4G	1,145.50	10.71%	1,654,740	6.01%	1,444.56
71. Total	10,691.16	100.00%	27,555,260	100.00%	2,577.39
Irrigated Total					
Irrigated Total	13,974.18	13.21%	96,015,675	15.11%	6,870.93
Dry Total					
Dry Total	77,142.89	72.90%	498,926,005	78.50%	6,467.56
Grass Total					
Grass Total	10,691.16	10.10%	27,555,260	4.34%	2,577.39
72. Waste	1,178.64	1.11%	147,805	0.02%	125.40
73. Other	2,828.56	2.67%	12,901,435	2.03%	4,561.13
74. Exempt	0.47	0.00%	0	0.00%	0.00
75. Market Area Total	105,815.43	100.00%	635,546,180	100.00%	6,006.18

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	883.27	6.71%	5,434,950	7.33%	6,153.21
46. 1A	2,274.07	17.27%	13,991,145	18.88%	6,152.47
47. 2A1	142.02	1.08%	823,150	1.11%	5,796.01
48. 2A	4,040.71	30.68%	23,448,975	31.65%	5,803.18
49. 3A1	1,017.31	7.72%	5,404,270	7.29%	5,312.31
50. 3A	4,170.81	31.67%	22,161,335	29.91%	5,313.44
51. 4A1	618.00	4.69%	2,731,325	3.69%	4,419.62
52. 4A	24.05	0.18%	103,340	0.14%	4,296.88
53. Total	13,170.24	100.00%	74,098,490	100.00%	5,626.21
Dry					
54. 1D1	3,016.90	7.13%	17,648,880	7.93%	5,850.00
55. 1D	10,619.33	25.10%	62,114,740	27.90%	5,849.21
56. 2D1	827.11	1.95%	4,425,465	1.99%	5,350.52
57. 2D	6,668.39	15.76%	36,296,405	16.31%	5,443.05
58. 3D1	4,231.74	10.00%	21,015,230	9.44%	4,966.10
59. 3D	14,683.11	34.70%	72,031,845	32.36%	4,905.76
60. 4D1	2,086.98	4.93%	8,369,600	3.76%	4,010.39
61. 4D	176.49	0.42%	694,775	0.31%	3,936.63
62. Total	42,310.05	100.00%	222,596,940	100.00%	5,261.09
Grass					
63. 1G1	43.78	0.70%	133,885	0.89%	3,058.13
64. 1G	716.88	11.40%	2,278,985	15.08%	3,179.03
65. 2G1	466.07	7.41%	1,152,875	7.63%	2,473.61
66. 2G	1,934.98	30.76%	4,870,850	32.23%	2,517.26
67. 3G1	380.58	6.05%	947,925	6.27%	2,490.74
68. 3G	1,340.53	21.31%	3,441,305	22.77%	2,567.12
69. 4G1	498.08	7.92%	1,091,750	7.22%	2,191.92
70. 4G	910.16	14.47%	1,197,525	7.92%	1,315.73
71. Total	6,291.06	100.00%	15,115,100	100.00%	2,402.63
Irrigated Total					
	13,170.24	20.30%	74,098,490	22.88%	5,626.21
Dry Total					
	42,310.05	65.22%	222,596,940	68.72%	5,261.09
Grass Total					
	6,291.06	9.70%	15,115,100	4.67%	2,402.63
72. Waste	623.06	0.96%	78,020	0.02%	125.22
73. Other	2,482.90	3.83%	12,032,760	3.71%	4,846.25
74. Exempt	0.24	0.00%	0	0.00%	0.00
75. Market Area Total	64,877.31	100.00%	323,921,310	100.00%	4,992.83

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,787.81	11.08%	13,351,705	11.91%	7,468.19
46. 1A	4,407.17	27.32%	32,983,790	29.41%	7,484.12
47. 2A1	190.67	1.18%	1,345,165	1.20%	7,054.94
48. 2A	3,358.09	20.82%	23,458,595	20.92%	6,985.70
49. 3A1	1,412.21	8.75%	9,175,535	8.18%	6,497.29
50. 3A	4,511.45	27.96%	29,265,695	26.10%	6,486.98
51. 4A1	445.05	2.76%	2,445,205	2.18%	5,494.23
52. 4A	20.34	0.13%	111,525	0.10%	5,483.04
53. Total	16,132.79	100.00%	112,137,215	100.00%	6,950.89
Dry					
54. 1D1	6,868.52	11.95%	49,274,670	12.98%	7,173.99
55. 1D	18,808.97	32.72%	134,942,575	35.56%	7,174.37
56. 2D1	358.33	0.62%	2,418,805	0.64%	6,750.22
57. 2D	7,106.08	12.36%	47,691,915	12.57%	6,711.42
58. 3D1	6,739.42	11.72%	41,564,670	10.95%	6,167.40
59. 3D	16,054.01	27.93%	96,060,090	25.31%	5,983.56
60. 4D1	1,430.82	2.49%	6,898,510	1.82%	4,821.37
61. 4D	122.52	0.21%	632,685	0.17%	5,163.93
62. Total	57,488.67	100.00%	379,483,920	100.00%	6,601.02
Grass					
63. 1G1	201.62	1.94%	682,290	2.53%	3,384.04
64. 1G	1,425.19	13.72%	4,658,560	17.29%	3,268.73
65. 2G1	83.60	0.80%	229,555	0.85%	2,745.87
66. 2G	4,076.21	39.25%	11,164,640	41.43%	2,738.98
67. 3G1	526.14	5.07%	1,311,275	4.87%	2,492.25
68. 3G	1,903.78	18.33%	4,868,345	18.07%	2,557.20
69. 4G1	1,015.58	9.78%	2,068,720	7.68%	2,036.98
70. 4G	1,153.48	11.11%	1,962,520	7.28%	1,701.39
71. Total	10,385.60	100.00%	26,945,905	100.00%	2,594.54
Irrigated Total	16,132.79	18.62%	112,137,215	21.28%	6,950.89
Dry Total	57,488.67	66.36%	379,483,920	72.01%	6,601.02
Grass Total	10,385.60	11.99%	26,945,905	5.11%	2,594.54
72. Waste	673.43	0.78%	201,140	0.04%	298.68
73. Other	1,953.73	2.26%	8,191,440	1.55%	4,192.72
74. Exempt	0.27	0.00%	0	0.00%	0.00
75. Market Area Total	86,634.22	100.00%	526,959,620	100.00%	6,082.58

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	57,399.83	371,295,115	57,399.83	371,295,115
77. Dry Land	0.00	0	147.77	886,985	239,465.44	1,467,700,730	239,613.21	1,468,587,715
78. Grass	0.00	0	146.83	373,520	33,993.67	86,650,985	34,140.50	87,024,505
79. Waste	0.00	0	0.00	0	3,444.80	548,505	3,444.80	548,505
80. Other	0.00	0	10.45	48,505	9,529.14	42,160,315	9,539.59	42,208,820
81. Exempt	0.00	0	0.00	0	1.44	0	1.44	0
82. Total	0.00	0	305.05	1,309,010	343,832.88	1,968,355,650	344,137.93	1,969,664,660

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	57,399.83	16.68%	371,295,115	18.85%	6,468.58
Dry Land	239,613.21	69.63%	1,468,587,715	74.56%	6,128.99
Grass	34,140.50	9.92%	87,024,505	4.42%	2,549.01
Waste	3,444.80	1.00%	548,505	0.03%	159.23
Other	9,539.59	2.77%	42,208,820	2.14%	4,424.59
Exempt	1.44	0.00%	0	0.00%	0.00
Total	344,137.93	100.00%	1,969,664,660	100.00%	5,723.47

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 N/a Or Error	34	1,652,380	9	905,150	20	194,310	54	2,751,840	0
83.2 Bancroft	34	89,815	221	923,340	221	12,422,645	255	13,435,800	156,790
83.3 Beemer	29	108,045	256	1,323,330	257	13,907,830	286	15,339,205	95,390
83.4 Cotton -hidden Lake Sub	17	302,630	54	1,823,340	54	6,448,795	71	8,574,765	325,175
83.5 Par Acres	5	87,850	1	26,665	1	125,415	6	239,930	125,415
83.6 Recreation	1	43,240	1	37,255	23	489,980	24	570,475	28,345
83.7 Rural Acreage	290	8,967,570	296	5,544,310	321	35,929,975	611	50,441,855	940,430
83.8 Rural Ag	3	820,775	5	768,020	11	1,277,895	14	2,866,690	0
83.9 Rural Commercial/industri	1	875,815	1	1,041,395	1	22,970	2	1,940,180	0
83.10 Stalp Subdivision	7	183,860	21	1,250,990	21	4,991,225	28	6,426,075	345,080
83.11 West Point	169	3,525,140	1,240	18,107,695	1,273	116,040,415	1,442	137,673,250	1,691,343
83.12 Wisner	84	439,700	557	3,057,330	558	35,883,890	642	39,380,920	169,825
84 Residential Total	674	17,096,820	2,662	34,808,820	2,761	227,735,345	3,435	279,640,985	3,877,793

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	N/a Or Error	2	87,330	1	3,200	9	767,585	11	858,115	0
85.2	Bancroft	14	21,260	59	231,100	59	2,947,380	73	3,199,740	169,250
85.3	Beemer	16	60,445	56	487,480	59	4,197,750	75	4,745,675	460,915
85.4	Rural Commercial/industri	21	1,994,460	41	2,945,475	45	19,098,130	66	24,038,065	125,160
85.5	West Point	52	1,398,555	293	7,153,665	296	43,027,755	348	51,579,975	1,600,210
85.6	Wisner	36	269,595	105	1,033,640	106	7,808,650	142	9,111,885	284,920
86	Commercial Total	141	3,831,645	555	11,854,560	574	77,847,250	715	93,533,455	2,640,455

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	214.58	4.51%	609,810	5.24%	2,841.88
88. 1G	952.85	20.01%	2,691,940	23.12%	2,825.15
89. 2G1	142.74	3.00%	365,275	3.14%	2,559.02
90. 2G	2,006.84	42.15%	4,910,510	42.18%	2,446.89
91. 3G1	333.40	7.00%	727,825	6.25%	2,183.04
92. 3G	596.41	12.53%	1,294,475	11.12%	2,170.44
93. 4G1	260.44	5.47%	533,300	4.58%	2,047.69
94. 4G	254.46	5.34%	508,590	4.37%	1,998.70
95. Total	4,761.72	100.00%	11,641,725	100.00%	2,444.86
CRP					
96. 1C1	59.77	8.26%	383,120	9.07%	6,409.90
97. 1C	120.97	16.72%	775,645	18.37%	6,411.88
98. 2C1	32.42	4.48%	195,550	4.63%	6,031.77
99. 2C	317.60	43.89%	1,915,340	45.35%	6,030.67
100. 3C1	13.91	1.92%	76,720	1.82%	5,515.46
101. 3C	115.33	15.94%	595,865	14.11%	5,166.61
102. 4C1	54.97	7.60%	240,405	5.69%	4,373.39
103. 4C	8.73	1.21%	40,440	0.96%	4,632.30
104. Total	723.70	100.00%	4,223,085	100.00%	5,835.41
Timber					
105. 1T1	93.63	7.27%	148,495	9.62%	1,585.98
106. 1T	122.27	9.50%	195,315	12.65%	1,597.41
107. 2T1	22.61	1.76%	32,840	2.13%	1,452.45
108. 2T	287.17	22.31%	386,625	25.05%	1,346.33
109. 3T1	55.26	4.29%	64,935	4.21%	1,175.08
110. 3T	192.46	14.95%	209,485	13.57%	1,088.46
111. 4T1	23.63	1.84%	24,580	1.59%	1,040.20
112. 4T	490.23	38.08%	481,155	31.17%	981.49
113. Total	1,287.26	100.00%	1,543,430	100.00%	1,199.00
<hr/>					
Grass Total	4,761.72	70.31%	11,641,725	66.87%	2,444.86
CRP Total	723.70	10.69%	4,223,085	24.26%	5,835.41
Timber Total	1,287.26	19.01%	1,543,430	8.87%	1,199.00
<hr/>					
114. Market Area Total	6,772.68	100.00%	17,408,240	100.00%	2,570.36

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	368.30	4.78%	1,042,290	5.56%	2,830.00
88. 1G	1,789.90	23.25%	5,015,150	26.76%	2,801.92
89. 2G1	743.57	9.66%	1,902,465	10.15%	2,558.56
90. 2G	2,541.71	33.02%	6,037,805	32.21%	2,375.49
91. 3G1	524.53	6.81%	1,132,160	6.04%	2,158.43
92. 3G	693.46	9.01%	1,498,485	7.99%	2,160.88
93. 4G1	778.66	10.11%	1,586,775	8.47%	2,037.83
94. 4G	258.30	3.36%	528,970	2.82%	2,047.89
95. Total	7,698.43	100.00%	18,744,100	100.00%	2,434.80
CRP					
96. 1C1	48.64	4.75%	344,405	5.29%	7,080.69
97. 1C	178.32	17.40%	1,263,790	19.42%	7,087.20
98. 2C1	60.43	5.90%	403,330	6.20%	6,674.33
99. 2C	436.00	42.54%	2,821,655	43.37%	6,471.69
100. 3C1	31.02	3.03%	190,515	2.93%	6,141.68
101. 3C	97.36	9.50%	598,000	9.19%	6,142.15
102. 4C1	109.75	10.71%	558,285	8.58%	5,086.88
103. 4C	63.43	6.19%	326,690	5.02%	5,150.40
104. Total	1,024.95	100.00%	6,506,670	100.00%	6,348.28
Timber					
105. 1T1	21.63	1.10%	34,455	1.50%	1,592.93
106. 1T	276.36	14.04%	439,705	19.08%	1,591.06
107. 2T1	55.82	2.84%	84,290	3.66%	1,510.03
108. 2T	332.22	16.88%	446,055	19.36%	1,342.65
109. 3T1	52.11	2.65%	60,530	2.63%	1,161.58
110. 3T	241.20	12.26%	266,370	11.56%	1,104.35
111. 4T1	164.67	8.37%	174,005	7.55%	1,056.69
112. 4T	823.77	41.86%	799,080	34.67%	970.03
113. Total	1,967.78	100.00%	2,304,490	100.00%	1,171.11
<hr/>					
Grass Total	7,698.43	72.01%	18,744,100	68.02%	2,434.80
CRP Total	1,024.95	9.59%	6,506,670	23.61%	6,348.28
Timber Total	1,967.78	18.41%	2,304,490	8.36%	1,171.11
<hr/>					
114. Market Area Total	10,691.16	100.00%	27,555,260	100.00%	2,577.39

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	20.74	0.53%	58,695	0.63%	2,830.04
88. 1G	539.96	13.76%	1,511,485	16.28%	2,799.25
89. 2G1	284.17	7.24%	724,665	7.81%	2,550.11
90. 2G	1,392.96	35.50%	3,388,100	36.50%	2,432.30
91. 3G1	286.62	7.31%	629,765	6.79%	2,197.21
92. 3G	753.59	19.21%	1,653,555	17.82%	2,194.24
93. 4G1	358.36	9.13%	734,460	7.91%	2,049.50
94. 4G	286.98	7.31%	580,775	6.26%	2,023.75
95. Total	3,923.38	100.00%	9,281,500	100.00%	2,365.69
CRP					
96. 1C1	9.02	0.99%	52,770	1.28%	5,850.33
97. 1C	114.01	12.46%	666,955	16.19%	5,849.97
98. 2C1	41.05	4.49%	225,060	5.46%	5,482.58
99. 2C	180.17	19.70%	988,055	23.99%	5,484.02
100. 3C1	61.83	6.76%	280,565	6.81%	4,537.68
101. 3C	422.16	46.15%	1,601,570	38.89%	3,793.75
102. 4C1	85.21	9.32%	299,470	7.27%	3,514.49
103. 4C	1.31	0.14%	4,020	0.10%	3,068.70
104. Total	914.76	100.00%	4,118,465	100.00%	4,502.24
Timber					
105. 1T1	14.02	0.96%	22,420	1.31%	1,599.14
106. 1T	62.91	4.33%	100,545	5.86%	1,598.24
107. 2T1	140.85	9.69%	203,150	11.84%	1,442.31
108. 2T	361.85	24.91%	494,695	28.84%	1,367.13
109. 3T1	32.13	2.21%	37,595	2.19%	1,170.09
110. 3T	164.78	11.34%	186,180	10.86%	1,129.87
111. 4T1	54.51	3.75%	57,820	3.37%	1,060.72
112. 4T	621.87	42.80%	612,730	35.72%	985.30
113. Total	1,452.92	100.00%	1,715,135	100.00%	1,180.47
<hr/>					
Grass Total	3,923.38	62.36%	9,281,500	61.41%	2,365.69
CRP Total	914.76	14.54%	4,118,465	27.25%	4,502.24
Timber Total	1,452.92	23.09%	1,715,135	11.35%	1,180.47
<hr/>					
114. Market Area Total	6,291.06	100.00%	15,115,100	100.00%	2,402.63

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	156.24	2.02%	443,050	2.38%	2,835.70
88. 1G	1,151.34	14.88%	3,265,010	17.57%	2,835.83
89. 2G1	50.50	0.65%	129,395	0.70%	2,562.28
90. 2G	3,135.38	40.53%	7,670,235	41.28%	2,446.35
91. 3G1	447.87	5.79%	972,850	5.24%	2,172.17
92. 3G	1,451.06	18.76%	3,440,135	18.52%	2,370.77
93. 4G1	835.00	10.79%	1,603,285	8.63%	1,920.10
94. 4G	508.74	6.58%	1,055,225	5.68%	2,074.19
95. Total	7,736.13	100.00%	18,579,185	100.00%	2,401.61
CRP					
96. 1C1	29.89	2.89%	214,460	3.34%	7,174.97
97. 1C	171.16	16.56%	1,229,245	19.17%	7,181.85
98. 2C1	9.54	0.92%	64,580	1.01%	6,769.39
99. 2C	423.64	40.98%	2,781,145	43.36%	6,564.88
100. 3C1	49.20	4.76%	304,265	4.74%	6,184.25
101. 3C	180.65	17.47%	1,116,485	17.41%	6,180.38
102. 4C1	109.16	10.56%	390,025	6.08%	3,572.97
103. 4C	60.55	5.86%	313,340	4.89%	5,174.90
104. Total	1,033.79	100.00%	6,413,545	100.00%	6,203.91
Timber					
105. 1T1	15.49	0.96%	24,780	1.27%	1,599.74
106. 1T	102.69	6.36%	164,305	8.41%	1,600.01
107. 2T1	23.56	1.46%	35,580	1.82%	1,510.19
108. 2T	517.19	32.01%	713,260	36.52%	1,379.11
109. 3T1	29.07	1.80%	34,160	1.75%	1,175.09
110. 3T	272.07	16.84%	311,725	15.96%	1,145.75
111. 4T1	71.42	4.42%	75,410	3.86%	1,055.87
112. 4T	584.19	36.16%	593,955	30.41%	1,016.72
113. Total	1,615.68	100.00%	1,953,175	100.00%	1,208.89
<hr/>					
Grass Total	7,736.13	74.49%	18,579,185	68.95%	2,401.61
CRP Total	1,033.79	9.95%	6,413,545	23.80%	6,203.91
Timber Total	1,615.68	15.56%	1,953,175	7.25%	1,208.89
<hr/>					
114. Market Area Total	10,385.60	100.00%	26,945,905	100.00%	2,594.54

**2017 County Abstract of Assessment for Real Property, Form 45
Compared with the 2016 Certificate of Taxes Levied Report (CTL)**

20 Cuming

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	250,903,180	272,769,830	21,866,650	8.72%	3,877,793	7.17%
02. Recreational	3,852,105	6,871,155	3,019,050	78.37%	0	78.37%
03. Ag-Homesite Land, Ag-Res Dwelling	74,833,835	79,816,895	4,983,060	6.66%	850,510	5.52%
04. Total Residential (sum lines 1-3)	329,589,120	359,457,880	29,868,760	9.06%	4,728,303	7.63%
05. Commercial	76,036,230	77,855,665	1,819,435	2.39%	2,640,455	-1.08%
06. Industrial	14,665,170	15,677,790	1,012,620	6.90%	0	6.90%
07. Total Commercial (sum lines 5-6)	90,701,400	93,533,455	2,832,055	3.12%	2,640,455	0.21%
08. Ag-Farmsite Land, Outbuildings	92,713,960	94,660,283	1,946,323	2.10%	3,481,085	-1.66%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	92,713,960	94,660,283	1,946,323	2.10%	3,481,085	-1.66%
12. Irrigated	367,158,455	371,295,115	4,136,660	1.13%		
13. Dryland	1,463,949,045	1,468,587,715	4,638,670	0.32%		
14. Grassland	90,270,145	87,024,505	-3,245,640	-3.60%		
15. Wasteland	435,170	548,505	113,335	26.04%		
16. Other Agland	43,395,310	42,208,820	-1,186,490	-2.73%		
17. Total Agricultural Land	1,965,208,125	1,969,664,660	4,456,535	0.23%		
18. Total Value of all Real Property (Locally Assessed)	2,478,212,605	2,517,316,278	39,103,673	1.58%	10,849,843	1.14%

2017 Assessment Survey for Cuming County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1 - summer time help.
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	267,830
7.	
8.	Amount of the total assessor's budget set aside for appraisal work:
	84,950 (appraiser salary- 68,000 +GIS-16,100 +%fuel- 400 +%lodging- 200 +mileage-250)
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	MIPS fees are in the general fund, \$3,000 is computer replacement
11.	Amount of the assessor's budget set aside for education/workshops:
	1,400
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	105.74

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS Version 3.0 + current updates
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and GIS Office Clerk
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	http://cuming.assessor.gisworkshop.com/#
7.	Who maintains the GIS software and maps?
	GIS Workshop- the counties GIS Clerk updates all map changes
8.	Personal Property software:
	MIPS version 3 (Online filing)

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?
	West Point, Wisner, Beemer, Bancroft
4.	When was zoning implemented?
	2001- Updated in 2015

D. Contracted Services

1.	Appraisal Services:
	N/A
2.	GIS Services:
	GIS Workshop
3.	Other services:
	MIPS

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Not at this time, we may consult with different appraisers for general information if needed
2.	If so, is the appraisal or listing service performed under contract?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2017 Residential Assessment Survey for Cuming County

1.	Valuation data collection done by:														
	Appraiser, Assessor and Office Clerk														
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="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>West Point - This is the county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Bancroft - Located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail.</td> </tr> <tr> <td style="text-align: center;">10</td> <td>Beemer - Located along Hwy 275 near the center of the county. There is no high school, no grocery and minimal retail.</td> </tr> <tr> <td style="text-align: center;">20</td> <td>Rural - Zoning requires 10 acres for new construction.</td> </tr> <tr> <td style="text-align: center;">25</td> <td>Wisner - Located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.</td> </tr> <tr> <td style="text-align: center;">30</td> <td>Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	West Point - This is the county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.	05	Bancroft - Located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail.	10	Beemer - Located along Hwy 275 near the center of the county. There is no high school, no grocery and minimal retail.	20	Rural - Zoning requires 10 acres for new construction.	25	Wisner - Located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.	30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
01	West Point - This is the county seat and the largest community in the county. It is located at the intersection of Hwy 32 & Hwy 275. There is a hospital, school system, many employers and is the regional market hub.														
05	Bancroft - Located along Hwy 51; has a public school, convenience store, some eating establishments and minimal retail.														
10	Beemer - Located along Hwy 275 near the center of the county. There is no high school, no grocery and minimal retail.														
20	Rural - Zoning requires 10 acres for new construction.														
25	Wisner - Located along Hwy 275; New public school, minimal retail, community centered around cattle feeding, very few non-ag related businesses.														
30	Lake front & golf course developments. Includes lake properties at Hidden Meadows, Stalp subdivision and Cottonwood Chimes. Also includes developments around Par Acres golf course.														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	<p>Cost approach - Using Cama system with Marshall & Swift Pricing.</p> <p>Comparable Sales approach - Using Cama system to find acceptable comps.</p> <p>Income approach - Gross income multiplier for rental properties.</p>														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	Physical depreciation tables are used from CAMA. The effective age is used to determine individual market values and is developed by using tables of sales. After implementing new costs, the county will make adjustments to economic depreciation for changes in the market.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Economic depreciation and effective age tables are developed for each valuation grouping.														
6.	Describe the methodology used to determine the residential lot values?														
	The county determines the values from a sales analysis of all residential lot sales broken down by neighborhood. Size of base lot plus excess acres.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	The county utilizes a discounted cash flow to determine values for subdivisions based on the number of sales, anticipated return, current sale prices and the absorption rate.														

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	2016	2013	2016	2016
	05	2014	2013	2014	2013
	10	2015	2013	2012	2012
	20	2014-2016	2013	2016	2014-2015
	25	2013	2013	2013	2012
	30	2015	2013	2015	2015
The rural reviews typically take 2 years to complete.					

2017 Commercial Assessment Survey for Cuming County

1.	Valuation data collection done by:			
	Appraiser, Assessor and Office Clerk			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	West Point - County seat and community hub for the area. Located at the intersection of highway 275 and highway 32. Commercial areas, larger employers, processing facilities and manufacturing.		
	02	Beemer, Wisner Located along highway 275 includes Bancroft which is located in the NE portion the county, and the rural commercial parcels. Limited commercial activity. Most is related to the ag industry.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The county utilizes the cost, income and comparable sales approaches to value. The county uses the three approaches to reconcile the fair market value of the property.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Unique properties are valued using the same methods as other commercial properties in the county. In addition, the county looks for unique property sales from real estate agents, appraisers and the state sales file. These comparable sales are used to create a statewide comparable sales value. This value is reconciled with the other values to determine the market value.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	The physical depreciation tables are from Marshall & Swift based on 50 year, 30 year, 20 year and 15 year life. The effective age is determined by the appraiser from a combination of the actual age and physical depreciation derived from similar commercial properties that have sold. Economic depreciation is determined from the local market.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	The county does not develop individual depreciation tables for each valuation grouping, but does develop economic depreciation tables for each group.			
6.	Describe the methodology used to determine the commercial lot values.			
	The methodology used to determine commercial lot values is the same as the process used to determine residential lot values.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2015	2014	2015
	02	Various	Various	Various

Valuation Group 02 dates:

Bancroft Dep 2014, Cost 2014, Lot study 2014, Inspection 2013

Beemer Dep 2014, Cost 2014, Lot study 2014, Inspection 2014

Wisner Dep 2015-2016 Cost 2014, Lot study 2013, Inspection 2012, 2015

Rural Range 4-6 Dep 2011, Cost 2012. Lot study 2011, Inspection 2010

Rural Range 7 Dep 2015, Cost 2014, Lot study 2015, Inspection 2014

2017 Agricultural Assessment Survey for Cuming County

1.	Valuation data collection done by:																
	Appraiser, Assessor and Office Clerk																
2.	List each market area, and describe the location and the specific characteristics that make each unique.																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Mostly northeast part of county, Pender, Bancroft and Lyons and includes Beemer, which is in the middle of the county</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Area west of West Point and south of Beemer (Howells, Dodge, West Point)</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Majority is Wisner school district, northwest of county, more sandy soils.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">4</td> <td>Southeast portion of the county, West Point and Hooper, Scribner and Oakland, Craig east and north, some sandy areas</td> <td style="text-align: center;">2015-2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Mostly northeast part of county, Pender, Bancroft and Lyons and includes Beemer, which is in the middle of the county	2015-2016	2	Area west of West Point and south of Beemer (Howells, Dodge, West Point)	2015-2016	3	Majority is Wisner school district, northwest of county, more sandy soils.	2015-2016	4	Southeast portion of the county, West Point and Hooper, Scribner and Oakland, Craig east and north, some sandy areas	2015-2016
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>															
1	Mostly northeast part of county, Pender, Bancroft and Lyons and includes Beemer, which is in the middle of the county	2015-2016															
2	Area west of West Point and south of Beemer (Howells, Dodge, West Point)	2015-2016															
3	Majority is Wisner school district, northwest of county, more sandy soils.	2015-2016															
4	Southeast portion of the county, West Point and Hooper, Scribner and Oakland, Craig east and north, some sandy areas	2015-2016															
3.	Describe the process used to determine and monitor market areas.																
	All sales are reviewed with the buyer and seller. Sales are reviewed for goodwill, personal property, 1031 exchanges, etc. All sales data is reviewed to determine if the data is correct(irrigation, crop acres, pasture acres, etc.). All sales are broken down by land classes and a cpi is developed from the sale. The sales analysis is used to monitor market area trends.																
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.																
	Each sale is verified for any unique characteristics and a questionnaire is utilized to determine if there are any anticipated use changes intended for the property.																
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?																
	The farm sites carry the same value as rural residential home sites. All rural market areas are the same. The suburban area around West Point is valued higher due to market and proximity to town.																
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.																
	The values for WRP parcels are determined from sales of similar properties in the county as well as sales in adjacent counties.																
	<i><u>If your county has special value applications, please answer the following</u></i>																
7a.	How many special valuation applications are on file?																
	40																
7b.	What process was used to determine if non-agricultural influences exist in the county?																
	Sales verification and questionnaires																
	<i><u>If your county recognizes a special value, please answer the following</u></i>																
7c.	Describe the non-agricultural influences recognized within the county.																

	Residential and Commercial development, as well as very limited recreational influence.
7d.	Where is the influenced area located within the county?
	Around the county seat of West Point
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Spreadsheet analysis along with sales verification.

CUMING COUNTY ASSESSOR'S OFFICE

Cherie Kreikemeier, Assessor
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West Point, NE 68788
(402) 372-6000 Fax (402) 372-6013
www.co.cuming.ne.us

Introduction

This Plan of Assessment is required by Law – Section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5, as amended by Neb. Laws 2005, LB 263, Section 9. Purpose: Submit plan to the County Board of Equalization on or before July 31 each year and the Department of Property Assessment & Taxation on or before October 31 each year. This is to be a 3-year plan.

General Description of Cuming County

Cuming County has a total population of 9,139 (2010 Census Bureau). Our 2016 abstract reports 3,303 parcels of Residential property, 57 parcels of Recreational property, 704 parcels as Commercial property, 10 parcels as Industrial property, and 4,690 parcels as Agricultural property. Cuming County also has 8exempt parcels, 21 TIF parcels, and 1 Nebraska Games & Parks parcel.

Cuming County has approximately 1322 Personal Property Schedules filed each year. We also have approximately 400 to 450 Homestead Exemption applications filed each year.

The Assessor's Office has 4 employees, in addition to the Assessor: 1 full-time appraiser, who is 95% in charge of the appraisal process; 1 deputy and 2 full time clerks, who are the all-around helpers. In addition to the all-around office work, Jenny Landholm is also the Personal Property clerk and Vicki Meirgerd is the GIS and Homestead Exemption clerk. Verdene Ortmeier retired September 2012, we have not filed her vacant position yet. We had just finished up a few big projects before she retired and hiring Lynette full time before she retired had helped us stay afloat. However the new MIPS software and the reappraisal requirements per Nebraska State Statute is making it very hard not to fill in the vacated position. The summer of 2015 and 2016 we had Haley Guenther and Katie Schuetze do some of the ground work for our reappraisal of the rural homes and some scanning and filing duties. We found this to be a big benefit. If need be we may hire a part time clerk. We all share in the responsibilities of collecting and processing information for the real estate, personal property, homestead exemptions, etc.

Education

The Assessor, Deputy and Appraiser will continue to attend mandated continuing education classes each year. The office employees attend classes and/or seminars as needed. These classes might include: GIS training, appraisal training, assessor's workshops, etc. Our office continues to take NIRMA classes offered on the internet.

Procedures Manual

Cuming County has a Policies and Procedures Manual which is updated on a continual basis. A copy for review is available in the Assessor's Office at all times.

Responsibilities

Record Maintenance

The Assessor's Office maintains a Cadastral Map in our office. It is kept up-to-date by the Assessor and GIS clerk. The background flight is a 1975 aerial photo, which is used, primarily, for ownership records. The actual acre determination is done using the current aerial imagery layer on the GIS (Geographic Information Systems) maps. Currently we are assessing the number of acres by previous records and/or survey records. There is a difference between deeded acres and GIS acres. We are currently using the deeded acres for assessment purposes. The Assessor's Office also updates and maintains the Irregular Tract Book for parcel splits. In September 2005, our office started with the GIS Workshop on updating our Cadastral Maps with the GIS system. We have all the parcels labeled, and land use is completed. Land use will continue to be updated as part of our 6 year review. We are using the GIS for split, transfer, etc. and have been updating the GIS Records as the legal descriptions change.

Property Record Cards

The Rural Property Record Cards were replaced in 1998 and the City Property Record Cards were replaced in 1990 and list 5 or more years of valuation information. In 2010 we developed a new property record card to replace the 1990 cards as we are running out of space for the current years' value. In 2011 we replaced the current residential, commercial and exempt property record cards for the Villages of Bancroft, Beemer and Wisner. The City of West Point residential cards were replaced for the 2012 tax year. The Wisner commercial cards were also replaced for the 2012 tax year. In order to make enough room for the transition of new city property record cards, we invested in storage boxes and placed the 1980 –through 1997 rural property cards and the city cards up to 1989 in the downstairs vault. We are also in the process of scanning our assessor sheets of the rural parcels to make more room for the more current years sheets. In the summer of 2010 we scanned assessor sheets from 2000 to 2004, in 2013 we scanned the 2005 and 2006, 2007 and 2008 rural sheets, and we scanned the 2008, 2009 and 2010 rural sheets in 2015, and 2011 sheets in 2016, 2012 sheets in 2017. The 2013 assessor sheets were scanned before we inserted them and the 2014 and 2015 were saved electronically with our new MIPS software. In 2016 thru 2019 we plan on scanning the 1987-2007 rural house and outbuilding sheets. With our 2016 summer help we were able to update the rural property record cards, each range is in a separate color folder, we designed our own property record cards. The 1998-2015 property record cards were scanned and attached to the corresponding parcel number in MIPS 3.0 and eventually will be stored in the basement vault. In 2016 we also started scanning the house & outbuilding worksheets through 2011. Once the worksheets are scanned they will be able to be shredded.

Report Generation

The Assessor timely files all reports due to the proper Government Entities:

Abstract – Due March 19 –Personal Property Abstract – July 20,

Certification of Values – Due to subdivision August 20

School District Taxable Value report – Due August 25

3-Year Plan of Assessments –Due July 31 to County Board, October 31 to PAD

Certificate of Taxes Levied – Due December 1

Generate Tax Roll – Deliver to Treasurer by November 22

Homestead Exemption Tax Loss Report – November 22

Tax List Corrections – On an as needed basis

Filing Homestead Exemption Applications

Accept Homestead Applications – after Feb 1 and on\before June 30

Send approved Homestead Exemption Applications to Tax Commissioner-Due August 1

Filing Personal Property

Accept Personal Property Schedules on or before May 1

Apply 10% penalty if filed after May 1 and by June 30th.

Apply 25% penalty if filed on or after July 1st

Centrally Assessed Value

Review valuations certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list in an excel program.

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 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, we work with the Clerk's office.

Real Property

The assessor's office has discontinued utilizing the CAMA 2000 computer program in 2015. CAMA 2000 implemented the Marshall & Swift pricing system and 2009 was the last updated pricing we used in the CAMA 2000. We have used this program to develop the cost approach and sales comparison approach for all residential properties up through 2014. Digital photos are taken during inspections, reviews, and pickup. These photos are then labeled by parcel and stored in MIPS version 2.5. The linking of these digital photos allows us to print digital photos on our sales files and with the property record card. MIPS continue to make updates on the new CAMA program, which we have implemented. The new version cannot print out our new property record cards and the capability to run comparable sales will hopefully continue to get better. The 2014 and 2015 abstract and school reports were generated with the MIPS new version 2.0. The 2015 tax book and CTL will be generated using the MIPS version 2.5. In 2016 MIPS has upgraded to the 3.0 version. We are using 2013 pricing for house values.

All commercial buildings, agricultural buildings, and anything not priced in CAMA 2000 were manually priced using the 2009 Marshall & Swift pricing manual For tax year 2013 we started a reappraisal of the rural outbuildings in all townships except Sherman and St. Charles, (they will be done for 2014 tax year) updating to the 2012 Marshall & Swift pricing. We will update Marshall & Swift for the Commercial and Ag buildings to 2013- 2014 pricing for the 2015 assessment. Data is entered into Excel spreadsheets to create information/pricing sheets for the properties. We develop the cost, sales comparison, and income approach for commercial properties. Depreciation tables are developed based upon sales for the agricultural properties.

Our review process consists of physical inspections, review sheets, digital photos, aerial flights and interior inspections (if possible). Any improvements, changes, or discrepancies are corrected by measuring/remeasuring, collecting data; taking digital photos, comparing the data and entering that data into our computer database/updating our property record card files with updated information. If the property owner is not present, we leave a questionnaire (door hanger) for the property owner to fill out and return to our office or they may call our office with the information. If there continues to be

questions, we will set up an appointment to review the property again. We also get information from newspaper listings, sales reviews, broker information, personal knowledge, etc., before placing a value on a parcel.

Our pick-up work is started in late fall and continues until the March deadline for the abstract filing. We use building permits, property owner information sheets, and in-field sightings for adding properties to the property valuation rolls. Our inspections are similar to the reviews, except we provide the property owner (who has reported their improvements) with a written notice that we will be inspecting properties in their township, village, or city. We ask those property owners to call us to set up an appointment. This allows us to schedule our inspections in an orderly fashion and allows the property owner to schedule the appointments around their schedules. The properties, where the owner doesn't schedule an appointment, are inspected as we are in the neighborhood or the area. We also obtain limited information from our Zoning Administrator and Personal Property Schedules.

Sales Review

The Assessor's Office does an in-house sales review. This process includes comparing our property record card file, with any information we obtain during our sales review, and the Property Tax Sales File for any discrepancies. These discrepancies might affect the sale and ultimately the value placed on that property and similar properties.

We use a verification questionnaire which is done by phone, mail or if possible, in person. We visit with either the seller, the buyer or even the broker or lawyer for information pertaining to that particular sale.

County Board of Equalization

The Assessor and Appraiser attend County Board of Equalization meetings for valuation protests. We review the properties in question a second time and spend lots of valuable time on these extra issues. The Assessor reports any tax corrections and over, under and/or omitted property to the County Board of Equalization.

TERC

The Assessor and Appraiser spend lots of valuable time in preparing information for TERC Hearings, plus there is lots of extra expense in defending our values. TERC hearings take lots of valuable time away from the office. The Assessor prepares for the TERC Statewide Equalization hearings if applicable to the county to defend values and/or implement orders of the TERC

CUMING COUNTY'S 3-YEAR ASSESSMENT PLAN 2017-2019

Rural Residential

(In 2010 we completed the process of implementing the 2009 Marshall & Swift pricing and reappraising all rural residences and rural buildings using the aerial imagery photos. During the revaluation process we sent out verification sheets to the property owners in 16 townships. The verification sheets for the rural residential included, but are not limited to: review of home, review of buildings information, and a GIS photo and corresponding land use sheet. These review sheets allow the land owner to verify that we have the correct information about their property. The resulting data

collected is inputted and corrected for the homes, outbuildings, and land. The sketches will be checked, and the photos will be printed and attached in the CAMA 2000 system.) In the summer of 2015 we continued our 6 year review with the same process as we did in 2010- see above, except we are using the MIPS version 2.5 (updated to 3.0 in 2016) software and using 2013 Marshall & Swift pricing. We were able to implement the current GIS land use in 4 townships for the 2011 tax year and finished the rest of the townships (Wisner, Beemer, Elkhorn, Sherman, & St. Charles) for the 2012 tax year. In assessment year 2014 we reviewed the land use for Range 7 using the 2012 FSA flight. Range 6 was reviewed for the 2015 tax year using the 2012 FSA flight. Range 5 will be done in 2016 (Elkorhn and Monterey will be done in 2017 tax year); and Range 4 in 2017, hopefully using more current FSA aerial flights as they come available. During this process we are also asking the property owner to verify CRP acres.

We completed the revaluation of the rural buildings using an Excel spreadsheet that we have developed with the Marshall & Swift 2009 pricing for 2010 tax year. 2015 assessment will use the 2013-2014 Marshall & Swift pricing. The Excel program allows us to enter data pertaining to each outbuilding, including the cost, RCN, and depreciation. The values are entered and a Cost approach and Comparable sales approach are developed for every rural residential property.

We took aerial imagery photos (oblique photos) in the year 1994, 2000, 2006 and 2012 and we are scheduled for a flight in 2017-2018. We were disappointed in the quality of the 2012 imagery; GIS Workshop made some adjustments to the photos to help with the quality. There were also a number of photos missing and/or not user friendly for our appraisal needs. We have received the retaken photos in 2013. In assessment year 2013, we implemented the rural outbuilding reappraisal with the aid of the 2012 area oblique's photos in all townships except St. Charles and Sherman, which were finished for the 2014 assessment year. At this time we will also implement Marshall & Swift 2012 pricing for the rural outbuildings. The rural homes required a market adjustment of 2% for assessment year 2013. Increasing the house site, site and shelterbelt values kept the 2014 and 2016 ratios within range. Rural house and outbuildings Marshall & Swift pricing was updated to 2013-2014. Rural reappraisal is started for 2017 tax assessment; this includes adjusting depreciation for age of outbuildings. In 2017 – 2019 we plan to continue to monitor market values and add any new improvements and/or remodeling.

Urban Residential

We updated the Marshall & Swift pricing on all residential properties for 2010 assessment year (using the 2009 Marshall & Swift pricing). 2015 we have started utilizing the 2013 Marshall & Swift pricing in the new MIPS 2.5 version (updated to 3.0 in 2016). We continue to monitor the issue of the newer ranch style homes selling higher and the older run down homes selling lower than what our assessed values are. We have been working with this issue at the time of each reappraisal. We will determine if any adjustments are necessary at that time.

Beemer's last inspection, and pictures were taken summer of 2012 (last inspected 2006 for 2007 assessment year, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year), and implemented in the 2013 assessment year. Next inspection and reappraisal planned for 2018 or 2019. 2015 updated Marshall & Swift pricing to 2013.

Wisner's last inspection and digital pictures in 2012 were implemented for assessment year 2014 reappraisal, (inspected 2006, 2009 assessment year reappraisal, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for 2019-2020.

West Point last inspection and digital pictures in 2011 for 2012 reappraisal, (reappraisal in assessment year 2006, 2009 pricing in 2010 assessment year, market adjustment in 2011 assessment year). Next inspection and reappraisal planned for 2017 or 2018. 2015 updated Marshall & Swift pricing to 2013.

Bancroft's last digital photos in 2013 for 2014 assessment year reappraisal, (inspected 2007, 2009 pricing in 2010 assessment year, 2011 reappraisal). Next inspection and reappraisal planned for 2019 or 2020. 2015-updated Marshall & Swift pricing to 2013.

In 2012 West Point's and Wisner's excess lots and their values were reviewed. Bancroft and West Point lots were reviewed for the 2015 assessment year. West Point has 4 new subdivision, will monitor. 2016 assessed new addition lot values.

The residential properties values and ratios are monitored on a yearly basis and may need to be revalued to stay within required ratios.

Commercial Property

West Point's commercial properties reappraisal with the 2013-2014 Marshall & Swift pricing was done for the 2016 tax year, pictures were taken in 2015. Previous reappraisal was in tax year 2010, and pictures were taken in 2011, (assessment year 2006 TERC 6% increase, 2007 pictures, assessment year 2009 market adjustment). Next inspection and reappraisal planned 2021-2020.

Wisner's pictures were taken in 2012 and information sheets sent out, with reappraisal implemented for assessment year 2014, (2006 pictures, assessment year 2009 reappraisal). Next inspection and reappraisal planned 2018-2019.

Beemer's last pictures taken in 2012 and information sheets sent out and implemented in assessment year 2013 reappraisal (pictures in 2006, assessment year 2007 reappraisal, assessment year 2011 new pricing and analysis). Next inspection and reappraisal planned 2017-2018.

Bancroft is being reappraised for assessment year 2015, with digital pictures and review sheets in 2013, (pictures taken 2007, assessment year 2011 new pricing and analysis) Next inspection and reappraisal planned for 2018-2019.

In 2011, we rearranged our Excel commercial sheets to improve their readability. The commercial properties are reappraised using cost, comparable sales (if available), and income approach (if applicable and if we receive adequate income and expense information). In 2016 we sketched the West Point commercial in the MIPS 3.0 program. Will start sketching Beemer commercial properties in 2017, and then Wisner and Bancroft.

Agricultural Property

GIS Workshop will be updating our aerial oblique flights of rural properties in the fall –spring of 2017 and 2018. Previous GIS aerial flights were in 1994, 2000 and 2006, 2012. (retakes in winter/spring 2013) The proposed cost is \$23,000. This cost is to be divided into two equal payments. We feel this is an important tool for equalization of properties (adding buildings that may not be reported, removing buildings that have been removed or are falling over) and providing evidence in eliminating disagreements with property owners. The oblique pictures are also used to help comply with 6 year inspection requirement and are used as site plan. (Buildings are numbered according to rural building excel program)

The office continues the process of updating the cadastral maps to a Geographic Information System (GIS). For the 2010 assessment year we implemented the GIS land use in 6 townships and for the 2011 assessment year we implemented the GIS land use in Logan, Grant, Cleveland and Blaine Townships and finished the remaining townships for the 2012 tax year. After reviewing the properties with the GIS, a copy of the results were mailed to the property owner for review (at the same time we mailed out property/building review sheets). GIS was used to determine intensive use areas (feedlots/lagoon areas) during their revaluation. We have found the GIS to be especially helpful in parcel splits (especially metes & bounds), new subdivisions, replats, etc. for correctly valuing properties. Our dependence on the program has grown to the point where the public is a custom to coming in and being able to see their property lines with the area flight and parcel layer... The GIS has cleared up quite a few difficult situations for a number of people. We continue to notice that improvements have been assessed on the incorrect parcels. Recreational land/river properties (trees, river, bluffs, waste, swamp, etc.) will be the most difficult area to revalue (most landowners feel it should not be valued since it doesn't generate revenue). We were able to review the land along the flooded Elkhorn River with the use of the GIS and information from the property owners for the 2011 tax year. We will need to continue to monitor this area and those values. We developed a soil code for the damaged crop ground; it is similar to our sandy soil values. As it comes back into production (removing river sand, trees, etc.) we will need to revalue it. The flooded parcels are being reviewed with the 2014 FSA flight for tax year 2015 and 2016. In 2012 removed the flood discount on tree areas. We had planned to review the Elkhorn River crop land with new FSA 2013 flight for the 2014 tax year. (Sept. 2013 – was notified that there will not be an FSA 2013 flight and maybe not until 2015) This may affect our 6 year plan of reviewing intensive use, recreation, site and farm ground. Review of Land Use: Range 4- 2017, Range 5-2016, Range 6-2015 and Range 7-2014. This may change depending on time available.

We completed the land use data entry for the 2012 assessment year. We believe the GIS will be very beneficial for not only our office, but other county offices as well (i.e. zoning, roads dept, E911, civil defense, and the sheriff's dept). We are very appreciative for the funding of this project. Our GIS and parcel information is on the WEB in 2015.

Our agricultural land values are monitored on a yearly basis, using our sales file. We also monitor the land use (i.e. irrigated, dryland, pasture, etc) using FSA aerial photography layer, inspections, and property owner provided information. We have developed sales files on agricultural land, feedlots, confinement hog buildings, and recreation land. This data & research often provides significant insight into these properties. The knowledge received in reviewing the properties is quite useful in our continued monitoring of the valuations. One example of this insight is depreciation tables being developed for the rural buildings. Another example of this monitoring is the need to review older hog confinement buildings (especially the < 500 head finishing units, and <2500 sow confinement units). We have completed a reappraisal of all farm buildings for assessment year 2013 in all townships except Sherman and St. Charles which will be done for the assessment year 2014. This reappraisal included 2012 Marshal & Swift pricing on outbuildings. We will use the 2013-2014 Marshal & Swift pricing for the outbuildings in Range 4 thru 7 for assessment year 2015. To continue to obtain a fair depreciation due to wear and tear we will adjust depreciation for out buildings for tax year 2017.

The State of Nebraska has released a new Soil Survey that will need to be implemented in 2017 tax year. In 2010 we implemented the new Soil Conversion and symbols. With the high land values and the new soil codes, we believe it is more important than ever to be very detail oriented with our

sales file. The unique property characteristics that we are monitoring include: sand spots, alkali spots, wetlands, areas prone to flooding, river/recreational properties, Wetlands Reserve Program, and properties with inaccessible areas. These characteristics are being monitored to determine if any market adjustment is necessary. This will slow up the valuation process of agricultural land, but we want to be as fair and equitable as possible.

Each year we have a significant amount of pickup work (nearly 600 parcels / year). As we inspect a property for new improvements or removal of any improvements, we make a complete inspection of the entire property for any changes. We would rather revalue the property at the same time, rather than returning to the property and irritating the property owner again. (We have enough problems with that, as it is). This does slow up the pickup process significantly, but we feel this is necessary to maintain accurate records.

Cuming County is a very progressive and prosperous agricultural county. The cost of the improvements in the county has increased quite a bit with inflation. Along with those improvements, we have seen the sale of properties, within the county, continue to be very strong and agricultural values have increased significantly over the past few years. This indicates a continual need to monitor the assessed values on an annual basis, as they will also be increasing dramatically. There has not been as much irrigated acres added the last couple of years due to the NRD restrictions. In addition, our office has identified numerous cattle yard improvements, such as yards, bunks, lagoons, etc. (most of this is due to DEQ requirements).

Assessment Software 2014-2017

Our office was forced to change or update our MIPS software by January 1, 2014. MIPS are in the process of developing their own mass appraisal software. We feel at this time their software is lacking in some of the valuable tools and features that the previous CAMA 2000 system allowed us to use. We are also exploring Van Guard Appraisal Systems out of Iowa. They are also a respected appraisal company. Their appraisers would also be able to help us with unique properties, if need be. The process of checking that all records transfer from our current system to the new system will require the whole office to be involved and this may cause some of the planned assessment projects to be adjusted. The MIPS software will have an update to 2.5 version in late summer of 2014, which we have upgraded to. They are still working on the comparable sale program. We still do not feel the MIPS version 2.5 is user friendly and does not allow us to be as precise as we would like to be. In 2016 MIPS has upgraded to the 3.0 version. It appears that our computers are running slower and sometimes we have problems getting into our programs. We feel this may be a technical issue and may need to update our computer system. We are hoping that the new server situation (fall 2016) with the Clerk and other offices will help our computers to be faster. 2017-2018 we should be upgrading a couple computers.

Overview

All of the plans listed above for our 3-year assessment process are goals that have been established by the Assessor and her appraisal staff. They are all still contingent on time, state mandates, help and monies budgeted for these years. We would like to also stress that **this is a plan and may need to be changed at any time to address priority issues.**

Our County Board has continued to be very cooperative in allowing the Assessor's Office the equipment and monies needed to keep current in our assessment process. We are quite appreciative of their support and hope to live up to their expectations and ours. Our office realizes how important our job is to correctly value properties for both the property owners and the taxing entities. We work very hard to implement any process that might improve our ability to value all properties fairly and equitably.

Valuing properties is a very important, difficult, and time consuming task, for these reasons it is important to retain good quality employees. Employees of the Assessor's office often need to be knowledgeable about many topics that may impact the assessment process. Since there is **not** a lot of time to spare it is important to avoid employee turnover and retain knowledgeable employees. Because of the importance of the employees to the assessment process, employee salaries account for a majority of the Assessor's budget.

We continue to try and cross train employees to be able to complete co-workers duties in case of emergencies. The staff is doing a very good job and we feel we are moving forward in every aspect of the office. We hope someday to be caught up, but with the requirements of the office, the technology changes, and the real estate market continually changing, we know that this is nearly impossible.

Respectfully submitted,

Cherie Kreikemeier
Cuming County Assessor's Office

Date: June 24th, 2016
Updated: October 6, 2016

CUMING COUNTY ASSESSOR'S OFFICE

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March 1, 2017

Nebraska Department of Revenue
Property Assessment Division
301 Centennial Mall South
P.O. Box 98919
Lincoln, NE 68508

Our method of determining Greenbelt values for Cuming County, Nebraska is as follows:

The Greenbelt area in Cuming County is located adjacent to West Point City to the eastern city limits and is monitored by the City of West Point.

The uninfluenced values are derived from the sales file and equalized with the surrounding lands, using 69-75% of the indicated market values. This is done on a yearly basis, just as is the valuing of agricultural land.

The values are derived from the sales file and equalized to the surrounding market values of land. This is also done on a yearly basis at the time the agricultural land is valued.

Cherie J. Kreikemeier
Cuming County Assessor