2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTATOR

CUSTER COUNTY

NEBRASKA
Good Life. Great Service.
DEPARTMENT OF REVENUE

Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Custer 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 Custer 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,

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

cc: Connie Braithwaite, Custer County Assessor

Property Assessment Division
Ruth A Sorensen, Administator
revenue.nebraska.gov/PAD

PO Box 98919
Lincoln, Nebraska 68509-8919
PHONE 402-471-5984 FAX 402-471-5993

Table of Contents

2018 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 statewide sales file that contains all arm's-length transactions as required by Neb. Rev. Stat. § 77-1327. From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

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 (PRD) and Coefficient of Variation (COV). 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 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% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

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 mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited 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 groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review 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.

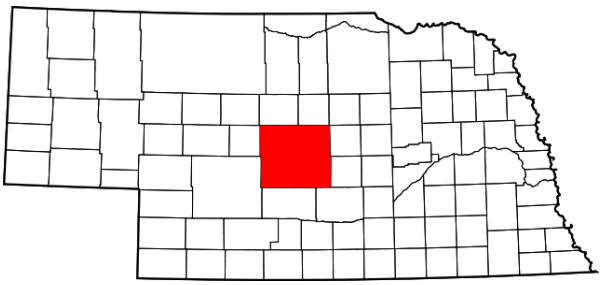
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified 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.

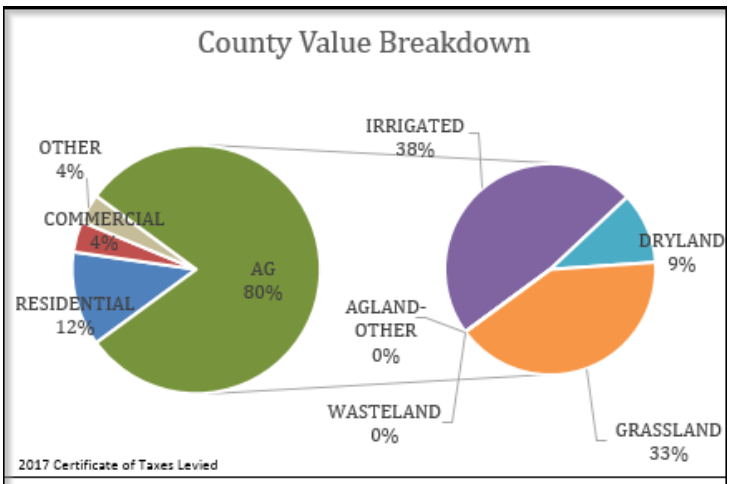
Further information may be found in Exhibit 94

County Overview

With a total area of 2,576 miles, Custer County had 10,807 residents, per the Census Bureau Quick Facts for 2016, a slight population decline from the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Custer County are located in and around Broken Bow, the county seat. According to the latest information available from the U.S. Census Bureau, there were 397 employer establishments with total employment of 2,952.



NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE

	2007	2017	*Change*
ANSELMO	159	145	*-8.8%*
ANSLEY	520	441	*-15.2%*
ARNOLD	630	597	*-5.2%*
BERWYN	134	83	*-38.1%*
BROKEN BOW	3,503	3,559	*1.6%*
CALLAWAY	637	574	*-9.9%*
COMSTOCK	110	93	*-15.5%*
MASON CITY	178	171	*-3.9%*
MERNA	391	363	*-7.2%*
OCONTO	141	151	*7.1%*
SARGENT	649	525	*-19.1%*

Agricultural land is the main contributor to the valuation base. Grassland makes up a majority of the land in the county. Custer County is included in both the Central Platte and Lower Loup Natural Resources Districts (NRD). When compared against the top crops of the other counties in Nebraska, Custer County ranks first in corn for grain. In value of sales by commodity group, Custer County ranks third in grains, and fourth in cattle and calves (USDA AgCensus).

2018 Residential Correlation for Custer County

Assessment Actions

Residential properties in Broken Bow and the Village of Berwyn were reviewed with on-site inspections by the county assessor's office, as were the improvements in four rural townships including Broken Bow Township, Berwyn, East Custer, and Elk Creek. In Custer County, improvements are reappraised in the same year the inspection work is completed. Cost tables and depreciation tables are updated, as are land values if needed. Lot models were not adjusted in Broken Bow this year, because there updated for the 2017 assessment year. For the remainder of the residential class, only routine maintenance was completed.

Description of Analysis

Custer County's residential market has six economically unique markets, based local amenities including school systems and proximity to Broken Bow, or other large towns with employment opportunities.

Valuation Group	Description
1	Broken Bow
2	Callaway
3	Ansley, Arnold & Merna
4	Anselmo, Mason City, Oconto, & Sargent
5	Berwyn & Comstock
6	Rural

Analysis of the statistical profile indicates that the median and weighted mean are nearly identical, while the mean is above the range. The qualitative statistics are also quite high. The county has a number of low-dollar sales affecting the mean and the qualitative statistics, as those low-dollar sales are removed, all three measures improve while the median is minimally impacted. This analysis supports the use of the median as a reliable indicator of the level of value within the class.

SALE PRICE *						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Low $ Ranges_____						
Less Than 5,000	10	197.24	283.48	237.59	89.68	119.31
Less Than 15,000	35	146.70	201.20	173.82	67.14	115.75
Less Than 30,000	68	118.30	161.97	133.79	58.28	121.06
__Ranges Excl. Low $__						
Greater Than 4,999	283	97.16	106.35	95.89	22.22	110.91
Greater Than 14,999	258	96.53	100.35	95.22	16.97	105.39
Greater Than 29,999	225	96.01	97.41	94.54	13.97	103.04

The majority of valuation work occurred within the City of Broken Bow this year. Review of the sales file and the County's Abstract of Assessment, Form 45 Compared to the CTL indicate that the property value affected the sales file and the county population similarly.

Review of the valuation groups outside of Broken Bow indicated that Valuation Group 5 did not contain a large enough sample to measure the level of value. Valuation Group 5 represents the smallest villages in the county, which were both inspected and revalued in 2017 and 2018.

Valuation Groups 2, 3, and 6 are within the range, but Valuation Group 2 and 3 have COD and PRDs that are somewhat above the range. Valuation Group 2 has one extreme low-dollar sale affecting the COD, PRD, and median by nearly 20 percentage points. These valuation groups represent villages with populations of 350-600 residents, and the amount of dispersion in these samples is typical for small towns markets. All four of the villages represented in Valuation Groups 2 and 3 have increased at an annualized rate of four to five percent per year over the past decade, which is just slightly lower than residential parcels in Broken Bow have increased, supporting that assessments have kept up with the market.

Valuation Group 4 is slightly above the range at 101%, with a COD of 62%. As low-dollar sales are removed from the sample, the qualitative measures improve and the median stabilizes around 98-99%, supporting that this valuation group is assessed near the upper end of the acceptable range. A statistical profile of this valuation group is included in the appendices of this report. Based on the analysis, all residential improvements are assessed within the acceptable range.

Assessment Practice Review

For the residential class, the Division's annual assessment practices review focuses on how sales data is submitted and qualified in the state sales file, a comparison of sold and unsold properties is done to ensure values are uniformly distributed, and a review of all aspects of the valuation process is also completed.

Custer County has a history of accurately submitting sales data in a timely manner to the state sales file. Sale utilization rates have improved over the past four years and have stabilized at about 70%. Review of the sales indicated that the county typically does not complete sale verification until late in the assessment process. Earlier review of sales data would provide the county and the Division with a cleaner preliminary review of statistical measures; however, ultimately the sales used for the measurement of the class represented an unbiased sample of arm's-length sales. The Division will work with the county assessor to ensure an earlier sales verification process.

Comparison of valuation changes on sold and unsold properties within the residential class supports that the values were uniformly established in 2017. The county complies with the physical inspection and review requirements, and just completed a review cycle that began in 2013. All residential parcels are reviewed on-site by the part-time lister. Cost, depreciation, and land value tables are all updated at the time of the physical inspection.

Review of the valuation group utilized within the class supported that properties have been adequately grouped based on general economic characteristics. The valuation groups are structured based on characteristics that impact the housing market including employment opportunities, local amenities, including medical facilities, and school systems.

2018 Residential Correlation for Custer County

Equalization and Quality of Assessment

Based on the statistical analysis, along with all other information available, and the review of assessment practices, all valuation groups have been assessed at an acceptable level. As described, the median in Valuation Group 4 is impacted by low-dollar outliers. The county complies with generally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	128	97.33	104.57	99.18	12.02	105.43
02	25	99.17	136.89	95.47	55.88	143.39
03	57	93.49	102.61	85.03	32.90	120.68
04	43	100.78	143.82	98.47	62.33	146.05
05	5	105.43	104.34	100.19	10.40	104.14
06	35	96.60	102.02	96.10	19.24	106.16
_____ALL_____	293	97.39	112.39	96.03	28.31	117.04

Level of Value

Based on the review of all available information, the level of value of residential property in Custer County is 97%.

2018 Commercial Correlation for Custer County

Assessment Actions

Stanard Appraisal was hired to complete the commercial reappraisal for the current assessment year of villages and rural commercial parcels. The reappraisal consisted of on-site inspections of the commercial property. Land valuations were updated in the Village of Ansley. All improvement values were updated. Within Broken Bow, only routine maintenance was completed.

Description of Analysis

There are five valuation groups to classify the commercial properties located within Custer County. The vast majority of commercial activity congregates in or around Broken Bow. The villages are grouped based on similar economic characteristics.

Valuation Group	Description
1	Broken Bow
2	Arnold, Merna
3	Callaway, Ansley
4	Mason City, Sargent
5	Anselmo, Berwyn, Comstock, Oconto

Overall, commercial property in Custer County is valued at an acceptable level. The median and weighted mean correlate closely and are stable as outliers are removed. The mean, COD, and PRD are all heavily impacted by low-dollar sales. The removal of low-dollar sales does not significantly affect the median, but does improve the qualitative statistics.

SALE PRICE * RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Low $ Ranges_____						
Less Than 5,000	2	264.70	264.70	264.49	00.11	100.08
Less Than 15,000	7	171.04	218.69	177.08	55.43	123.50
Less Than 30,000	18	110.49	155.28	124.16	51.89	125.06
__Ranges Excl. Low $__						
Greater Than 4,999	52	97.79	114.98	98.17	28.12	117.12
Greater Than 14,999	47	97.20	105.90	97.63	19.93	108.47
Greater Than 29,999	36	96.06	103.14	96.86	19.55	106.48

The County Abstract of Assessment for Real Property, Form 45 Compared with the 2017 CTL indicates that the commercial class increased about 7%. These numbers are heavily impacted by three tax increment financing (TIF) projects that were paid off and placed on the tax rolls this year. When these figures are removed, the county abstract increased about 3%, excluding growth, because of the reappraisal work. The 3% change correlates well to the amount of change in sales within the statistical sample, supporting that assessments are uniform within the class.

No valuation groups, outside of Valuation Group 1, contains a sufficient sample of sales. Valuation Group 3 contained the largest sample with ten sales, and a median of 131%. Outliers in the small sample have a profound effect on the statistics. Removal of a single ratio on either side of the median shifts the midpoint as much as twenty percentage points, showing the unreliability and volatility of these sales. Although there are insufficient sales in all the small valuation groups, examination of changes over a ten-year period does display logical results, with the smallest villages increasing at a rate of 1-2% per year, while the mid-size villages of increased 3-5% per year, with Broken Bow increasing at rate of 7% per year. Based on the review of all available information, commercial assessments are within the acceptable range.

Assessment Practice Review

In the commercial class, the Division's annual assessment practice review is focused on the qualification of sales, analysis to ensure sold and unsold parcels are similarly appraised, as well as a review of all aspects of the valuation process.

In the commercial class, the county's utilization of sales has improved in recent years, and stabilized at about 55%. Review of sales information indicated that the county does not complete the sales qualification process until late in the assessment year. Earlier verification would enhance both the county and the Division's ability to analyze preliminary statistics earlier in the year; ultimately, only arm's-length sales were used for the measurement of commercial property.

Review of inspection history indicates the county complies with cyclical review requirements. Inspection work is typically done by the contracted appraiser, but in recent years, the county staff has participated in the review process as well. The on-site inspections include interior reviews and interviews with the property owners where permitted. Land and improvement values are updated at time of inspection. The Division's review of sold and unsold properties supported the value was uniformly applied to both sold and unsold parcels.

The final aspect of review includes analyzing the valuation groups to ensure they represent areas that are defined by common economic factors. The county groups property based on the economic influences including the number of active businesses, and the demand for commercial property.

Equalization and Quality of Assessment

Only Broken Bow contains a sufficient sample of sales; however, the analysis supports that assessments of the commercial property are within the acceptable range. The county complies with generally accepted mass appraisal standards.

2018 Commercial Correlation for Custer County

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	29	95.85	104.67	96.78	22.36	108.15
02	8	99.16	152.64	111.46	56.06	136.95
03	10	131.28	137.10	104.43	32.82	131.28
04	5	104.32	104.23	106.63	09.14	97.75
05	2	179.86	179.86	101.02	47.34	178.04
_____ALL_____	54	98.03	120.52	98.29	33.32	122.62

Level of Value

Based on the review of all available information, the level of value of commercial property in Custer County is determined to be 98% of market value.

2018 Agricultural Correlation for Custer County

Assessor Actions

Physical inspection of agricultural improvements was completed in four townships. These include Broken Bow, Berwyn, East Custer, and Elk Creek Townships. Cost and depreciation tables are updated at the time of the physical review. Only routine maintenance was completed in the rest of the county.

A sales study of vacant land was completed and the county assessor decreased irrigated land in Market Area 1 by 5% and left all other values unchanged.

Description of Analysis

Custer County uses four different market areas based on geographic characteristics. The actions taken by the county assessor for the current assessment year parallel the general movement of the market in this region of the state, which has been flat to slightly declining. The resulting values are comparable to all adjoining counties. Review of the statistical profile indicates an acceptable level of value for agricultural property in the county. The coefficient of dispersion (COD) is slightly high, but is reflective of the declining agricultural market in the three-year study period.

DATE OF SALE * RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Study Yrs_____						
01-OCT-14 To 30-SEP-15	17	61.58	74.74	72.65	30.43	102.88
01-OCT-15 To 30-SEP-16	17	70.34	75.09	65.76	20.23	114.19
01-OCT-16 To 30-SEP-17	9	88.28	89.04	84.61	16.50	105.24

Only Market Areas 1 and 5 contain a sufficient number of sales, and both are within the acceptable range. Review of the statistics by majority land use indicate that most of them do not have a sufficient number of sales. The large group is Market Area 1 grassland with 11 sales that is slightly outside the acceptable range. These sales are heavily weighted toward the oldest year of the study period; only three of the sales have occurred in the two newer years; all three sales are within or above the acceptable range. A statistical profile of these grassland sales can be found in the appendices of this report. Custer County's grassland value are lower than the adjoining counties; however, this relationship has been the trend for a number of years. None of the adjoining counties increased grassland values this year; Buffalo County decreased grassland values by 10%. Based on the analysis and the current trend in the agricultural market, all agricultural land in the county is assessed within the acceptable range.

Assessment Practice Review

Within the agricultural class, the Division's annual assessment practice review focuses on sales qualification, classification, and valuation of agricultural lands including the use of market areas, and the assessment of agricultural homes and outbuildings.

2018 Agricultural Correlation for Custer County

The county has a history of utilizing approximately 50-55% of agricultural land sales yearly; this amount is typical for the agricultural class. Review of the data indicates that sales are qualified without a bias, and that all sales with known special factors were removed per Directive 16-3.

The county inspects agricultural improvements in conjunction with rural residential properties; all properties have been inspected within the past five assessment years. At the time of a review, cost and depreciation tables are updated on the properties. The county utilizes Marshall & Swift costing for all outbuildings. Farm home sites are valued the same as rural residential home sites and farm homes are depreciated using the same tables that rural residential properties use.

All rural land is periodically reviewed for land use; the county will closely examine parcels less than 30 acres that are not in common use with adjoining properties for agricultural use. If the primary use of the land is not agricultural, the property is typically classified and valued as rural residential land. The county has five market areas drawn based on soil type and topography, but for a number of years, Market Areas 4 and 5 have been valued using the same schedule of values. In the Division's analysis, these areas have been consolidated for measurement purposes. The county and the Division annually study the market to determine the validity of the agricultural market areas; to date no changes appear to be warranted.

Equalization and Quality of Assessment

Agricultural outbuildings are valued using transparent valuation methodologies and are updated within the six-year appraisal cycle. Agricultural homes are valued the same as rural residential homes, which have been measured to be within the acceptable range.

Where there are sufficient samples of sales, the statistics support that the county has achieved agricultural land assessments within the acceptable range. The county's adjustment was consistent with the market and resulted in values that are equalized both within the county and with adjoining comparable counties. The county complies with generally accepted mass appraisal standards.

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
_____Irrigated_____						
County	9	72.38	79.13	80.65	23.14	98.12
1	5	88.28	84.75	88.10	15.34	96.20
5	4	65.48	72.09	64.20	25.64	112.29
_____Dry_____						
County	2	73.00	73.00	78.27	28.93	93.27
1	2	73.00	73.00	78.27	28.93	93.27
_____Grass_____						
County	23	70.34	73.81	65.01	21.40	113.54
1	11	68.42	70.34	67.44	14.92	104.30
2	2	64.07	64.07	64.17	10.27	99.84
3	2	71.72	71.72	63.02	25.22	113.81
5	8	75.33	81.56	64.36	30.29	126.72
_____ALL_____	43	71.55	77.87	71.98	25.13	108.18

2018 Agricultural Correlation for Custer County

Level of Value

Based on the review of all available information, the level of value of agricultural property in Custer County is 72%.

2018 Opinions of the Property Tax Administrator for Custer 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	**97**	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	**98**	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	**72**	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 6th day of April, 2018.

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary

for Custer County

Residential Real Property - Current

Number of Sales	293	Median	97.39
Total Sales Price	$26,039,196	Mean	112.39
Total Adj. Sales Price	$26,039,196	Wgt. Mean	96.03
Total Assessed Value	$25,006,117	Average Assessed Value of the Base	$68,622
Avg. Adj. Sales Price	$88,871	Avg. Assessed Value	$85,345

Confidence Interval - Current

95% Median C.I	96.02 to 98.97
95% Wgt. Mean C.I	93.30 to 98.76
95% Mean C.I	104.82 to 119.96
% of Value of the Class of all Real Property Value in the County	9.23
% of Records Sold in the Study Period	6.24
% of Value Sold in the Study Period	7.76

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	307	96	96.17
2016	319	97	97.07
2015	289	94	93.58
2014	273	95	94.50

2018 Commission Summary

for Custer County

Commercial Real Property - Current

Number of Sales	54	Median	98.03
Total Sales Price	$5,232,544	Mean	120.52
Total Adj. Sales Price	$5,232,544	Wgt. Mean	98.29
Total Assessed Value	$5,142,814	Average Assessed Value of the Base	$185,481
Avg. Adj. Sales Price	$96,899	Avg. Assessed Value	$95,237

Confidence Interval - Current

95% Median C.I	95.44 to 105.33
95% Wgt. Mean C.I	92.75 to 103.82
95% Mean C.I	102.32 to 138.72
% of Value of the Class of all Real Property Value in the County	4.44
% of Records Sold in the Study Period	6.46
% of Value Sold in the Study Period	3.32

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	54	96	95.52
2016	51	96	96.21
2015	52		94.29
2014	50	0	95.10

21 Custer

RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales :	293	MEDIAN :	97	COV :	58.84
Total Sales Price :	26,039,196	WGT. MEAN :	96	STD :	66.13
Total Adj. Sales Price :	26,039,196	MEAN :	112	Avg. Abs. Dev :	27.57
Total Assessed Value :	25,006,117				
Avg. Adj. Sales Price :	88,871	COD :	28.31	MAX Sales Ratio :	689.00
Avg. Assessed Value :	85,345	PRD :	117.04	MIN Sales Ratio :	22.11

95% Median C.I. : 96.02 to 98.97

95% Wgt. Mean C.I. : 93.30 to 98.76

95% Mean C.I. : 104.82 to 119.96

Printed:3/23/2018 12:43:58PM

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-15 To 31-DEC-15	42	97.98	115.47	97.12	30.62	118.89	56.00	279.52	95.63 to 103.78	76,726	74,519
01-JAN-16 To 31-MAR-16	21	96.62	108.07	95.21	19.22	113.51	73.41	305.70	92.92 to 107.44	110,820	105,516
01-APR-16 To 30-JUN-16	33	97.99	99.63	88.84	15.85	112.15	42.80	228.15	94.57 to 100.72	84,991	75,510
01-JUL-16 To 30-SEP-16	53	97.49	107.42	95.31	19.52	112.71	54.15	250.24	94.66 to 101.08	103,795	98,931
01-OCT-16 To 31-DEC-16	40	101.05	105.03	100.24	16.76	104.78	54.96	193.40	96.16 to 104.00	98,499	98,738
01-JAN-17 To 31-MAR-17	28	96.07	99.64	91.40	24.58	109.02	43.38	210.24	81.18 to 108.75	70,032	64,011
01-APR-17 To 30-JUN-17	31	96.02	117.66	94.06	41.61	125.09	22.11	570.18	91.42 to 102.58	78,865	74,180
01-JUL-17 To 30-SEP-17	45	94.75	137.62	101.20	53.85	135.99	55.42	689.00	92.82 to 100.48	85,288	86,309
_____Study Yrs_____											
01-OCT-15 To 30-SEP-16	149	97.51	108.06	94.41	21.83	114.46	42.80	305.70	95.93 to 99.45	92,990	87,791
01-OCT-16 To 30-SEP-17	144	96.65	116.89	97.88	35.22	119.42	22.11	689.00	94.89 to 100.19	84,609	82,815
_____Calendar Yrs_____											
01-JAN-16 To 31-DEC-16	147	97.99	105.11	95.39	18.08	110.19	42.80	305.70	96.42 to 100.16	99,136	94,561
_____ALL_____	293	97.39	112.39	96.03	28.31	117.04	22.11	689.00	96.02 to 98.97	88,871	85,345

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	128	97.33	104.57	99.18	12.02	105.43	57.94	263.41	96.17 to 99.00	93,106	92,343
02	25	99.17	136.89	95.47	55.88	143.39	53.06	604.30	83.75 to 121.83	61,702	58,906
03	57	93.49	102.61	85.03	32.90	120.68	22.11	292.92	89.15 to 103.14	66,923	56,905
04	43	100.78	143.82	98.47	62.33	146.05	42.80	689.00	93.15 to 113.46	40,315	39,697
05	5	105.43	104.34	100.19	10.40	104.14	87.58	119.31	N/A	30,700	30,758
06	35	96.60	102.02	96.10	19.24	106.16	56.00	223.52	92.26 to 100.99	196,497	188,833
_____ALL_____	293	97.39	112.39	96.03	28.31	117.04	22.11	689.00	96.02 to 98.97	88,871	85,345

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	279	97.49	110.45	95.86	26.46	115.22	22.11	604.30	96.01 to 99.00	88,984	85,303
06											
07	14	96.61	151.10	99.48	65.00	151.89	67.32	689.00	88.01 to 162.11	86,621	86,175
_____ALL_____	293	97.39	112.39	96.03	28.31	117.04	22.11	689.00	96.02 to 98.97	88,871	85,345

21 Custer

RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales :	293	MEDIAN :	97	COV :	58.84
Total Sales Price :	26,039,196	WGT. MEAN :	96	STD :	66.13
Total Adj. Sales Price :	26,039,196	MEAN :	112	Avg. Abs. Dev :	27.57
Total Assessed Value :	25,006,117				
Avg. Adj. Sales Price :	88,871	COD :	28.31	MAX Sales Ratio :	689.00
Avg. Assessed Value :	85,345	PRD :	117.04	MIN Sales Ratio :	22.11

95% Median C.I. :	96.02 to 98.97	
95% Wgt. Mean C.I. :	93.30 to 98.76	
95% Mean C.I. :	104.82 to 119.96	
		Printed:3/23/2018 12:43:58PM

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000	10	197.24	283.48	237.59	89.68	119.31	62.95	689.00	81.34 to 604.30	2,690	6,391
Less Than 15,000	35	146.70	201.20	173.82	67.14	115.75	62.95	689.00	115.63 to 210.24	7,654	13,304
Less Than 30,000	68	118.30	161.97	133.79	58.28	121.06	22.11	689.00	108.86 to 148.84	14,529	19,439
__Ranges Excl. Low $__											
Greater Than 4,999	283	97.16	106.35	95.89	22.22	110.91	22.11	305.70	95.94 to 98.87	91,916	88,135
Greater Than 14,999	258	96.53	100.35	95.22	16.97	105.39	22.11	272.70	95.58 to 97.83	99,889	95,118
Greater Than 29,999	225	96.01	97.41	94.54	13.97	103.04	42.80	223.52	94.82 to 97.16	111,339	105,264
__Incremental Ranges__											
0 TO 4,999	10	197.24	283.48	237.59	89.68	119.31	62.95	689.00	81.34 to 604.30	2,690	6,391
5,000 TO 14,999	25	129.06	168.29	166.70	49.16	100.95	71.63	305.70	115.63 to 205.38	9,640	16,069
15,000 TO 29,999	33	105.43	120.36	118.90	33.30	101.23	22.11	272.70	97.28 to 140.69	21,821	25,945
30,000 TO 59,999	57	101.31	110.42	108.48	20.15	101.79	57.94	190.77	98.06 to 107.44	44,536	48,311
60,000 TO 99,999	65	96.49	93.69	93.75	10.45	99.94	42.80	123.46	94.65 to 98.14	77,008	72,192
100,000 TO 149,999	49	93.15	91.03	91.31	12.51	99.69	53.06	223.52	90.86 to 94.95	125,594	114,677
150,000 TO 249,999	45	96.16	95.15	95.30	10.21	99.84	54.15	128.87	93.08 to 98.89	183,393	174,774
250,000 TO 499,999	9	92.26	87.92	88.83	10.63	98.98	59.98	103.13	77.47 to 100.99	344,489	306,012
500,000 TO 999,999											
1,000,000 +											
_____ALL_____	293	97.39	112.39	96.03	28.31	117.04	22.11	689.00	96.02 to 98.97	88,871	85,345

RESIDENTIAL IMPROVED **Type : Qualified**

Number of Sales :	43	Median :	101	COV :	88.12	95% Median C.I. :	93.15 to 113.46
Total Sales Price :	1,733,528	Wgt. Mean :	98	STD :	126.73	95% Wgt. Mean C.I. :	87.66 to 109.27
Total Adj. Sales Price :	1,733,528	Mean :	144	Avg.Abs.Dev :	62.82	95% Mean C.I. :	105.94 to 181.70
Total Assessed Value :	1,706,974						
Avg. Adj. Sales Price :	40,315	COD :	62.33	MAX Sales Ratio :	689.00		
Avg. Assessed Value :	39,697	PRD :	146.05	MIN Sales Ratio :	42.80		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2015 To 12/31/2015	7	100.78	132.57	105.72	46.29	125.40	63.12	279.52	63.12 to 279.52	38,486	40,687
01/01/2016 To 03/31/2016	3	110.59	174.58	135.99	59.76	128.38	107.44	305.70	N/A	14,543	19,776
04/01/2016 To 06/30/2016	4	89.46	112.47	72.13	53.87	155.93	42.80	228.15	N/A	49,000	35,346
07/01/2016 To 09/30/2016	5	97.49	125.25	109.42	36.33	114.47	81.34	250.24	N/A	14,000	15,318
10/01/2016 To 12/31/2016	7	98.09	91.92	83.25	18.75	110.41	54.96	116.84	54.96 to 116.84	32,100	26,722
01/01/2017 To 03/31/2017	6	109.13	102.94	108.13	16.10	95.20	71.63	128.35	71.63 to 128.35	36,033	38,963
04/01/2017 To 06/30/2017	5	158.63	241.18	103.12	88.02	233.88	79.55	570.18	N/A	80,900	83,421
07/01/2017 To 09/30/2017	6	84.69	198.26	99.30	144.18	199.66	62.95	689.00	62.95 to 689.00	51,517	51,155
_____Study Yrs_____											
10/01/2015 To 09/30/2016	19	100.78	133.04	97.08	48.90	137.04	42.80	305.70	88.23 to 191.89	30,475	29,585
10/01/2016 To 09/30/2017	24	101.05	152.36	99.17	72.78	153.64	54.96	689.00	81.19 to 119.72	48,104	47,703
_____Calendar Yrs_____											
01/01/2016 To 12/31/2016	19	98.09	118.07	86.90	39.63	135.87	42.80	305.70	85.76 to 116.20	28,123	24,440

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
04	43	100.78	143.82	98.47	62.33	146.05	42.80	689.00	93.15 to 113.46	40,315	39,697

whatIF

RESIDENTIAL IMPROVED — **Type : Qualified**

Number of Sales :	43	Median :	101	COV :	88.12	95% Median C.I. :	93.15 to 113.46
Total Sales Price :	1,733,528	Wgt. Mean :	98	STD :	126.73	95% Wgt. Mean C.I. :	87.66 to 109.27
Total Adj. Sales Price :	1,733,528	Mean :	144	Avg.Abs.Dev :	62.82	95% Mean C.I. :	105.94 to 181.70
Total Assessed Value :	1,706,974						
Avg. Adj. Sales Price :	40,315	COD :	62.33	MAX Sales Ratio :	689.00		
Avg. Assessed Value :	39,697	PRD :	146.05	MIN Sales Ratio :	42.80		

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
01	38	99.88	131.61	96.64	52.07	136.19	42.80	570.18	88.23 to 110.59	38,851	37,546
06											
07	5	128.35	236.63	108.95	108.65	217.19	84.31	689.00	N/A	51,440	56,045

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
Less Than 5,000	7	110.59	262.29	229.70	161.37	114.19	62.95	689.00	62.95 to 689.00	2,986	6,858
Less Than 15,000	16	154.37	221.10	199.56	84.89	110.79	62.95	689.00	85.76 to 302.52	6,021	12,015
Less Than 30,000	21	110.59	190.41	143.18	95.57	132.99	62.95	689.00	85.76 to 250.24	9,539	13,659
__Ranges Excl. Low $__											
Greater Than 4,999	36	99.88	120.79	96.87	40.11	124.69	42.80	305.70	88.23 to 113.46	47,573	46,082
Greater Than 15,000	27	98.09	98.03	92.52	20.63	105.96	42.80	187.01	84.31 to 105.46	60,637	56,102
Greater Than 30,000	22	98.53	99.35	92.63	21.30	107.25	42.80	187.01	84.31 to 107.44	69,691	64,552
__Incremental Ranges__											
0 TO 4,999	7	110.59	262.29	229.70	161.37	114.19	62.95	689.00	62.95 to 689.00	2,986	6,858
5,000 TO 14,999	9	191.89	189.07	191.21	44.37	98.88	71.63	305.70	85.76 to 302.52	8,381	16,025
15,000 TO 29,999	5	94.47	92.20	90.97	17.13	101.35	63.12	119.72	N/A	20,800	18,921
30,000 TO 59,999	12	104.08	110.72	107.65	22.22	102.85	59.52	187.01	85.07 to 128.35	40,392	43,483
60,000 TO 99,999	6	94.51	84.17	82.82	23.46	101.63	42.80	113.46	42.80 to 113.46	70,167	58,113
100,000 TO 149,999	1	93.15	93.15	93.15		100.00	93.15	93.15	N/A	100,000	93,148
150,000 TO 249,999	3	84.31	86.30	86.54	06.12	99.72	79.55	95.04	N/A	175,833	152,171
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											

whatIF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
VALUATION GROUPING	04	Total	Increase	0%

What IF

21 Custer

COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales :	54	MEDIAN :	98	COV : 56.60	95% Median C.I. : 95.44 to 105.33
Total Sales Price :	5,232,544	WGT. MEAN :	98	STD : 68.22	95% Wgt. Mean C.I. : 92.75 to 103.82
Total Adj. Sales Price :	5,232,544	MEAN :	121	Avg. Abs. Dev : 32.66	95% Mean C.I. : 102.32 to 138.72
Total Assessed Value :	5,142,814				
Avg. Adj. Sales Price :	96,899	COD :	33.32	MAX Sales Ratio : 482.32	
Avg. Assessed Value :	95,237	PRD :	122.62	MIN Sales Ratio : 45.45	*Printed:3/23/2018 12:44:00PM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-14 To 31-DEC-14	4	91.44	86.55	85.55	09.51	101.17	67.49	95.85	N/A	150,250	128,546
01-JAN-15 To 31-MAR-15	6	101.39	105.14	96.82	14.21	108.59	80.47	133.54	80.47 to 133.54	96,917	93,832
01-APR-15 To 30-JUN-15	5	94.13	101.77	95.77	08.27	106.27	93.86	129.60	N/A	115,000	110,134
01-JUL-15 To 30-SEP-15	3	95.44	99.35	106.53	08.25	93.26	89.49	113.11	N/A	120,000	127,838
01-OCT-15 To 31-DEC-15	5	100.18	113.84	98.84	18.26	115.18	90.85	154.10	N/A	103,950	102,740
01-JAN-16 To 31-MAR-16	8	104.29	117.69	104.13	26.15	113.02	66.30	210.14	66.30 to 210.14	75,912	79,046
01-APR-16 To 30-JUN-16	3	86.57	110.50	84.07	37.41	131.44	73.88	171.04	N/A	91,667	77,064
01-JUL-16 To 30-SEP-16	5	106.12	131.53	93.37	38.06	140.87	80.06	265.00	N/A	48,200	45,005
01-OCT-16 To 31-DEC-16	5	98.14	199.03	122.12	125.52	162.98	45.45	482.32	N/A	46,400	56,663
01-JAN-17 To 31-MAR-17	2	100.45	100.45	97.03	04.17	103.52	96.26	104.64	N/A	108,500	105,279
01-APR-17 To 30-JUN-17	1	100.23	100.23	100.23	00.00	100.00	100.23	100.23	N/A	790,000	791,854
01-JUL-17 To 30-SEP-17	7	114.86	132.61	104.48	34.23	126.92	81.91	264.40	81.91 to 264.40	33,286	34,778
_____Study Yrs_____											
01-OCT-14 To 30-SEP-15	18	95.05	99.11	94.99	11.27	104.34	67.49	133.54	93.26 to 104.32	117,639	111,742
01-OCT-15 To 30-SEP-16	21	103.24	119.04	97.52	29.13	122.07	66.30	265.00	94.72 to 126.14	78,240	76,299
01-OCT-16 To 30-SEP-17	15	100.23	148.30	103.88	60.95	142.76	45.45	482.32	95.07 to 155.41	98,133	101,945
_____Calendar Yrs_____											
01-JAN-15 To 31-DEC-15	19	97.92	105.63	98.75	13.52	106.97	80.47	154.10	93.86 to 120.79	107,171	105,836
01-JAN-16 To 31-DEC-16	21	103.24	139.32	101.22	53.41	137.64	45.45	482.32	94.72 to 155.94	64,538	65,328
_____ALL_____	54	98.03	120.52	98.29	33.32	122.62	45.45	482.32	95.44 to 105.33	96,899	95,237

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	29	95.85	104.67	96.78	22.36	108.15	45.45	274.16	90.85 to 103.24	153,422	148,475
02	8	99.16	152.64	111.46	56.06	136.95	95.73	482.32	95.73 to 482.32	28,850	32,155
03	10	131.28	137.10	104.43	32.82	131.28	80.47	264.40	81.91 to 171.04	39,000	40,726
04	5	104.32	104.23	106.63	09.14	97.75	89.49	126.14	N/A	29,800	31,777
05	2	179.86	179.86	101.02	47.34	178.04	94.72	265.00	N/A	6,750	6,819
_____ALL_____	54	98.03	120.52	98.29	33.32	122.62	45.45	482.32	95.44 to 105.33	96,899	95,237

21 Custer

COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales :	54	MEDIAN :	98	COV : 56.60	95% Median C.I. : 95.44 to 105.33
Total Sales Price :	5,232,544	WGT. MEAN :	98	STD : 68.22	95% Wgt. Mean C.I. : 92.75 to 103.82
Total Adj. Sales Price :	5,232,544	MEAN :	121	Avg. Abs. Dev : 32.66	95% Mean C.I. : 102.32 to 138.72
Total Assessed Value :	5,142,814				
Avg. Adj. Sales Price :	96,899	COD :	33.32	MAX Sales Ratio : 482.32	
Avg. Assessed Value :	95,237	PRD :	122.62	MIN Sales Ratio : 45.45	*Printed:3/23/2018 12:44:00PM*

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	133.54	133.54	133.54	00.00	100.00	133.54	133.54	N/A	37,500	50,076
03	53	97.92	120.28	98.03	33.29	122.70	45.45	482.32	95.07 to 105.33	98,020	96,089
04											
_____ALL_____	54	98.03	120.52	98.29	33.32	122.62	45.45	482.32	95.44 to 105.33	96,899	95,237

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Low $ Ranges_____											
Less Than 5,000	2	264.70	264.70	264.49	00.11	100.08	264.40	265.00	N/A	1,750	4,629
Less Than 15,000	7	171.04	218.69	177.08	55.43	123.50	94.72	482.32	94.72 to 482.32	6,143	10,878
Less Than 30,000	18	110.49	155.28	124.16	51.89	125.06	89.49	482.32	97.92 to 171.04	15,222	18,901
__Ranges Excl. Low $__											
Greater Than 4,999	52	97.79	114.98	98.17	28.12	117.12	45.45	482.32	95.07 to 104.64	100,559	98,722
Greater Than 14,999	47	97.20	105.90	97.63	19.93	108.47	45.45	274.16	94.66 to 104.32	110,416	107,801
Greater Than 29,999	36	96.06	103.14	96.86	19.55	106.48	45.45	274.16	93.86 to 100.23	137,737	133,406
__Incremental Ranges__											
0 TO 4,999	2	264.70	264.70	264.49	00.11	100.08	264.40	265.00	N/A	1,750	4,629
5,000 TO 14,999	5	155.41	200.28	169.33	59.29	118.28	94.72	482.32	N/A	7,900	13,377
15,000 TO 29,999	11	104.64	114.94	114.32	17.67	100.54	89.49	210.14	89.49 to 129.60	21,000	24,006
30,000 TO 59,999	12	111.33	127.48	126.62	30.47	100.68	81.91	274.16	95.07 to 154.10	43,625	55,237
60,000 TO 99,999	8	95.27	86.75	85.12	17.64	101.91	45.45	111.74	45.45 to 111.74	79,850	67,969
100,000 TO 149,999	2	87.75	87.75	87.04	08.76	100.82	80.06	95.44	N/A	121,250	105,532
150,000 TO 249,999	10	94.95	93.62	94.51	09.63	99.06	67.49	113.11	80.47 to 105.33	180,450	170,535
250,000 TO 499,999	3	90.85	92.51	92.55	03.76	99.96	88.21	98.46	N/A	319,749	295,912
500,000 TO 999,999	1	100.23	100.23	100.23	00.00	100.00	100.23	100.23	N/A	790,000	791,854
1,000,000 +											
_____ALL_____	54	98.03	120.52	98.29	33.32	122.62	45.45	482.32	95.44 to 105.33	96,899	95,237

21 Custer

COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

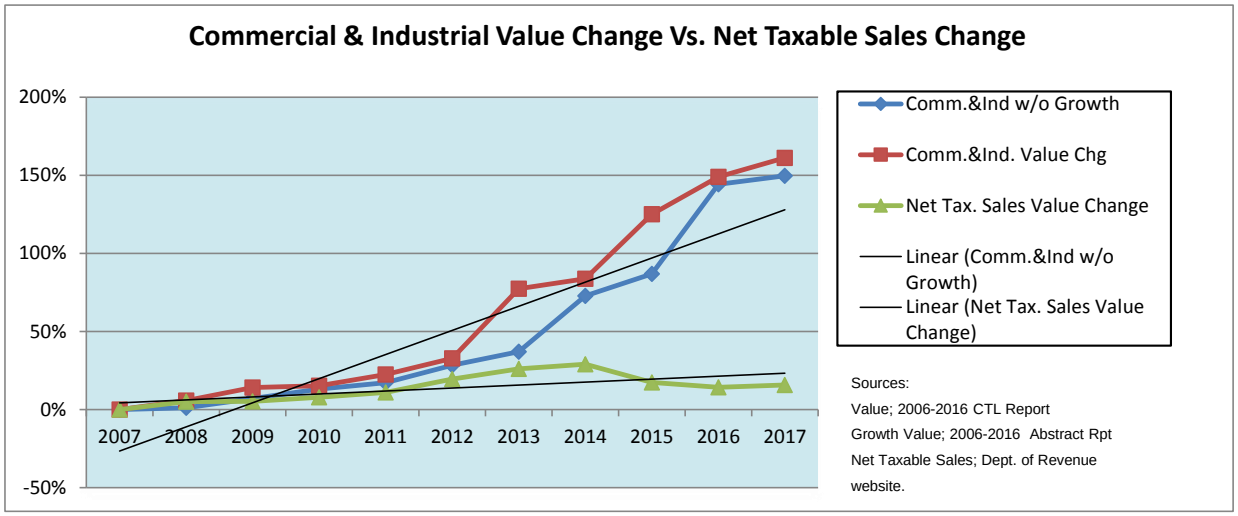
Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales :	54	MEDIAN :	98	COV : 56.60	95% Median C.I. : 95.44 to 105.33
Total Sales Price :	5,232,544	WGT. MEAN :	98	STD : 68.22	95% Wgt. Mean C.I. : 92.75 to 103.82
Total Adj. Sales Price :	5,232,544	MEAN :	121	Avg. Abs. Dev : 32.66	95% Mean C.I. : 102.32 to 138.72
Total Assessed Value :	5,142,814				
Avg. Adj. Sales Price :	96,899	COD :	33.32	MAX Sales Ratio : 482.32	
Avg. Assessed Value :	95,237	PRD :	122.62	MIN Sales Ratio : 45.45	*Printed:3/23/2018 12:44:00PM*

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
340	1	154.10	154.10	154.10	00.00	100.00	154.10	154.10	N/A	35,000	53,935
343	1	98.46	98.46	98.46	00.00	100.00	98.46	98.46	N/A	300,000	295,393
344	9	95.73	128.83	100.11	49.84	128.69	66.30	274.16	67.49 to 264.40	94,667	94,772
350	1	81.91	81.91	81.91	00.00	100.00	81.91	81.91	N/A	50,000	40,955
351	5	103.24	120.07	101.04	25.93	118.83	86.57	210.14	N/A	110,100	111,240
352	2	113.40	113.40	110.52	17.76	102.61	93.26	133.54	N/A	43,750	48,353
353	14	99.19	125.58	94.24	43.05	133.26	45.45	482.32	80.06 to 120.79	132,161	124,545
384	1	97.92	97.92	97.92	00.00	100.00	97.92	97.92	N/A	6,500	6,365
386	2	118.21	118.21	93.40	31.93	126.56	80.47	155.94	N/A	90,500	84,524
387	2	94.95	94.95	94.93	00.95	100.02	94.05	95.85	N/A	184,000	174,672
406	6	113.99	137.85	113.38	28.06	121.58	100.18	265.00	100.18 to 265.00	53,417	60,563
421	1	171.04	171.04	171.04	00.00	100.00	171.04	171.04	N/A	5,000	8,552
442	2	107.82	107.82	116.14	17.00	92.84	89.49	126.14	N/A	33,000	38,328
470	1	88.21	88.21	88.21	00.00	100.00	88.21	88.21	N/A	250,000	220,527
471	1	97.20	97.20	97.20	00.00	100.00	97.20	97.20	N/A	55,000	53,459
476	1	94.66	94.66	94.66	00.00	100.00	94.66	94.66	N/A	21,000	19,879
491	1	94.72	94.72	94.72	00.00	100.00	94.72	94.72	N/A	13,000	12,313
499	1	124.52	124.52	124.52	00.00	100.00	124.52	124.52	N/A	40,000	49,808
528	2	95.92	95.92	95.82	00.50	100.10	95.44	96.40	N/A	90,648	86,858
_____ALL_____	54	98.03	120.52	98.29	33.32	122.62	45.45	482.32	95.44 to 105.33	96,899	95,237



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	$ 53,807,703	$ 390,998	0.73%	$ 53,416,705	-	$ 84,183,995	-
2008	$ 56,850,813	$ 2,417,717	4.25%	$ 54,433,096	1.16%	$ 88,512,923	5.14%
2009	$ 61,362,153	$ 3,798,058	6.19%	$ 57,564,095	1.25%	$ 88,661,972	0.17%
2010	$ 62,016,021	$ 1,164,811	1.88%	$ 60,851,210	-0.83%	$ 90,807,944	2.42%
2011	$ 65,894,597	$ 2,817,027	4.28%	$ 63,077,570	1.71%	$ 93,422,072	2.88%
2012	$ 71,455,590	$ 2,392,367	3.35%	$ 69,063,223	4.81%	$ 100,655,831	7.74%
2013	$ 95,472,318	$ 21,698,853	22.73%	$ 73,773,465	3.24%	$ 106,188,797	5.50%
2014	$ 98,892,429	$ 5,917,537	5.98%	$ 92,974,892	-2.62%	$ 108,634,566	2.30%
2015	$ 121,121,620	$ 20,596,128	17.00%	$ 100,525,492	1.65%	$ 98,875,022	-8.98%
2016	$ 133,964,781	$ 2,567,352	1.92%	$ 131,397,429	8.48%	$ 96,227,974	-2.68%
2017	$ 140,550,666	$ 6,201,846	4.41%	$ 134,348,820	0.29%	$ 97,368,869	1.19%
Ann %chg	10.08%			**Average**	**1.92%**	**1.50%**	**1.57%**

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	1.16%	5.66%	5.14%
2009	6.98%	14.04%	5.32%
2010	13.09%	15.25%	7.87%
2011	17.23%	22.46%	10.97%
2012	28.35%	32.80%	19.57%
2013	37.11%	77.43%	26.14%
2014	72.79%	83.79%	29.04%
2015	86.82%	125.10%	17.45%
2016	144.20%	148.97%	14.31%
2017	149.68%	161.21%	15.66%

County Number	21
County Name	Custer

21 Custer

AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales :	43	MEDIAN :	72	COV : 31.10	95% Median C.I. : 64.57 to 84.22
Total Sales Price :	27,981,689	WGT. MEAN :	72	STD : 24.22	95% Wgt. Mean C.I. : 63.53 to 80.43
Total Adj. Sales Price :	27,981,689	MEAN :	78	Avg. Abs. Dev : 17.98	95% Mean C.I. : 70.63 to 85.11
Total Assessed Value :	20,140,859				
Avg. Adj. Sales Price :	650,737	COD :	25.13	MAX Sales Ratio : 162.47	
Avg. Assessed Value :	468,392	PRD :	108.18	MIN Sales Ratio : 47.01	*Printed:3/23/2018 12:44:02PM*

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Qrtrs_____											
01-OCT-14 To 31-DEC-14	5	58.57	66.40	58.99	25.32	112.56	47.76	105.37	N/A	653,008	385,215
01-JAN-15 To 31-MAR-15	5	61.55	63.55	60.97	10.28	104.23	52.04	72.38	N/A	554,410	338,043
01-APR-15 To 30-JUN-15	6	69.52	76.38	92.77	26.11	82.33	54.00	112.02	54.00 to 112.02	577,683	535,929
01-JUL-15 To 30-SEP-15	1	162.47	162.47	162.47	00.00	100.00	162.47	162.47	N/A	80,000	129,979
01-OCT-15 To 31-DEC-15	4	69.11	75.78	59.51	22.18	127.34	53.01	111.88	N/A	317,552	188,986
01-JAN-16 To 31-MAR-16	6	71.93	75.20	65.82	24.73	114.25	47.01	102.51	47.01 to 102.51	883,834	581,703
01-APR-16 To 30-JUN-16	5	70.64	71.11	66.81	10.19	106.44	57.49	84.97	N/A	1,164,240	777,867
01-JUL-16 To 30-SEP-16	2	83.31	83.31	71.33	22.49	116.80	64.57	102.04	N/A	138,430	98,748
01-OCT-16 To 31-DEC-16	2	103.40	103.40	105.65	13.15	97.87	89.80	117.00	N/A	359,500	379,807
01-JAN-17 To 31-MAR-17	2	88.93	88.93	88.46	00.73	100.53	88.28	89.58	N/A	1,160,000	1,026,098
01-APR-17 To 30-JUN-17	3	72.81	68.92	65.35	12.21	105.46	53.63	80.31	N/A	593,904	388,123
01-JUL-17 To 30-SEP-17	2	104.99	104.99	95.95	19.78	109.42	84.22	125.76	N/A	453,260	434,922
_____Study Yrs_____											
01-OCT-14 To 30-SEP-15	17	61.58	74.74	72.65	30.43	102.88	47.76	162.47	54.00 to 94.12	563,717	409,520
01-OCT-15 To 30-SEP-16	17	70.34	75.09	65.76	20.23	114.19	47.01	111.88	58.27 to 99.56	745,369	490,176
01-OCT-16 To 30-SEP-17	9	88.28	89.04	84.61	16.50	105.24	53.63	125.76	72.81 to 117.00	636,359	538,447
_____Calendar Yrs_____											
01-JAN-15 To 31-DEC-15	16	69.11	77.60	76.32	27.39	101.68	52.04	162.47	59.12 to 94.12	474,272	361,982
01-JAN-16 To 31-DEC-16	15	75.48	78.68	68.78	21.28	114.39	47.01	117.00	64.57 to 99.56	808,004	555,777
_____ALL_____	43	71.55	77.87	71.98	25.13	108.18	47.01	162.47	64.57 to 84.22	650,737	468,392

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	23	72.81	79.72	81.39	23.87	97.95	51.88	162.47	61.58 to 88.28	550,615	448,121
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	3	53.63	63.73	54.53	26.12	116.87	47.76	89.80	N/A	868,680	473,651
5	15	72.38	79.69	67.04	27.29	118.87	47.01	125.76	58.57 to 102.51	594,688	398,681
_____ALL_____	43	71.55	77.87	71.98	25.13	108.18	47.01	162.47	64.57 to 84.22	650,737	468,392

21 Custer

AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales :	43	MEDIAN :	72	COV : 31.10	95% Median C.I. : 64.57 to 84.22
Total Sales Price :	27,981,689	WGT. MEAN :	72	STD : 24.22	95% Wgt. Mean C.I. : 63.53 to 80.43
Total Adj. Sales Price :	27,981,689	MEAN :	78	Avg. Abs. Dev : 17.98	95% Mean C.I. : 70.63 to 85.11
Total Assessed Value :	20,140,859				
Avg. Adj. Sales Price :	650,737	COD :	25.13	MAX Sales Ratio : 162.47	
Avg. Assessed Value :	468,392	PRD :	108.18	MIN Sales Ratio : 47.01	*Printed:3/23/2018 12:44:02PM*

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	66.95	66.95	66.95	00.00	100.00	66.95	66.95	N/A	1,200,000	803,346
1	1	66.95	66.95	66.95	00.00	100.00	66.95	66.95	N/A	1,200,000	803,346
_____Dry_____											
County	1	94.12	94.12	94.12	00.00	100.00	94.12	94.12	N/A	366,000	344,497
1	1	94.12	94.12	94.12	00.00	100.00	94.12	94.12	N/A	366,000	344,497
_____Grass_____											
County	20	69.38	71.23	64.86	18.87	109.82	47.01	125.76	60.22 to 77.45	651,977	422,852
1	9	68.42	68.06	67.54	11.27	100.77	54.00	84.97	60.22 to 77.45	364,191	245,965
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	2	71.72	71.72	63.02	25.22	113.81	53.63	89.80	N/A	577,500	363,952
5	7	70.34	77.22	64.01	28.65	120.64	47.01	125.76	47.01 to 125.76	687,947	440,361
_____ALL_____	43	71.55	77.87	71.98	25.13	108.18	47.01	162.47	64.57 to 84.22	650,737	468,392

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	9	72.38	79.13	80.65	23.14	98.12	52.04	112.02	58.57 to 105.37	1,022,384	824,588
1	5	88.28	84.75	88.10	15.34	96.20	66.94	112.02	N/A	1,266,832	1,116,101
5	4	65.48	72.09	64.20	25.64	112.29	52.04	105.37	N/A	716,825	460,197
_____Dry_____											
County	2	73.00	73.00	78.27	28.93	93.27	51.88	94.12	N/A	293,000	229,322
1	2	73.00	73.00	78.27	28.93	93.27	51.88	94.12	N/A	293,000	229,322
_____Grass_____											
County	23	70.34	73.81	65.01	21.40	113.54	47.01	125.76	60.22 to 80.31	581,365	377,963
1	11	68.42	70.34	67.44	14.92	104.30	54.00	102.04	59.12 to 84.97	324,960	219,150
2	2	64.07	64.07	64.17	10.27	99.84	57.49	70.64	N/A	1,895,599	1,216,460
3	2	71.72	71.72	63.02	25.22	113.81	53.63	89.80	N/A	577,500	363,952
5	8	75.33	81.56	64.36	30.29	126.72	47.01	125.76	47.01 to 125.76	606,328	390,211
_____ALL_____	43	71.55	77.87	71.98	25.13	108.18	47.01	162.47	64.57 to 84.22	650,737	468,392

Custer County 2018 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Custer	1	n/a	5619	5315	4767	4502	4116	4096	4082	**4911**
Valley	1	n/a	5060	5060	4350	4110	4110	3360	3360	**4411**
Sherman	1	n/a	4435	4275	4275	4125	4125	4030	4026	**4177**
Buffalo	1	5825	5825	5575	5450	4676	5125	4700	4700	**5233**
Custer	2	n/a	1680	1861	1916	n/a	2026	2075	2076	**2056**
Blaine	1	n/a	2100	n/a	2100	2100	2100	2100	2100	**2100**
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	**3090**
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	**2100**
Custer	3	n/a	4379	3972	3729	3452	3341	2447	2450	**3288**
Loup	1	n/a	4000	4000	3400	3400	3000	3000	2000	**3330**
Garfield	1	n/a	4095	4095	3495	3495	3095	3095	2650	**3400**
Custer	4	n/a	4861	4457	3762	3481	3365	3154	2957	**3997**
Custer	5	n/a	4849	4449	3750	3464	3352	3139	2939	**4118**
Dawson	1	n/a	5044	4732	4276	3850	3592	3325	3135	**4666**
Lincoln	2	2500	2500	2461	2500	2500	2456	2491	2478	2484

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Custer	1	n/a	2589	2290	2165	2045	1865	1860	1855	**2152**
Valley	1	n/a	2150	2150	2150	2115	2115	2115	1980	**2096**
Sherman	1	n/a	2180	2070	2070	1960	1960	1850	1850	**1946**
Buffalo	1	2725	2725	2540	2540	2360	2250	2200	2200	**2403**
Custer	2	n/a	540	530	530	530	530	530	530	**532**
Blaine	1	n/a	720	n/a	n/a	n/a	720	720	720	**720**
Logan	1	1625	1625	1560	1560	1440	1440	1210	1210	**1440**
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**n/a**
Custer	3	n/a	1400	1390	1390	1380	1380	1375	1375	**1384**
Loup	1	n/a	925	n/a	925	865	780	780	780	**848**
Garfield	1	n/a	1700	1700	1490	1490	1240	1240	1165	**1389**
Custer	4	n/a	2095	1910	1610	1495	1445	1355	1275	**1666**
Custer	5	n/a	2095	1910	1610	1495	1445	1355	1275	**1692**
Dawson	1	n/a	2450	2205	2010	1995	1799	1555	1540	**1994**
Lincoln	4	n/a	2095	1910	1610	1495	1445	1355	1275	**1666**

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Custer	1	n/a	1221	1215	1215	1210	1210	1152	1113	**1127**
Valley	1	n/a	1401	1402	1362	1400	1317	1231	1258	**1267**
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	**1347**
Buffalo	1	1510	1510	1485	1465	1440	1420	1385	1370	**1394**
Custer	2	n/a	530	530	530	530	534	534	531	**531**
Blaine	1	n/a	720	720	720	720	720	570	570	**574**
Logan	1	525	525	525	525	525	525	525	525	**525**
Thomas	1	n/a	n/a	465	n/a	465	465	465	465	**465**
Custer	3	n/a	961	963	955	962	955	937	808	**843**
Loup	1	n/a	820	821	820	700	700	700	700	**701**
Garfield	1	n/a	1095	1095	1095	1010	1010	844	695	**753**
Custer	4	n/a	1070	1065	1065	1060	1060	987	853	**901**
Custer	5	n/a	1080	1066	1067	1066	1060	1051	994	**1006**
Dawson	1	n/a	1830	1570	1400	1315	1210	1175	1170	**1218**
Lincoln	4	n/a	1070	1065	1065	1060	1060	987	853	**901**

County	Mkt Area	CRP	TIMBER	WASTE
Custer	1	n/a	n/a	50
Valley	1	1313	1289	251
Sherman	1	1391	n/a	90
Buffalo	1	n/a	625	400
Custer	2	n/a	n/a	26
Blaine	1	n/a	n/a	25
Logan	1	n/a	n/a	15
Thomas	1	#N/A	n/a	150
Custer	3	n/a	n/a	40
Loup	1	854	n/a	100
Garfield	1	919	n/a	194
Custer	4	n/a	n/a	50
Custer	5	n/a	n/a	50
Dawson	1	n/a	n/a	50
Lincoln	4	n/a	n/a	351

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.

CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.

AGRICULTURAL **Type : Qualified**

Number of Sales :	11	Median :	68	COV :	19.75	95% Median C.I. :	59.12 to 84.97
Total Sales Price :	3,574,563	Wgt. Mean :	67	STD :	13.89	95% Wgt. Mean C.I. :	61.51 to 73.36
Total Adj. Sales Price :	3,574,563	Mean :	70	Avg.Abs.Dev :	10.21	95% Mean C.I. :	61.01 to 79.67
Total Assessed Value :	2,410,645						
Avg. Adj. Sales Price :	324,960	COD :	14.92	MAX Sales Ratio :	102.04		
Avg. Assessed Value :	219,150	PRD :	104.30	MIN Sales Ratio :	54.00		

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Qrtrs_____											
10/01/2014 To 12/31/2014	1	68.42	68.42	68.42		100.00	68.42	68.42	N/A	554,750	379,546
01/01/2015 To 03/31/2015	3	61.55	64.44	62.37	06.14	103.32	60.22	71.55	N/A	314,667	196,255
04/01/2015 To 06/30/2015	4	60.35	63.04	63.27	10.74	99.64	54.00	77.45	N/A	308,525	195,209
07/01/2015 To 09/30/2015											
10/01/2015 To 12/31/2015											
01/01/2016 To 03/31/2016											
04/01/2016 To 06/30/2016	1	84.97	84.97	84.97		100.00	84.97	84.97	N/A	280,000	237,912
07/01/2016 To 09/30/2016	1	102.04	102.04	102.04		100.00	102.04	102.04	N/A	50,000	51,021
10/01/2016 To 12/31/2016											
01/01/2017 To 03/31/2017											
04/01/2017 To 06/30/2017	1	72.81	72.81	72.81		100.00	72.81	72.81	N/A	511,713	372,565
07/01/2017 To 09/30/2017											
_____Study Yrs_____											
10/01/2014 To 09/30/2015	8	61.57	64.24	64.00	08.95	100.38	54.00	77.45	54.00 to 77.45	341,606	218,643
10/01/2015 To 09/30/2016	2	93.51	93.51	87.56	09.13	106.80	84.97	102.04	N/A	165,000	144,467
10/01/2016 To 09/30/2017	1	72.81	72.81	72.81		100.00	72.81	72.81	N/A	511,713	372,565
_____Calendar Yrs_____											
01/01/2015 To 12/31/2015	7	61.55	63.64	62.88	08.64	101.21	54.00	77.45	54.00 to 77.45	311,157	195,657
01/01/2016 To 12/31/2016	2	93.51	93.51	87.56	09.13	106.80	84.97	102.04	N/A	165,000	144,467

what IF

AGRICULTURAL **Type : Qualified**

Number of Sales :	11	Median :	68	COV :	19.75	95% Median C.I. :	59.12 to 84.97
Total Sales Price :	3,574,563	Wgt. Mean :	67	STD :	13.89	95% Wgt. Mean C.I. :	61.51 to 73.36
Total Adj. Sales Price :	3,574,563	Mean :	70	Avg.Abs.Dev :	10.21	95% Mean C.I. :	61.01 to 79.67
Total Assessed Value :	2,410,645						
Avg. Adj. Sales Price :	324,960	COD :	14.92	MAX Sales Ratio :	102.04		
Avg. Assessed Value :	219,150	PRD :	104.30	MIN Sales Ratio :	54.00		

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
1	11	68.42	70.34	67.44	14.92	104.30	54.00	102.04	59.12 to 84.97	324,960	219,150

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Grass_____											
County	9	68.42	68.06	67.54	11.27	100.77	54.00	84.97	60.22 to 77.45	364,191	245,965
1	9	68.42	68.06	67.54	11.27	100.77	54.00	84.97	60.22 to 77.45	364,191	245,965
_____ALL_____											
10/01/2014 To 09/30/2017	11	68.42	70.34	67.44	14.92	104.30	54.00	102.04	59.12 to 84.97	324,960	219,150

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg.Adj.SalePrice	Avg.AssdValue
_____Grass_____											
County	11	68.42	70.34	67.44	14.92	104.30	54.00	102.04	59.12 to 84.97	324,960	219,150
1	11	68.42	70.34	67.44	14.92	104.30	54.00	102.04	59.12 to 84.97	324,960	219,150
_____ALL_____											
10/01/2014 To 09/30/2017	11	68.42	70.34	67.44	14.92	104.30	54.00	102.04	59.12 to 84.97	324,960	219,150

what IF

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Strata Heading	Strata	Change Value	Change Type	Percent Change
80%MLU By Market Area	Grass_1	Total	Increase	0%

What IF

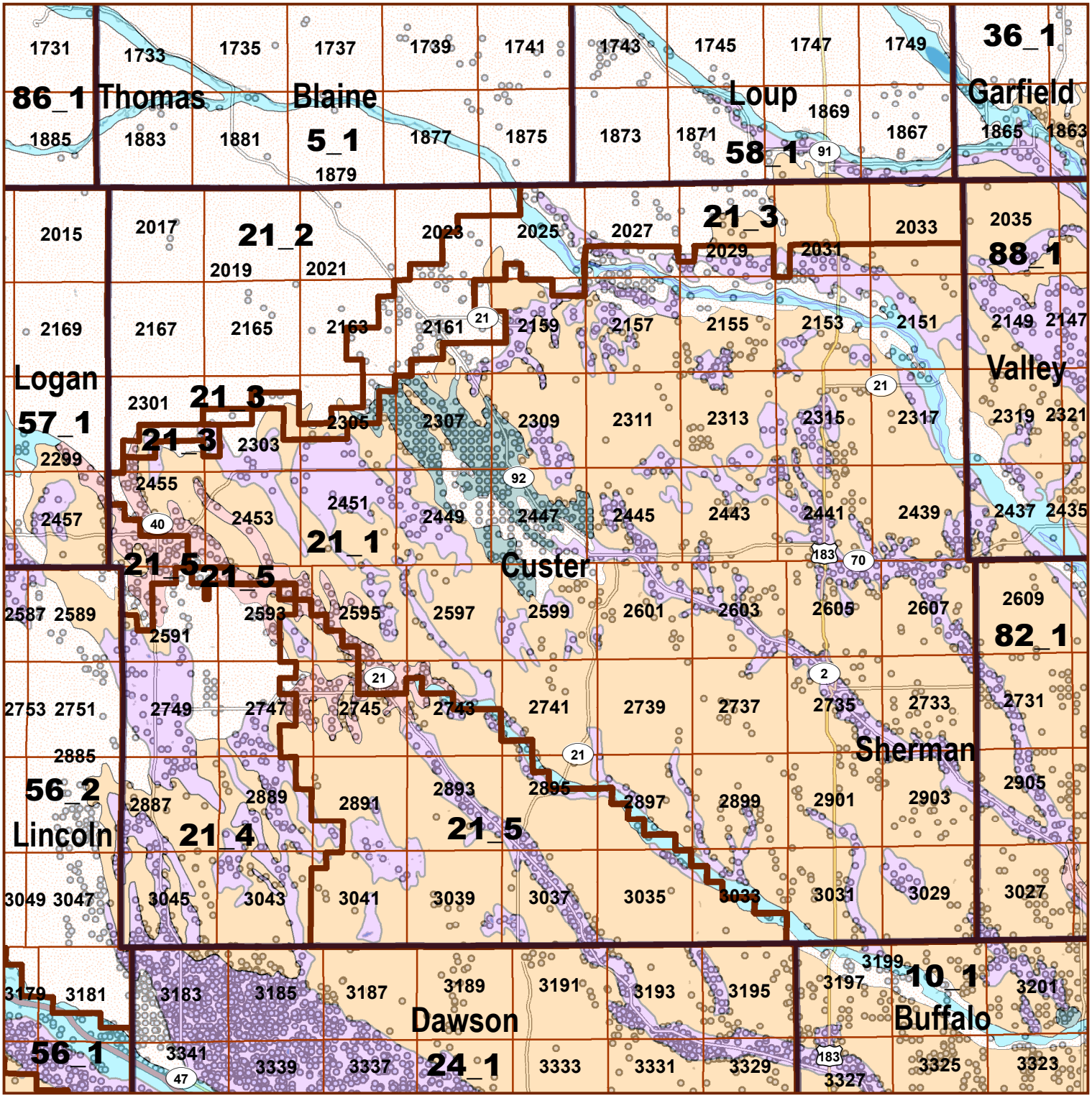
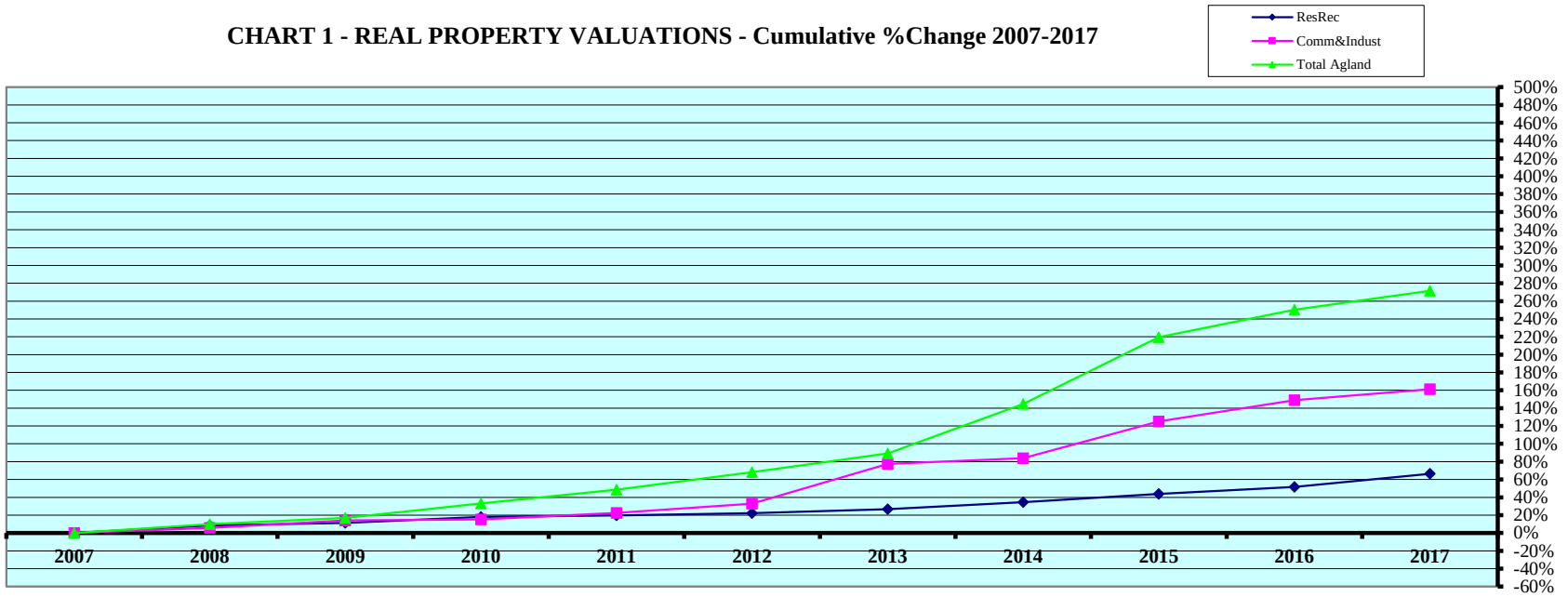

Thomas
Blaine
Loup
Garfield
Logan
Valley
Custer
Sherman
Lincoln
Dawson
Buffalo
86_1
5_1
58_1
36_1
88_1
57_1
21_1
21_2
21_3
21_4
21_5
56_2
56_1
24_1
82_1
10_1
Legend
County Lines
Market Areas
Geo Codes
Moderately well drained silty soils on uplands and in depressions formed in loess
Moderately well drained 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
IrrigationWells
Custer County Map
N

CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Commercial & Industrial (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Total Agricultural Land (1) Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	180,097,090	--	--	--	53,807,703	--	--	--	750,587,423	--	--	--
2008	195,114,153	15,017,063	8.34%	8.34%	56,850,813	3,043,110	5.66%	5.66%	825,542,058	74,954,635	9.99%	9.99%
2009	200,316,275	5,202,122	2.67%	11.23%	61,362,153	4,511,340	7.94%	14.04%	877,231,579	51,689,521	6.26%	16.87%
2010	212,676,530	12,360,255	6.17%	18.09%	62,016,021	653,868	1.07%	15.25%	998,770,078	121,538,499	13.85%	33.07%
2011	215,564,008	2,887,478	1.36%	19.69%	65,894,597	3,878,576	6.25%	22.46%	1,115,974,878	117,204,800	11.73%	48.68%
2012	220,037,146	4,473,138	2.08%	22.18%	71,455,590	5,560,993	8.44%	32.80%	1,261,712,318	145,737,440	13.06%	68.10%
2013	228,243,419	8,206,273	3.73%	26.73%	95,472,318	24,016,728	33.61%	77.43%	1,420,070,927	158,358,609	12.55%	89.19%
2014	242,100,352	13,856,933	6.07%	34.43%	98,892,429	3,420,111	3.58%	83.79%	1,836,742,818	416,671,891	29.34%	144.71%
2015	259,107,974	17,007,622	7.03%	43.87%	121,121,620	22,229,191	22.48%	125.10%	2,398,726,828	561,984,010	30.60%	219.58%
2016	272,988,217	13,880,243	5.36%	51.58%	133,964,781	12,843,161	10.60%	148.97%	2,630,205,520	231,478,692	9.65%	250.42%
2017	299,602,321	26,614,104	9.75%	66.36%	140,550,666	6,585,885	4.92%	161.21%	2,788,830,275	158,624,755	6.03%	271.55%

Rate Annual %chg: Residential & Recreational **5.22%** Commercial & Industrial **10.08%** Agricultural Land **14.03%**

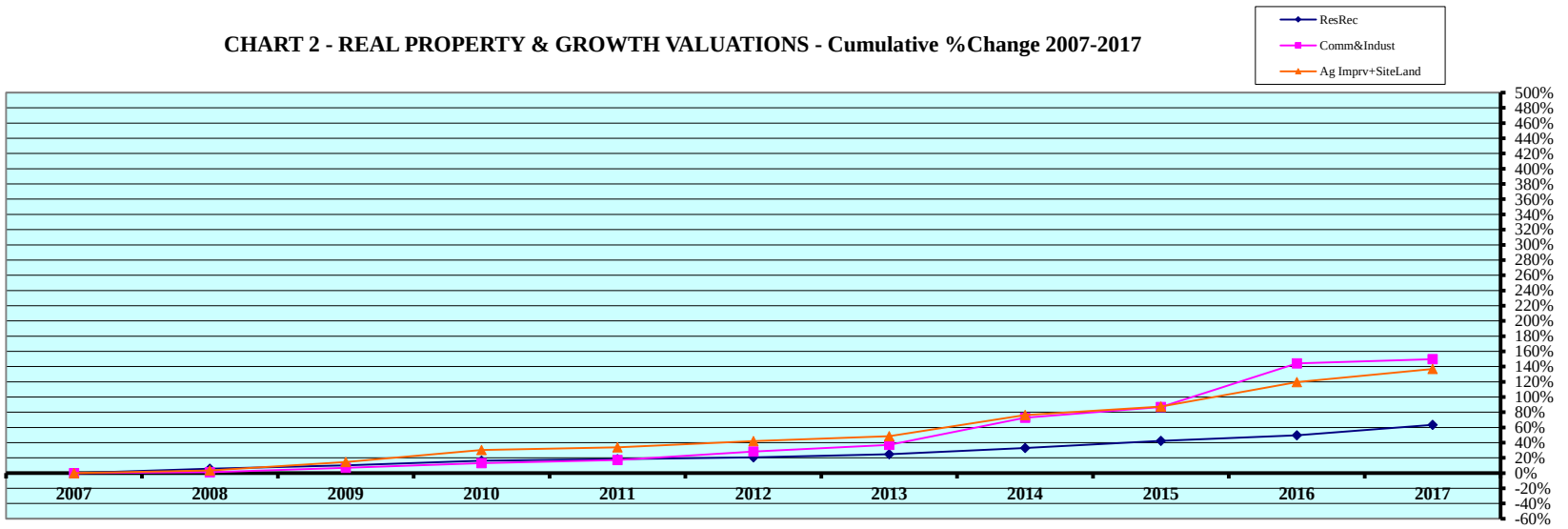
Cnty# 21
County CUSTER

CHART 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.

Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



Tax Year	Residential & Recreational (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Commercial & Industrial (1) Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	180,097,090	848,068	0.47%	179,249,022	--	--	53,807,703	390,998	0.73%	53,416,705	--	--
2008	195,114,153	4,601,509	2.36%	190,512,644	5.78%	5.78%	56,850,813	2,417,717	4.25%	54,433,096	1.16%	1.16%
2009	200,316,275	1,794,526	0.90%	198,521,749	1.75%	10.23%	61,362,153	3,798,058	6.19%	57,564,095	1.25%	6.98%
2010	212,676,530	2,974,889	1.40%	209,701,641	4.69%	16.44%	62,016,021	1,164,811	1.88%	60,851,210	-0.83%	13.09%
2011	215,564,008	2,419,110	1.12%	213,144,898	0.22%	18.35%	65,894,597	2,817,027	4.28%	63,077,570	1.71%	17.23%
2012	220,037,146	2,782,231	1.26%	217,254,915	0.78%	20.63%	71,455,590	2,392,367	3.35%	69,063,223	4.81%	28.35%
2013	228,243,419	3,420,351	1.50%	224,823,068	2.18%	24.83%	95,472,318	21,698,853	22.73%	73,773,465	3.24%	37.11%
2014	242,100,352	2,790,879	1.15%	239,309,473	4.85%	32.88%	98,892,429	5,917,537	5.98%	92,974,892	-2.62%	72.79%
2015	259,107,974	2,564,572	0.99%	256,543,402	5.97%	42.45%	121,121,620	20,596,128	17.00%	100,525,492	1.65%	86.82%
2016	272,988,217	3,342,769	1.22%	269,645,448	4.07%	49.72%	133,964,781	2,567,352	1.92%	131,397,429	8.48%	144.20%
2017	299,602,321	5,312,421	1.77%	294,289,900	7.80%	63.41%	140,550,666	6,201,846	4.41%	134,348,820	0.29%	149.68%
Rate Ann%chg	**5.22%**				**3.81%**		**10.08%**			C & I w/o growth	**1.92%**	

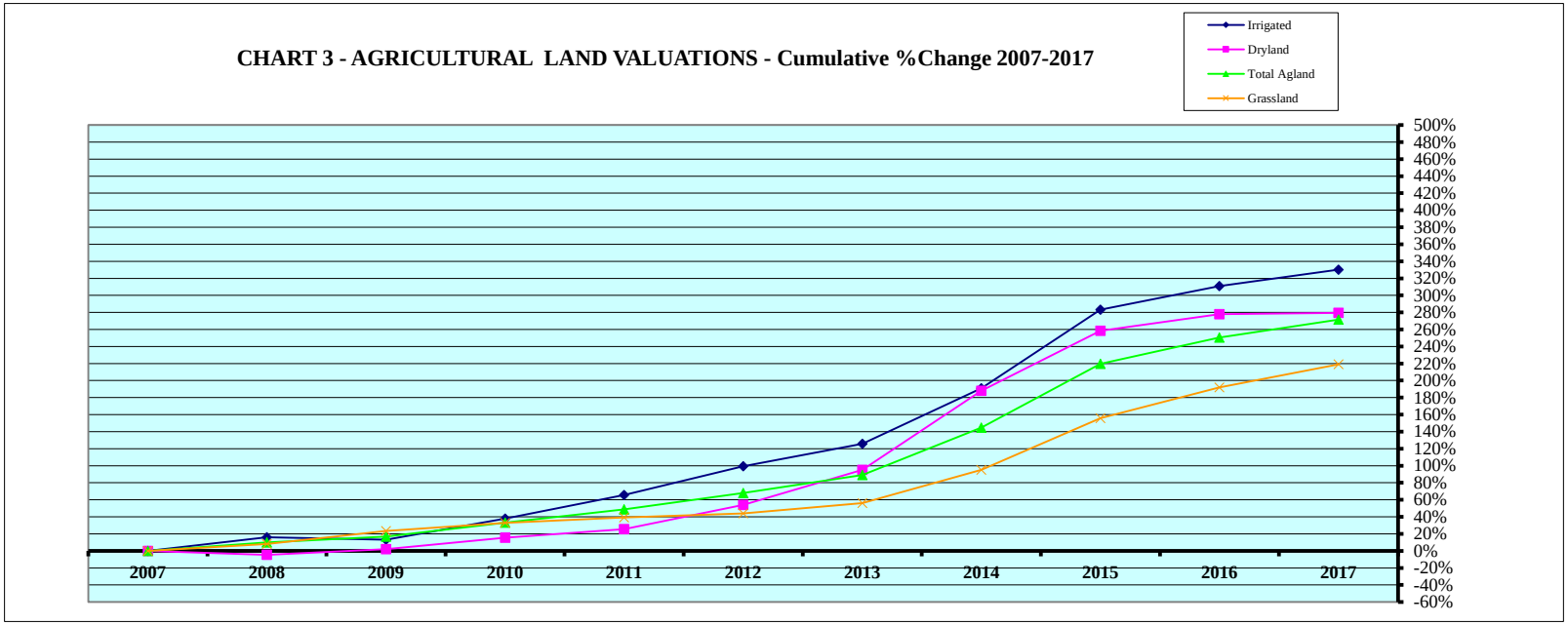
Tax Year	Ag Improvements & Site Land (1) Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	69,350,546	34,180,449	103,530,995	1,043,857	1.01%	102,487,138	--	--
2008	73,840,363	37,219,388	111,059,751	3,981,635	3.59%	107,078,116	3.43%	3.43%
2009	79,857,399	44,722,819	124,580,218	6,139,103	4.93%	118,441,115	6.65%	14.40%
2010	90,085,744	48,821,299	138,907,043	4,101,500	2.95%	134,805,543	8.21%	30.21%
2011	91,006,289	50,401,672	141,407,961	2,958,714	2.09%	138,449,247	-0.33%	33.73%
2012	96,093,917	56,735,986	152,829,903	5,838,701	3.82%	146,991,202	3.95%	41.98%
2013	98,188,616	63,180,045	161,368,661	7,658,684	4.75%	153,709,977	0.58%	48.47%
2014	107,937,571	83,812,907	191,750,478	9,366,814	4.88%	182,383,664	13.02%	76.16%
2015	111,013,136	93,617,793	204,630,929	10,573,126	5.17%	194,057,803	1.20%	87.44%
2016	119,479,445	117,510,961	236,990,406	9,563,459	4.04%	227,426,947	11.14%	119.67%
2017	131,276,555	123,879,769	255,156,324	9,972,635	3.91%	245,183,689	3.46%	136.82%
Rate Ann%chg	**6.59%**	**13.74%**	**9.44%**		Ag Imprv+Site w/o growth		**5.13%**	

(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land incudes 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; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# 21
County CUSTER

CHART 2



Tax Year	Irrigated Land Value	Value Chg	Ann%chg	Cmltv%chg	Dryland Value	Value Chg	Ann%chg	Cmltv%chg	Grassland Value	Value Chg	Ann%chg	Cmltv%chg
2007	311,623,934	--	--	--	80,361,248	--	--	--	358,279,599	--	--	--
2008	361,614,077	49,990,143	16.04%	16.04%	76,616,848	-3,744,400	-4.66%	-4.66%	387,059,355	28,779,756	8.03%	8.03%
2009	352,632,893	-8,981,184	-2.48%	13.16%	82,069,364	5,452,516	7.12%	2.13%	442,412,251	55,352,896	14.30%	23.48%
2010	430,052,040	77,419,147	21.95%	38.00%	92,753,865	10,684,501	13.02%	15.42%	475,855,612	33,443,361	7.56%	32.82%
2011	516,330,331	86,278,291	20.06%	65.69%	100,823,823	8,069,958	8.70%	25.46%	498,687,513	22,831,901	4.80%	39.19%
2012	621,591,602	105,261,271	20.39%	99.47%	123,727,480	22,903,657	22.72%	53.96%	516,251,196	17,563,683	3.52%	44.09%
2013	703,820,011	82,228,409	13.23%	125.86%	156,892,448	33,164,968	26.80%	95.23%	559,208,381	42,957,185	8.32%	56.08%
2014	906,219,601	202,399,590	28.76%	190.81%	231,343,898	74,451,450	47.45%	187.88%	699,014,392	139,806,011	25.00%	95.10%
2015	1,194,149,215	287,929,614	31.77%	283.20%	288,090,133	56,746,235	24.53%	258.49%	916,335,375	217,320,983	31.09%	155.76%
2016	1,280,583,842	86,434,627	7.24%	310.94%	303,669,459	15,579,326	5.41%	277.88%	1,045,809,707	129,474,332	14.13%	191.90%
2017	1,340,748,328	60,164,486	4.70%	330.25%	304,926,691	1,257,232	0.41%	279.44%	1,143,011,655	97,201,948	9.29%	219.03%

Rate Ann.%chg: Irrigated **15.71%** Dryland **14.27%** Grassland **12.30%**

Tax Year	Waste Land [1] Value	Value Chg	Ann%chg	Cmltv%chg	Other Agland [1] Value	Value Chg	Ann%chg	Cmltv%chg	Total Agricultural Value	Value Chg	Ann%chg	Cmltv%chg
2007	311,042	--	--	--	11,600	--	--	--	750,587,423	--	--	--
2008	245,858	-65,184	-20.96%	-20.96%	5,920	-5,680	-48.97%	-48.97%	825,542,058	74,954,635	9.99%	9.99%
2009	111,151	-134,707	-54.79%	-64.26%	5,920	0	0.00%	-48.97%	877,231,579	51,689,521	6.26%	16.87%
2010	83,755	-27,396	-24.65%	-73.07%	24,806	18,886	319.02%	113.84%	998,770,078	121,538,499	13.85%	33.07%
2011	83,531	-224	-0.27%	-73.14%	49,680	24,874	100.27%	328.28%	1,115,974,878	117,204,800	11.73%	48.68%
2012	97,360	13,829	16.56%	-68.70%	44,680	-5,000	-10.06%	285.17%	1,261,712,318	145,737,440	13.06%	68.10%
2013	111,523	14,163	14.55%	-64.15%	38,564	-6,116	-13.69%	232.45%	1,420,070,927	158,358,609	12.55%	89.19%
2014	113,809	2,286	2.05%	-63.41%	51,118	12,554	32.55%	340.67%	1,836,742,818	416,671,891	29.34%	144.71%
2015	104,737	-9,072	-7.97%	-66.33%	47,368	-3,750	-7.34%	308.34%	2,398,726,828	561,984,010	30.60%	219.58%
2016	108,066	3,329	3.18%	-65.26%	34,446	-12,922	-27.28%	196.95%	2,630,205,520	231,478,692	9.65%	250.42%
2017	109,152	1,086	1.00%	-64.91%	34,449	3	0.01%	196.97%	2,788,830,275	158,624,755	6.03%	271.55%

Cnty# 21
County CUSTER

Rate Ann.%chg: Total Agric Land **14.03%**

Source: 2007 - 2017 Certificate of Taxes Levied Reports CTL NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018 **CHART 3**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (from County Abstract Reports)[1]

Tax Year	IRRIGATED LAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	DRYLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	GRASSLAND Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	306,708,355	243,390	1,260			81,583,878	169,836	480			358,920,850	1,187,559	302		
2008	361,896,640	276,253	1,310	3.96%	3.96%	76,635,465	154,553	496	3.22%	3.22%	387,078,363	1,172,349	330	9.24%	9.24%
2009	352,679,603	277,696	1,270	-3.05%	0.78%	82,133,190	162,440	506	1.97%	5.26%	442,329,287	1,167,463	379	14.75%	25.36%
2010	430,085,562	278,456	1,545	21.62%	22.57%	92,902,824	161,040	577	14.10%	20.09%	479,577,174	1,166,550	411	8.51%	36.02%
2011	515,934,505	279,399	1,847	19.56%	46.54%	101,034,812	160,133	631	9.37%	31.35%	498,665,660	1,169,050	427	3.76%	41.13%
2012	620,646,764	280,346	2,214	19.89%	75.68%	124,283,233	158,675	783	24.14%	63.05%	516,246,313	1,169,684	441	3.47%	46.03%
2013	702,434,562	281,276	2,497	12.80%	98.18%	156,894,743	157,118	999	27.49%	107.88%	559,507,329	1,170,530	478	8.30%	58.15%
2014	905,781,541	282,018	3,212	28.61%	154.87%	231,795,040	157,284	1,474	47.58%	206.79%	698,973,742	1,169,162	598	25.07%	97.81%
2015	1,194,956,767	282,214	4,234	31.83%	236.01%	288,647,752	156,313	1,847	25.30%	284.41%	916,076,186	1,170,050	783	30.96%	159.05%
2016	1,283,048,478	282,250	4,546	7.36%	260.73%	303,739,938	156,016	1,947	5.43%	305.28%	1,045,611,323	1,170,043	894	14.14%	195.68%
2017	1,341,668,533	282,142	4,755	4.61%	277.36%	305,612,212	156,457	1,953	0.33%	306.63%	1,142,554,887	1,170,101	976	9.27%	223.08%
Rate Annual %chg Average Value/Acre:			14.20%					15.06%					12.44%		

Tax Year	WASTE LAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	OTHER AGLAND [2] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	TOTAL AGRICULTURAL LAND [1] Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	313,463	10,186	31			11,600	15	773			747,538,146	1,610,987	464		
2008	247,214	7,858	31	2.23%	2.23%	5,920	19	308	-60.13%	-60.13%	825,863,602	1,611,032	513	10.47%	10.47%
2009	109,846	3,181	35	9.78%	12.23%	5,920	19	308	0.00%	-60.13%	877,257,846	1,610,800	545	6.24%	17.37%
2010	83,310	2,394	35	0.77%	13.09%	678,031	2,571	264	-14.46%	-65.89%	1,003,326,901	1,611,010	623	14.36%	34.22%
2011	83,863	2,410	35	0.00%	13.10%	27,770	139	200	-24.17%	-74.14%	1,115,746,610	1,611,130	693	11.20%	49.24%
2012	97,143	2,210	44	26.27%	42.81%	44,680	223	200	0.00%	-74.14%	1,261,318,133	1,611,139	783	13.05%	68.71%
2013	111,284	2,280	49	11.04%	58.58%	38,638	193	200	0.00%	-74.14%	1,418,986,556	1,611,398	881	12.48%	89.77%
2014	114,396	2,341	49	0.14%	58.80%	51,118	197	260	30.00%	-66.38%	1,836,715,837	1,611,002	1,140	29.47%	145.70%
2015	104,723	2,134	49	0.41%	59.45%	47,368	182	260	0.00%	-66.38%	2,399,832,796	1,610,894	1,490	30.67%	221.05%
2016	108,221	2,206	49	-0.01%	59.44%	34,446	132	260	0.00%	-66.38%	2,632,542,406	1,610,647	1,634	9.71%	252.24%
2017	109,101	2,223	49	0.01%	59.45%	44,449	134	333	28.06%	-56.95%	2,789,989,182	1,611,057	1,732	5.95%	273.21%
											Rate Annual %chg Average Value/Acre:		14.08%		

21
CUSTER

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

CHART 5 - 2017 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
10,939	CUSTER	146,034,872	29,970,222	84,908,013	299,602,321	131,851,920	8,698,746	0	2,788,830,275	131,276,555	123,879,769	0	3,745,052,693
cnty sectorvalue % of total value:		*3.90%*	*0.80%*	*2.27%*	*8.00%*	*3.52%*	*0.23%*		*74.47%*	*3.51%*	*3.31%*		*100.00%*
Pop.	**Municipality:**	**Personal Prop**	**StateAsd PP**	**StateAsd Real**	**Residential**	**Commercial**	**Industrial**	**Recreation**	**Agland**	**Agdwell&HS**	**AgImprv&FS**	**Minerals**	**Total Value**
145	ANSELMO	1,085,721	329,150	1,234,955	2,003,629	1,130,060	0	0	4,532	0	0	0	5,788,047
1.33%	*%sector of county sector*	*0.74%*	*1.10%*	*1.45%*	*0.67%*	*0.86%*			*0.00%*				*0.15%*
	%sector of municipality	*18.76%*	*5.69%*	*21.34%*	*34.62%*	*19.52%*			*0.08%*				*100.00%*
441	ANSLEY	1,510,144	794,703	1,808,686	11,081,202	3,198,635	0	0	10,087	0	7,482	0	18,410,939
4.03%	*%sector of county sector*	*1.03%*	*2.65%*	*2.13%*	*3.70%*	*2.43%*			*0.00%*		*0.01%*		*0.49%*
	%sector of municipality	*8.20%*	*4.32%*	*9.82%*	*60.19%*	*17.37%*			*0.05%*		*0.04%*		*100.00%*
597	ARNOLD	716,496	750,484	110,374	19,775,231	2,627,960	0	0	54,887	0	0	0	24,035,432
5.46%	*%sector of county sector*	*0.49%*	*2.50%*	*0.13%*	*6.60%*	*1.99%*			*0.00%*				*0.64%*
	%sector of municipality	*2.98%*	*3.12%*	*0.46%*	*82.28%*	*10.93%*			*0.23%*				*100.00%*
83	BERWYN	26,673	288,550	931,373	1,681,155	179,404	0	0	76,343	43,748	4,022	0	3,231,268
0.76%	*%sector of county sector*	*0.02%*	*0.96%*	*1.10%*	*0.56%*	*0.14%*			*0.00%*	*0.03%*	*0.00%*		*0.09%*
	%sector of municipality	*0.83%*	*8.93%*	*28.82%*	*52.03%*	*5.55%*			*2.36%*	*1.35%*	*0.12%*		*100.00%*
3,559	BROKEN BOW	6,688,319	2,120,098	2,390,216	115,263,997	54,025,436	421,669	0	70,635	0	0	0	180,980,370
32.53%	*%sector of county sector*	*4.58%*	*7.07%*	*2.82%*	*38.47%*	*40.97%*	*4.85%*		*0.00%*				*4.83%*
	%sector of municipality	*3.70%*	*1.17%*	*1.32%*	*63.69%*	*29.85%*	*0.23%*		*0.04%*				*100.00%*
574	CALLAWAY	2,131,698	317,809	42,353	22,491,045	7,009,105	0	0	129,786	0	26,311	0	32,148,107
5.25%	*%sector of county sector*	*1.46%*	*1.06%*	*0.05%*	*7.51%*	*5.32%*			*0.00%*		*0.02%*		*0.86%*
	%sector of municipality	*6.63%*	*0.99%*	*0.13%*	*69.96%*	*21.80%*			*0.40%*		*0.08%*		*100.00%*
93	COMSTOCK	7,004	87,259	5,534	2,356,013	173,953	0	0	9,158	0	0	0	2,638,921
0.85%	*%sector of county sector*	*0.00%*	*0.29%*	*0.01%*	*0.79%*	*0.13%*			*0.00%*				*0.07%*
	%sector of municipality	*0.27%*	*3.31%*	*0.21%*	*89.28%*	*6.59%*			*0.35%*				*100.00%*
171	MASON CITY	703,757	428,500	1,311,774	3,261,210	314,280	0	0	64,138	53,037	45,708	0	6,182,404
1.56%	*%sector of county sector*	*0.48%*	*1.43%*	*1.54%*	*1.09%*	*0.24%*			*0.00%*	*0.04%*	*0.04%*		*0.17%*
	%sector of municipality	*11.38%*	*6.93%*	*21.22%*	*52.75%*	*5.08%*			*1.04%*	*0.86%*	*0.74%*		*100.00%*
363	MERNA	763,185	482,989	1,048,303	9,072,767	2,563,009	0	0	371,673	0	0	0	14,301,926
3.32%	*%sector of county sector*	*0.52%*	*1.61%*	*1.23%*	*3.03%*	*1.94%*			*0.01%*				*0.38%*
	%sector of municipality	*5.34%*	*3.38%*	*7.33%*	*63.44%*	*17.92%*			*2.60%*				*100.00%*
151	OCONTO	62,726	139,740	6,215	2,512,513	264,286	0	0	13,429	0	62,958	0	3,061,867
1.38%	*%sector of county sector*	*0.04%*	*0.47%*	*0.01%*	*0.84%*	*0.20%*			*0.00%*		*0.05%*		*0.08%*
	%sector of municipality	*2.05%*	*4.56%*	*0.20%*	*82.06%*	*8.63%*			*0.44%*		*2.06%*		*100.00%*
525	SARGENT	402,672	336,950	25,575	12,557,740	4,337,190	0	0	541,198	0	5,460	0	18,206,785
4.80%	*%sector of county sector*	*0.28%*	*1.12%*	*0.03%*	*4.19%*	*3.29%*			*0.02%*		*0.00%*		*0.49%*
	%sector of municipality	*2.21%*	*1.85%*	*0.14%*	*68.97%*	*23.82%*			*2.97%*		*0.03%*		*100.00%*
6,702	Total Municipalities	14,098,395	6,076,232	8,915,358	202,056,502	75,823,318	421,669	0	1,345,866	96,785	151,941	0	308,986,066
61.27%	*%all municip.sectors of cnty*	*9.65%*	*20.27%*	*10.50%*	*67.44%*	*57.51%*	*4.85%*		*0.05%*	*0.07%*	*0.12%*		*8.25%*

21	CUSTER

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

Total Real Property (Sum Lines 17, 25, & 30) **Records :** 14,525 **Value :** 3,488,479,057 **Growth** 16,855,771 (Sum Lines 17, 25, & 41)

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	618	2,277,129	153	1,660,289	71	1,043,539	842	4,980,957	
02. Res Improve Land	3,204	20,117,124	304	12,326,349	285	14,534,373	3,793	46,977,846	
03. Res Improvements	3,234	194,230,394	305	38,976,389	313	36,945,723	3,852	270,152,506	
04. Res Total	3,852	216,624,647	458	52,963,027	384	52,523,635	4,694	322,111,309	2,988,457
% of Res Total	82.06	67.25	9.76	16.44	8.18	16.31	32.32	9.23	17.73
05. Com UnImp Land	151	1,732,176	16	116,858	16	35,750,518	183	37,599,552	
06. Com Improve Land	564	15,009,185	41	1,838,357	15	737,690	620	17,585,232	
07. Com Improvements	584	69,289,378	44	10,016,746	21	11,852,583	649	91,158,707	
08. Com Total	735	86,030,739	60	11,971,961	37	48,340,791	832	146,343,491	4,996,535
% of Com Total	88.34	58.79	7.21	8.18	4.45	33.03	5.73	4.20	29.64
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	2	176,701	2	367,706	0	0	4	544,407	
11. Ind Improvements	2	244,968	2	7,929,200	0	0	4	8,174,168	
12. Ind Total	2	421,669	2	8,296,906	0	0	4	8,718,575	0
% of Ind Total	50.00	4.84	50.00	95.16	0.00	0.00	0.03	0.25	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	3,852	216,624,647	458	52,963,027	384	52,523,635	4,694	322,111,309	2,988,457
% of Res & Rec Total	82.06	67.25	9.76	16.44	8.18	16.31	32.32	9.23	17.73
Com & Ind Total	737	86,452,408	62	20,268,867	37	48,340,791	836	155,062,066	4,996,535
% of Com & Ind Total	88.16	55.75	7.42	13.07	4.43	31.18	5.76	4.44	29.64
17. Taxable Total	4,589	303,077,055	520	73,231,894	421	100,864,426	5,530	477,173,375	7,984,992
% of Taxable Total	82.98	63.52	9.40	15.35	7.61	21.14	38.07	13.68	47.37

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	12	95,049	2,592,601	0	0	0
19. Commercial	24	2,294,118	20,442,670	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			**Total**		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	12	95,049	2,592,601
19. Commercial	0	0	0	24	2,294,118	20,442,670
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				**36**	**2,389,167**	**23,035,271**

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	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	506	50	532	1,088

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	46	1,176,387	21	1,629,083	6,735	1,898,424,023	6,802	1,901,229,493
28. Ag-Improved Land	6	152,389	18	1,370,137	2,104	897,320,456	2,128	898,842,982
29. Ag Improvements	9	235,181	18	2,322,836	2,166	208,675,190	2,193	211,233,207
30. Ag Total							**8,995**	**3,011,305,682**

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	3	2.79	43,386	14	15.00	353,065	
33. HomeSite Improvements	3	2.79	116,582	14	15.00	1,819,773	
34. HomeSite Total							
35. FarmSite UnImp Land	11	14.86	23,334	7	33.17	80,262	
36. FarmSite Improv Land	3	2.50	21,000	17	41.86	217,131	
37. FarmSite Improvements	9	0.00	118,599	17	0.00	503,063	
38. FarmSite Total							
39. Road & Ditches	0	2.21	0	0	11.63	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			**Total**			**Growth**
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	16	15.59	301,800	16	15.59	301,800	
32. HomeSite Improv Land	1,302	1,397.94	27,543,252	1,319	1,415.73	27,939,703	
33. HomeSite Improvements	1,318	1,371.94	103,885,189	1,335	1,389.73	105,821,544	8,870,779
34. HomeSite Total				**1,351**	**1,431.32**	**134,063,047**	
35. FarmSite UnImp Land	37	257.20	816,293	55	305.23	919,889	
36. FarmSite Improv Land	1,711	2,624.23	25,208,460	1,731	2,668.59	25,446,591	
37. FarmSite Improvements	2,071	0.00	104,790,001	2,097	0.00	105,411,663	0
38. FarmSite Total				**2,152**	**2,973.82**	**131,778,143**	
39. Road & Ditches	0	15,289.14	0	0	15,302.98	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				**3,503**	**19,708.12**	**265,841,190**	**8,870,779**

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	14	2,512.94	867,200	14	2,512.94	867,200

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 1**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	79,609.36	40.34%	447,288,204	46.16%	5,618.54
47. 2A1	14,444.24	7.32%	76,769,683	7.92%	5,314.90
48. 2A	24,114.69	12.22%	114,944,027	11.86%	4,766.56
49. 3A1	15,012.24	7.61%	67,591,500	6.97%	4,502.43
50. 3A	6,146.41	3.11%	25,299,689	2.61%	4,116.17
51. 4A1	26,258.90	13.31%	107,543,836	11.10%	4,095.52
52. 4A	31,760.61	16.09%	129,659,324	13.38%	4,082.39
53. Total	197,346.45	100.00%	969,096,263	100.00%	4,910.63
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	26,800.72	27.06%	69,393,482	32.55%	2,589.24
56. 2D1	8,608.01	8.69%	19,712,422	9.25%	2,290.01
57. 2D	9,454.75	9.55%	20,469,546	9.60%	2,165.00
58. 3D1	15,735.96	15.89%	32,180,062	15.10%	2,045.00
59. 3D	1,238.24	1.25%	2,309,317	1.08%	1,865.00
60. 4D1	20,327.62	20.52%	37,806,500	17.73%	1,859.86
61. 4D	16,876.06	17.04%	31,304,250	14.68%	1,854.95
62. Total	99,041.36	100.00%	213,175,579	100.00%	2,152.39
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	18,425.75	2.98%	22,495,056	3.23%	1,220.85
65. 2G1	15,887.51	2.57%	19,303,378	2.77%	1,215.00
66. 2G	15,096.66	2.44%	18,348,148	2.63%	1,215.38
67. 3G1	8,235.76	1.33%	9,965,325	1.43%	1,210.01
68. 3G	9,213.82	1.49%	11,148,764	1.60%	1,210.00
69. 4G1	51,491.56	8.33%	59,301,688	8.51%	1,151.68
70. 4G	500,069.02	80.86%	556,443,107	79.83%	1,112.73
71. Total	618,420.08	100.00%	697,005,466	100.00%	1,127.07

Irrigated Total	197,346.45	21.54%	969,096,263	51.56%	4,910.63
Dry Total	99,041.36	10.81%	213,175,579	11.34%	2,152.39
Grass Total	618,420.08	67.50%	697,005,466	37.09%	1,127.07
72. Waste	1,308.82	0.14%	65,515	0.00%	50.06
73. Other	69.06	0.01%	27,696	0.00%	401.04
74. Exempt	5,265.19	0.57%	0	0.00%	0.00
75. Market Area Total	916,185.77	100.00%	1,879,370,519	100.00%	2,051.30

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 2**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2.36	0.14%	3,965	0.11%	1,680.08
47. 2A1	45.73	2.71%	85,117	2.45%	1,861.29
48. 2A	40.44	2.40%	77,490	2.23%	1,916.17
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	331.06	19.62%	670,584	19.34%	2,025.57
51. 4A1	656.30	38.90%	1,361,850	39.27%	2,075.04
52. 4A	611.21	36.23%	1,269,060	36.59%	2,076.31
53. Total	1,687.10	100.00%	3,468,066	100.00%	2,055.64
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	84.73	18.12%	45,754	18.40%	540.00
56. 2D1	42.08	9.00%	22,303	8.97%	530.01
57. 2D	41.10	8.79%	21,784	8.76%	530.02
58. 3D1	1.35	0.29%	716	0.29%	530.37
59. 3D	73.28	15.67%	38,838	15.62%	529.99
60. 4D1	106.98	22.88%	56,700	22.80%	530.01
61. 4D	118.08	25.25%	62,583	25.17%	530.01
62. Total	467.60	100.00%	248,678	100.00%	531.82
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	138.30	0.08%	73,299	0.08%	530.00
65. 2G1	193.29	0.11%	102,444	0.11%	530.00
66. 2G	1,404.59	0.82%	744,440	0.82%	530.01
67. 3G1	338.34	0.20%	179,322	0.20%	530.01
68. 3G	3,448.34	2.02%	1,841,697	2.03%	534.08
69. 4G1	13,866.78	8.12%	7,409,052	8.18%	534.30
70. 4G	151,286.08	88.64%	80,276,109	88.58%	530.62
71. Total	170,675.72	100.00%	90,626,363	100.00%	530.99

Irrigated Total	1,687.10	0.98%	3,468,066	3.68%	2,055.64
Dry Total	467.60	0.27%	248,678	0.26%	531.82
Grass Total	170,675.72	98.72%	90,626,363	96.06%	530.99
72. Waste	55.29	0.03%	1,442	0.00%	26.08
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	161.89	0.09%	0	0.00%	0.00
75. Market Area Total	172,885.71	100.00%	94,344,549	100.00%	545.70

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 3**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	3,195.06	18.17%	13,992,073	24.20%	4,379.28
47. 2A1	699.41	3.98%	2,778,298	4.80%	3,972.35
48. 2A	4,250.24	24.17%	15,849,453	27.41%	3,729.07
49. 3A1	748.15	4.25%	2,582,903	4.47%	3,452.39
50. 3A	1,503.53	8.55%	5,022,700	8.69%	3,340.61
51. 4A1	3,677.93	20.92%	9,000,648	15.56%	2,447.20
52. 4A	3,510.70	19.96%	8,601,548	14.87%	2,450.09
53. Total	17,585.02	100.00%	57,827,623	100.00%	3,288.46
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,689.73	15.55%	2,365,622	15.73%	1,400.00
56. 2D1	187.43	1.72%	260,535	1.73%	1,390.04
57. 2D	2,737.52	25.19%	3,805,159	25.30%	1,390.00
58. 3D1	1,196.72	11.01%	1,651,469	10.98%	1,380.00
59. 3D	623.76	5.74%	860,785	5.72%	1,379.99
60. 4D1	2,577.94	23.72%	3,544,698	23.57%	1,375.01
61. 4D	1,856.14	17.08%	2,552,249	16.97%	1,375.03
62. Total	10,869.24	100.00%	15,040,517	100.00%	1,383.77
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,867.32	1.88%	1,794,247	2.14%	960.87
65. 2G1	828.90	0.83%	798,361	0.95%	963.16
66. 2G	5,577.79	5.60%	5,329,170	6.35%	955.43
67. 3G1	2,256.02	2.27%	2,169,550	2.59%	961.67
68. 3G	2,148.44	2.16%	2,051,762	2.45%	955.00
69. 4G1	12,021.78	12.07%	11,258,988	13.42%	936.55
70. 4G	74,866.09	75.19%	60,503,860	72.11%	808.16
71. Total	99,566.34	100.00%	83,905,938	100.00%	842.71

Irrigated Total	17,585.02	13.73%	57,827,623	36.89%	3,288.46
Dry Total	10,869.24	8.48%	15,040,517	9.59%	1,383.77
Grass Total	99,566.34	77.73%	83,905,938	53.52%	842.71
72. Waste	79.40	0.06%	3,173	0.00%	39.96
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	309.65	0.24%	0	0.00%	0.00
75. Market Area Total	128,100.00	100.00%	156,777,251	100.00%	1,223.87

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 4**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	11,869.52	37.50%	57,702,381	45.61%	4,861.39
47. 2A1	2,418.75	7.64%	10,781,149	8.52%	4,457.32
48. 2A	3,342.71	10.56%	12,575,269	9.94%	3,762.00
49. 3A1	4,775.18	15.09%	16,623,899	13.14%	3,481.31
50. 3A	411.40	1.30%	1,384,361	1.09%	3,365.00
51. 4A1	6,669.29	21.07%	21,035,560	16.63%	3,154.09
52. 4A	2,165.09	6.84%	6,401,826	5.06%	2,956.84
53. Total	31,651.94	100.00%	126,504,445	100.00%	3,996.74
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,199.93	29.42%	17,178,877	37.00%	2,095.00
56. 2D1	1,858.61	6.67%	3,549,946	7.65%	1,910.00
57. 2D	2,625.27	9.42%	4,226,694	9.10%	1,610.00
58. 3D1	7,116.41	25.53%	10,639,045	22.92%	1,495.00
59. 3D	126.50	0.45%	182,790	0.39%	1,444.98
60. 4D1	6,452.72	23.15%	8,743,458	18.83%	1,355.00
61. 4D	1,492.98	5.36%	1,903,633	4.10%	1,275.06
62. Total	27,872.42	100.00%	46,424,443	100.00%	1,665.61
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,525.41	5.43%	5,912,220	6.45%	1,070.01
65. 2G1	2,618.78	2.58%	2,789,008	3.04%	1,065.00
66. 2G	3,829.09	3.77%	4,077,986	4.45%	1,065.00
67. 3G1	3,217.79	3.16%	3,410,851	3.72%	1,060.00
68. 3G	601.03	0.59%	637,089	0.70%	1,060.00
69. 4G1	10,983.04	10.80%	10,839,590	11.83%	986.94
70. 4G	74,912.36	73.67%	63,929,556	69.79%	853.39
71. Total	101,687.50	100.00%	91,596,300	100.00%	900.76

Irrigated Total	31,651.94	19.61%	126,504,445	47.82%	3,996.74
Dry Total	27,872.42	17.27%	46,424,443	17.55%	1,665.61
Grass Total	101,687.50	63.01%	91,596,300	34.62%	900.76
72. Waste	106.66	0.07%	5,337	0.00%	50.04
73. Other	52.05	0.03%	13,533	0.01%	260.00
74. Exempt	638.09	0.40%	0	0.00%	0.00
75. Market Area Total	161,370.57	100.00%	264,544,058	100.00%	1,639.36

Schedule IX : Agricultural Records : Ag Land Market Area Detail **Market Area 5**

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	14,440.79	42.66%	70,017,153	50.24%	4,848.57
47. 2A1	3,831.60	11.32%	17,045,791	12.23%	4,448.74
48. 2A	4,852.61	14.34%	18,197,932	13.06%	3,750.13
49. 3A1	2,408.46	7.12%	8,343,832	5.99%	3,464.38
50. 3A	1,281.48	3.79%	4,295,825	3.08%	3,352.24
51. 4A1	4,030.86	11.91%	12,653,167	9.08%	3,139.07
52. 4A	3,001.76	8.87%	8,822,013	6.33%	2,938.95
53. Total	33,847.56	100.00%	139,375,713	100.00%	4,117.75
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,765.95	31.98%	12,079,690	39.59%	2,095.00
56. 2D1	1,963.49	10.89%	3,750,282	12.29%	1,910.01
57. 2D	1,901.18	10.54%	3,060,917	10.03%	1,610.01
58. 3D1	2,722.68	15.10%	4,070,411	13.34%	1,495.00
59. 3D	408.94	2.27%	590,922	1.94%	1,445.01
60. 4D1	3,025.75	16.78%	4,099,921	13.44%	1,355.01
61. 4D	2,241.34	12.43%	2,857,782	9.37%	1,275.03
62. Total	18,029.33	100.00%	30,509,925	100.00%	1,692.24
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	5,398.24	3.01%	5,828,532	3.23%	1,079.71
65. 2G1	5,598.33	3.12%	5,965,349	3.30%	1,065.56
66. 2G	4,176.49	2.33%	4,457,952	2.47%	1,067.39
67. 3G1	2,848.50	1.59%	3,035,476	1.68%	1,065.64
68. 3G	1,195.11	0.67%	1,266,817	0.70%	1,060.00
69. 4G1	12,224.03	6.81%	12,849,660	7.12%	1,051.18
70. 4G	147,947.15	82.47%	147,100,319	81.49%	994.28
71. Total	179,387.85	100.00%	180,504,105	100.00%	1,006.22

Irrigated Total	33,847.56	14.59%	139,375,713	39.77%	4,117.75
Dry Total	18,029.33	7.77%	30,509,925	8.71%	1,692.24
Grass Total	179,387.85	77.33%	180,504,105	51.51%	1,006.22
72. Waste	694.93	0.30%	34,785	0.01%	50.06
73. Other	13.80	0.01%	3,587	0.00%	259.93
74. Exempt	668.20	0.29%	0	0.00%	0.00
75. Market Area Total	231,973.47	100.00%	350,428,115	100.00%	1,510.64

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	214.72	1,049,456	251.96	1,291,071	281,651.39	1,293,931,583	282,118.07	1,296,272,110
77. Dry Land	25.88	61,701	245.66	568,415	156,008.41	304,769,026	156,279.95	305,399,142
78. Grass	112.13	129,899	415.01	488,325	1,169,210.35	1,143,019,948	1,169,737.49	1,143,638,172
79. Waste	0.00	0	19.00	951	2,226.10	109,301	2,245.10	110,252
80. Other	0.00	0	0.00	0	134.91	44,816	134.91	44,816
81. Exempt	77.76	0	270.57	0	6,694.69	0	7,043.02	0
82. Total	**352.73**	**1,241,056**	**931.63**	**2,348,762**	**1,609,231.16**	**2,741,874,674**	**1,610,515.52**	**2,745,464,492**

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	282,118.07	17.52%	1,296,272,110	47.22%	4,594.79
Dry Land	156,279.95	9.70%	305,399,142	11.12%	1,954.18
Grass	1,169,737.49	72.63%	1,143,638,172	41.66%	977.69
Waste	2,245.10	0.14%	110,252	0.00%	49.11
Other	134.91	0.01%	44,816	0.00%	332.19
Exempt	7,043.02	0.44%	0	0.00%	0.00
Total	**1,610,515.52**	100.00%	**2,745,464,492**	100.00%	1,704.71

Schedule XI : Residential Records - Assessor Location Detail

Line#	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
83.1	Anselmo	37	29,876	93	212,369	94	1,762,437	131	2,004,682	0
83.2	Ansley	57	256,356	256	1,690,437	258	9,169,861	315	11,116,654	18,632
83.3	Area 1	199	2,284,412	522	22,289,548	543	66,251,356	742	90,825,316	844,879
83.4	Area 2	0	0	0	0	2	293,186	2	293,186	0
83.5	Area 3	25	59,800	12	301,621	13	497,163	38	858,584	0
83.6	Area 4	2	40,460	25	2,165,577	27	2,389,233	29	4,595,270	0
83.7	Area 5	12	313,883	51	2,171,177	55	4,841,902	67	7,326,962	0
83.8	Arnold	50	131,100	348	1,603,886	349	18,285,869	399	20,020,855	152,180
83.9	Berwyn	28	33,182	56	199,233	56	1,828,177	84	2,060,592	0
83.10	Broken Bow	127	1,126,528	1,345	10,992,143	1,366	119,218,207	1,493	131,336,878	1,555,981
83.11	Callaway	72	258,244	286	1,239,563	286	20,205,357	358	21,703,164	241,038
83.12	Comstock	70	96,682	84	377,021	84	1,988,034	154	2,461,737	102,904
83.13	Mason City	48	74,421	110	623,485	110	2,559,358	158	3,257,264	0
83.14	Merna	24	80,258	191	739,542	193	8,344,020	217	9,163,820	72,843
83.15	Oconto	22	27,270	96	241,347	96	2,246,677	118	2,515,294	0
83.16	Sargent	69	168,485	318	2,130,897	319	10,265,647	388	12,565,029	0
83.17	[none]	0	0	0	0	1	6,022	1	6,022	0
84	Residential Total	842	4,980,957	3,793	46,977,846	3,852	270,152,506	4,694	322,111,309	2,988,457

Schedule XII : Commercial Records - Assessor Location Detail

Line# I	Assessor Location	Unimproved Land		Improved Land		Improvements		Total		Growth
		Records	Value	Records	Value	Records	Value	Records	Value	
85.1	Anselmo	8	8,890	13	35,615	16	886,401	24	930,906	0
85.2	Ansley	9	37,706	43	286,724	45	3,282,396	54	3,606,826	88,216
85.3	Area 1	31	35,958,558	59	2,820,267	67	32,351,126	98	71,129,951	562,732
85.4	Area 3	2	243,649	0	0	0	0	2	243,649	0
85.5	Area 4	1	20,760	0	0	0	0	1	20,760	0
85.6	Area 5	3	33,891	7	109,109	7	1,099,182	10	1,242,182	29,888
85.7	Arnold	17	58,733	56	331,536	56	2,653,709	73	3,043,978	0
85.8	Berwyn	1	2,091	8	19,129	9	183,137	10	204,357	0
85.9	Broken Bow	50	1,079,341	278	13,808,920	284	46,843,587	334	61,731,848	2,612,502
85.10	Callaway	3	9,732	37	173,886	39	3,469,070	42	3,652,688	0
85.11	Comstock	10	3,122	17	25,491	18	204,208	28	232,821	0
85.12	Mason City	5	2,897	17	32,593	18	267,273	23	302,763	0
85.13	Merna	10	20,353	21	80,168	24	2,568,422	34	2,668,943	48,563
85.14	Oconto	9	4,143	8	18,343	8	278,346	17	300,832	0
85.15	Sargent	24	115,686	60	387,858	62	5,246,018	86	5,749,562	1,654,634
86	Commercial Total	183	37,599,552	624	18,129,639	653	99,332,875	836	155,062,066	4,996,535

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	0.00	0.00%	0	0.00%	0.00
88. 1G	18,425.75	2.98%	22,495,056	3.23%	1,220.85
89. 2G1	15,887.51	2.57%	19,303,378	2.77%	1,215.00
90. 2G	15,096.66	2.44%	18,348,148	2.63%	1,215.38
91. 3G1	8,235.76	1.33%	9,965,325	1.43%	1,210.01
92. 3G	9,213.82	1.49%	11,148,764	1.60%	1,210.00
93. 4G1	51,491.56	8.33%	59,301,688	8.51%	1,151.68
94. 4G	500,069.02	80.86%	556,443,107	79.83%	1,112.73
95. Total	618,420.08	100.00%	697,005,466	100.00%	1,127.07
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00

Grass Total	618,420.08	100.00%	697,005,466	100.00%	1,127.07
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	618,420.08	100.00%	697,005,466	100.00%	1,127.07

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	0.00	0.00%	0	0.00%	0.00
88. 1G	138.30	0.08%	73,299	0.08%	530.00
89. 2G1	193.29	0.11%	102,444	0.11%	530.00
90. 2G	1,404.59	0.82%	744,440	0.82%	530.01
91. 3G1	338.34	0.20%	179,322	0.20%	530.01
92. 3G	3,448.34	2.02%	1,841,697	2.03%	534.08
93. 4G1	13,866.78	8.12%	7,409,052	8.18%	534.30
94. 4G	151,286.08	88.64%	80,276,109	88.58%	530.62
95. Total	170,675.72	100.00%	90,626,363	100.00%	530.99
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00

Grass Total	170,675.72	100.00%	90,626,363	100.00%	530.99
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	170,675.72	100.00%	90,626,363	100.00%	530.99

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	0.00	0.00%	0	0.00%	0.00
88. 1G	1,867.32	1.88%	1,794,247	2.14%	960.87
89. 2G1	828.90	0.83%	798,361	0.95%	963.16
90. 2G	5,577.79	5.60%	5,329,170	6.35%	955.43
91. 3G1	2,256.02	2.27%	2,169,550	2.59%	961.67
92. 3G	2,148.44	2.16%	2,051,762	2.45%	955.00
93. 4G1	12,021.78	12.07%	11,258,988	13.42%	936.55
94. 4G	74,866.09	75.19%	60,503,860	72.11%	808.16
95. Total	99,566.34	100.00%	83,905,938	100.00%	842.71
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00

Grass Total	99,566.34	100.00%	83,905,938	100.00%	842.71
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	99,566.34	100.00%	83,905,938	100.00%	842.71

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	0.00	0.00%	0	0.00%	0.00
88. 1G	5,525.41	5.43%	5,912,220	6.45%	1,070.01
89. 2G1	2,618.78	2.58%	2,789,008	3.04%	1,065.00
90. 2G	3,829.09	3.77%	4,077,986	4.45%	1,065.00
91. 3G1	3,217.79	3.16%	3,410,851	3.72%	1,060.00
92. 3G	601.03	0.59%	637,089	0.70%	1,060.00
93. 4G1	10,983.04	10.80%	10,839,590	11.83%	986.94
94. 4G	74,912.36	73.67%	63,929,556	69.79%	853.39
95. Total	101,687.50	100.00%	91,596,300	100.00%	900.76
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00

Grass Total	101,687.50	100.00%	91,596,300	100.00%	900.76
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	101,687.50	100.00%	91,596,300	100.00%	900.76

Schedule XIII : Agricultural Records : Grass Land Detail By Market Area **Market Area 5**

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	5,398.24	3.01%	5,828,532	3.23%	1,079.71
89. 2G1	5,598.33	3.12%	5,965,349	3.30%	1,065.56
90. 2G	4,176.49	2.33%	4,457,952	2.47%	1,067.39
91. 3G1	2,848.50	1.59%	3,035,476	1.68%	1,065.64
92. 3G	1,195.11	0.67%	1,266,817	0.70%	1,060.00
93. 4G1	12,224.03	6.81%	12,849,660	7.12%	1,051.18
94. 4G	147,947.15	82.47%	147,100,319	81.49%	994.28
95. Total	179,387.85	100.00%	180,504,105	100.00%	1,006.22
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00

Grass Total	179,387.85	100.00%	180,504,105	100.00%	1,006.22
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	179,387.85	100.00%	180,504,105	100.00%	1,006.22

2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)

21 Custer

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	299,602,321	322,111,309	22,508,988	7.51%	2,988,457	6.52%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	131,276,555	134,063,047	2,786,492	2.12%	8,870,779	-4.63%
04. Total Residential (sum lines 1-3)	**430,878,876**	**456,174,356**	**25,295,480**	**5.87%**	**11,859,236**	**3.12%**
05. Commercial	131,851,920	146,343,491	14,491,571	10.99%	4,996,535	7.20%
06. Industrial	8,698,746	8,718,575	19,829	0.23%	0	0.23%
07. Total Commercial (sum lines 5-6)	**140,550,666**	**155,062,066**	**14,511,400**	**10.32%**	**4,996,535**	**6.77%**
08. Ag-Farmsite Land, Outbuildings	123,879,769	131,778,143	7,898,374	6.38%	0	6.38%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	**123,879,769**	**131,778,143**	**7,898,374**	**6.38%**	**0**	**6.38%**
12. Irrigated	1,340,748,328	1,296,272,110	-44,476,218	-3.32%		
13. Dryland	304,926,691	305,399,142	472,451	0.15%		
14. Grassland	1,143,011,655	1,143,638,172	626,517	0.05%		
15. Wasteland	109,152	110,252	1,100	1.01%		
16. Other Agland	34,449	44,816	10,367	30.09%		
17. Total Agricultural Land	**2,788,830,275**	**2,745,464,492**	**-43,365,783**	**-1.55%**		
18. Total Value of all Real Property (Locally Assessed)	**3,484,139,586**	**3,488,479,057**	**4,339,471**	**0.12%**	**16,855,771**	**-0.36%**

2018 Assessment Survey for Custer County

A. Staffing and Funding Information

1.	**Deputy(ies) on staff:**
	1
2.	**Appraiser(s) on staff:**
	0
3.	**Other full-time employees:**
	3
4.	**Other part-time employees:**
	1 part-time lister
5.	**Number of shared employees:**
	1
6.	**Assessor's requested budget for current fiscal year:**
	$195,610
7.	**Adopted budget, or granted budget if different from above:**
	$198,550
8.	**Amount of the total assessor's budget set aside for appraisal work:**
	n/a
9.	**If appraisal/reappraisal budget is a separate levied fund, what is that amount:**
	$64,600
10.	**Part of the assessor's budget that is dedicated to the computer system:**
	$12,800 for the GIS System; the clerk controls a budget for the computer system for the entire courthouse that includes the CAMA system and any computer equipment needs.
11.	**Amount of the assessor's budget set aside for education/workshops:**
	$500
12.	**Other miscellaneous funds:**
	n/a
13.	**Amount of last year's assessor's budget not used:**
	$7,300

B. Computer, Automation Information and GIS

1.	**Administrative software:**
	TerraScan
2.	**CAMA software:**
	TerraScan
3.	**Are cadastral maps currently being used?**
	Yes
4.	**If so, who maintains the Cadastral Maps?**
	The maintenance of the cadastral maps is shared between the County Assessor's office and the Register of Deeds office. The maps that are currently in use are not digitized and were flown in the 1970's.
5.	**Does the county have GIS software?**
	Yes
6.	**Is GIS available to the public? If so, what is the web address?**
	Yes, custer.gisworkshop.com
7.	**Who maintains the GIS software and maps?**
	The office staff has all be trained to maintain the GIS system, the vendor will also assist with maintenance.
8.	**Personal Property software:**
	TerraScan

C. Zoning Information

1.	**Does the county have zoning?**
	Yes
2.	**If so, is the zoning countywide?**
	Yes
3.	**What municipalities in the county are zoned?**
	Ansley, Arnold and Broken Bow
4.	**When was zoning implemented?**
	2005

D. Contracted Services

1.	**Appraisal Services:**
	The county contracts with Stanard Appraisal Services for the commercial class of property only.
2.	**GIS Services:**
	GIS Workshop
3.	**Other services:**
	none

E. Appraisal /Listing Services

1.	**Does the county employ outside help for appraisal or listing services?**
	Yes, only for the commercial class
2.	**If so, is the appraisal or listing service performed under contract?**
	Yes
3.	**What appraisal certifications or qualifications does the County require?**
	The contract does not specify certifications or qualifications; however, the appriasal service does employ both a Certified General and a Licensed appraiser who will both work within the county.
4.	**Have the existing contracts been approved by the PTA?**
	Yes
5.	**Does the appraisal or listing service providers establish assessed values for the county?**
	Generally, the appraiser will establish valuation models, with final valuation determinations being made by the county assessor.

2018 Residential Assessment Survey for Custer County

1.	**Valuation data collection done by:**
	The part-time lister
2.	**List the valuation groupings recognized by the County and describe the unique characteristics of each:**

Valuation Grouping	Description of unique characteristics
01	Broken Bow - the largest community in the county and is a hub for business, jobs, and shopping in both the county and the surrounding Sandhills communities. Both growth and demand for existing housing has been stable within the community.
02	Callaway - a unique small town in that it contains a hospital, nursing home, and assited living complex as well as its own school system. These services provide jobs and a demand for housing that is not found in similar sized communities.
03	Ansley, Arnold & Merna - these communities are all located within easy commuting distance of jobs and services in larger communities. Each town has its own school system and has local organizations working to keep the towns viable. Growth has been minimal in these areas, and the market is softer than groups one and two but still relatively stable.
04	Anselmo, Mason City, Oconto & Sargent - these are small communities, not within easy commuting distance to jobs. The towns have some sales activity annually, but the market is less organized. Values have been flat to slightly decreasing in recent years.
05	Berwyn & Comstock - very small communities with few sales annually. Demand for housing is sporadic with no market organization.
06	Rural - all properties not within the political boundaries of a town or subdivision. Growth and demand for rural housing continues to be strong throughout the county.
Ag	Agricultural homes and outbuildings

3.	**List and describe the approach(es) used to estimate the market value of residential properties.**
	Only the cost approach is used.
4.	**If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?**
	The physical depreciation table is Marshall and Swift depreciation; economic depreciation is developed using local market information.
5.	**Are individual depreciation tables developed for each valuation grouping?**
	The physical depreciation table is the same; however, economic depreciation is developed by area.
6.	**Describe the methodology used to determine the residential lot values?**
	Lot values are established using a price per square foot analysis.
7.	**Describe the methodology used to determine value for vacant lots being held for sale or resale?**

Vacant lots being held for sale or resale are valued the same as any other lot within the same neighborhood.

8.

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
01	2017	2017	2016	2012-2013
02	2013	2013	2013	2014
03	2013	2013	2011-2016	2011-2016
04	2009-2013	2013	2011-2016	2011-2016
05	2011-2012	2013	2011-2012	2012-2016
06	2009-2013	2013	2016	2011-2016
Ag	2009-2013	2013	2016	2011-2016

In Custer County, all appraisal tables are updated at least once during the six year inspection cycle; this includes updated costing, updated depreciation, and a land study. Due to the size of the county, the review work is divided by location rather than by valuation grouping. Therefore, a portion of the rural is reviewed and revalued each year as are some of the towns/villages. In 2013, because the rural properties seemed to be under assessed, new land and cost tables were implemented for all rural properties. As the remainder of the cycle is completed the rest of the valuation groupings will be updated to the 2013 costing. In order to equalize changes made to the reviewed area with areas not reviewed, a sales study is conducted annually and economic depreciation and land tables are updated in the unreviewed areas as warranted to ensure all areas are consistently at uniform portions of market value.

2018 Commercial Assessment Survey for Custer County

1. **Valuation data collection done by:**

Stanard Appraisal Services

2. **List the valuation groupings recognized in the County and describe the unique characteristics of each:**

Valuation Grouping	Description of unique characteristics
01	Broken Bow - the county seat, and the largest community in the county. Broken Bow serves as a hub for goods and services in the sandhills communities around it. There is an active commercial district and good demand for property.
02	Arnold and Merna - small villages west and north west of Broken Bow with main street business districts and some demand for commercial property.
03	Ansley and Callaway - small villages south and southeast of Broken Bow with main street business districts and some demand for commercial property.
04	Mason City and Sargent - small villages in more remote parts of the county with limited main street districts and an unorganized market.
05	Anselmo, Berwyn, Comstock, and Oconto - the smallest villages in the county; where there are not active business districts and no demand for commercial property.

3. **List and describe the approach(es) used to estimate the market value of commercial properties.**

All three approaches were developed by the contract appraisal service this year for Broken Bow; within the Villages, the cost approach is primarily relied upon.

3a. **Describe the process used to determine the value of unique commercial properties.**

Unique commercial properties are valued by the contract appraisal service using sales data from outside the county when appropriate and available.

4. **If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?**

Depreciation is developed using Marshall and Swift physical depreciation with additional forms of depreciation arrived from the market.

5. **Are individual depreciation tables developed for each valuation grouping?**

A depreciation study was used for all properties in the county with economic depreciation applied by location. The valuation groupings have been structured to reflect differences in economic depreciation.

6. **Describe the methodology used to determine the commercial lot values.**

A sales price per square foot analysis is used to determine commercial lot values.

7.

Valuation Grouping	Date of Depreciation Tables	Date of Costing	Date of Lot Value Study	Date of Last Inspection
01	2016	2011	2016	2016
02	2017	2017	2011	2017
03	2017	2017	2011-17	2017
04	2017	2017	2011	2017
05	2017	2017	2011	2017

Commercial villages completed by Stanard Appraisal in 2017. Land values updated in Ansley for the current assessment year.

2018 Agricultural Assessment Survey for Custer County

1. **Valuation data collection done by:**

The part-time lister

2. **List each market area, and describe the location and the specific characteristics that make each unique.**

Market Area	Description of unique characteristics	Year Land Use Completed
01	This area contains the best farm ground in the county; the soils are harder here than in the other areas and irrigation potential is generally best here.	2016
02	This is the Sandhills portion of the county; the majority of the area is Valentine Soil. There is little farming in this area as the ground is best suited to grazing.	2016
03	This area is a transition area between areas one and two. The ground transitions from sandy to loamier soil, making some farming possible. The grass is also superior as the loamier soils will have better grass cover.	2016
04 & 05	In area 4 the soils are similar to one; however, irrigation is not as plentiful and well depths are generally deeper. Area 5 is south of the South Loup River, the terrain is very rough and is primarily canyons. The majority of the land is used for grazing; however, there is some farming on the plateaus. Although the areas have some characteristic differences, sales have been indicating similar prices for the past several years, therefore, they have been combined for the R&O statistics and all sales will appear under the area 5 substratum.	2016

The updated soil conversion was completed for the 2017 assessment year. Continual review of land use by county assessors office on GIS.

3. **Describe the process used to determine and monitor market areas.**

When the market areas were established factors such as soil type, irrigation potential, land use, and topography were considered. Each year the county assessor plots sales on a county map to monitor market differences in the established areas.

4. **Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.**

All parcels under 40 acres that do not have common ownership with adjoining agricultural parcels are reviewed to determine land use.

5. **Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?**

Farm home sites and rural residential home sites are valued using the same tables; however, there are two home site values used. One value exists for the majoirty of the county, but a lower value is used in the more remote areas of the Sandhills.

6. **If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.**

Lands enrolled in the Wetland Reserve Program are assessed at 100% of the market value of grass land in the county.

If your county has special value applications, please answer the following

7a.	**How many special valuation applications are on file?**
	N/A
7b.	**What process was used to determine if non-agricultural influences exist in the county?**
	N/A
	If your county recognizes a special value, please answer the following
7c.	**Describe the non-agricultural influences recognized within the county.**
	N/A
7d.	**Where is the influenced area located within the county?**
	N/A
7e.	**Describe in detail how the special values were arrived at in the influenced area(s).**
	N/A

CUSTER COUNTY PLAN OF ASSESSMENT
ASSESSMENT YEARS 2017, 2018 AND 2019

Introduction

Pursuant to LB 263, Section 9 the assessor shall submit a plan of assessment, which describes the assessment actions planned for the next assessment year and two years thereafter to the county board of equalization on or before July 31, 2017. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. After the budget is approved by the county board a copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31 each year.

Real Property Assessment Requirements

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

Assessment levels required for real property are as follows:

1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
2) 75% of actual value for agricultural and horticultural land; and
3) 75% of special value for agricultural and horticultural land that meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Custer County

Per the 2017 county abstract, Custer County consists of the following real property types;

	Parcels	% of Total Parcels	% of Taxable Value
Residential	4698	32%	8.59%
Commercial	812	5%	3.78%
Industrial	4	.01%	.24%
Recreational	0	.00%	.00%
Agricultural	8974	61.81%	87.39%
Special Value	0	.00%	.00%

Agricultural land-taxable acres were 1,611,056.80 Acres.

Other pertinent facts: Custer County is predominately agricultural and 73% is grassland.

For more information see 2017 Reports and Opinions, Abstract, and Assessor Survey.

Current Resources

A. Staff/Budget/Training:
   Assessor/$54,147/I hold the assessor's certificate when I passed the test in the early 1980's. I have attended many of the IAAO courses and classes of the PA&T. I have all the hours needed at this time to keep the certificate current.
   Deputy Assessor/$40,610/She also holds the assessor's certificate, passing the test in 2015.
   3 full time clerks-One clerk has over 10 years experience in the assessor's office and one was hired in January 2015 and one was hired in Jan. 2016.
   1 part-time lister. The lister was hired in June 2016.

B. The Cadastral Maps were flown in the 1970's but are in good condition. They are kept current with monthly land sales. The county board agreed to hire GIS Workshop to measure acres within soil types and land use.

C. The Property Record cards list all information required by statute with current photos and sketches.

D. The county uses the TERASCAN software package. There are 5 terminals and 1 public-use terminal.

E. The county has a Web-site with all parcels listed.

Current Assessment Procedures for Real Property

A. Discovery: The County now has zoning and has a zoning administrator. Before any construction is allowed, the property owner must file a permit with the zoning administrator and in turn the assessor is notified. At the beginning of the year each property is reviewed for % of completion and valued accordingly. In Real Estate Transfers the name is changed within the month the deed is filed, cadastral maps updated, and a sales review is mailed to the new owner.

B. Data Collection: The part-time lister travels throughout the different areas each year, measuring each home, and outbuilding, taking new pictures, and interviewing each property owner as to the interior work. In new construction & remodeling the property is inspected inside and out. As sales occur, the sale is used for 3 years to set property values.

C. Review assessment sales ratio studies before assessment actions: The area Field Liaison works very hard with the assessor and staff and with the help of an excel program we enter sales data to be able to adjust the problem areas.

D. Approaches to Value:
   1. Market Approach; sales comparison: Using the sales of the various styles, conditions, and ages, I use the information to adjust the depreciation.
   2. Cost Approach: The RCN (replacement cost new) is figured with the July 2013 Marshall and Swift values from the TerraScan software system.
   3. Income Approach: income and expense data collection/analysis from the market is done by the Commercial Appraiser that is hired to value commercial and industrial properties.
   4. Sales of agricultural land are mapped out and when a trend in sales indicate a market area change is required will be the only time areas will change. One market area is set with soil type boundaries and one with natural boundaries such as rivers.

After assessment action, a review of the sales ratio is a top priority.

Notices of valuation changes are mailed to all property owners that have a change of value on June 1 and notices are also published in the local newspaper.

Level of Value, Quality and Uniformity of Assessment Year 2017

Property Class	Median
Residential	96%
Commercial	96%
Agricultural Land	70%
Special Value Ag-land	00%

For more information regarding statistical measures see 2017 Reports and Opinions.

ACTION TAKEN

2013 Began the 6 year cycle of review of the different areas in the county. Reviewed with new pictures and revalued using the Marshall & Swift 2013 RCN in the Terra Scan system the townships of Custer, Wood River, Loup, Grant, Delight, Wayne, and Elim. Reviewed the villages of Oconto and Callaway. Value applied to the 2014 tax list.

2014 Reviewed with new pictures and revalued using the Marshall & Swift 2013 cost to build update in the Terra Scan system the townships of Arnold, Hayes, Cliff, Kilfoil and the village of Arnold. Value applied to the 2015 tax list.

2015 Reviewed the villages of Anselmo, and Merna and improvements in the townships of Victory, Triumph, Ryno, Milburn, West Union, Lillian, Corner and maintain the level of assessment required by statute. Adjust the city of Broken Bow because the sales assessment ration indicate a problem. Value applied to the 2016 tax list.

2016 Reviewed villages of Comstock, Sargent, Ansley, Mason City and the improvements in the townships of Garfield, Sargent, Comstock, Spring Creek, Ansley, Algernon, Myrtle, Douglas Grove, Westerville and maintain the level assessment as required by statute. Value applied to the 2017 tax list.

RESIDENTIAL PLAN:
2017 Review for the last of the 6 year cycle the townships of Broken Bow, Elk Creek, Berwyn, and East Custer. Review the village of Berwyn and Broken Bow City. The 2017 Marshall and Swift cost to build update applied for the Broken Bow Township and Broken Bow City. The value will be applied to the 2018 tax list.

2018 Review will begin again with the 6 year cycle taking pictures and using the 2017 Marshall and Swift RCN with the aid of the Terra Scan system for the townships of Custer, Wood River, Loup, Grant, Delight, Wayne, Elim and the villages of Oconto and Callaway. Value will be applied to the 2019 tax list.

2019 With a new assessor in office the plan should stay on track with the review of the townships of Arnold, Hayes, Cliff, Kilfoil and the village of Arnold.

COMMERCIAL:
2017 Begin reviewing on the 6 year cycle for all commercials in Custer County with Stanard Appraisal Service, and the 2017 RCN of Marshall and Swift and the Terra Scan system. Value will be applied to the 2018 tax list.

2018 Value new construction with the help of Stanard Appraisal Service, review the sales and adjust to meet the measurement qualifications.

2019 With a new assessor the cycle of review should stay the same.

AGRICULTURAL LAND:
2017 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2018 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

2019 The land values will be figured at 75% of sales in a 3-year history and these values will be applied to each parcel in each market area.

Other functions preformed by the assessor's office, but not limited to:
I will continue to maintain the parcel records on each property owner making changes monthly of ownership and maintain accurate cadastral maps with ownership changes.

I will continually perform the duties required of me by law to serve the property owners of Custer County and to maintain equality in assessment for all. I will file all the administrative reports required by law/regulations such as abstracts, both real and

personal property, the assessor's survey, the sales information to PA&T rosters & annual assessed value updates, school district taxable value report, homestead exemption tax loss report, and certificate of taxes levied report. I will certify the value to political subdivisions, and report the current values to the Board of Education Lands & Funds of properties they own and report the exempt property and taxable property owned by governmental subdivisions. I will also report to the county board the annual plan of assessment.

I will continually administer the annual filing of all personal property schedules and notify the taxpayer of incomplete filings, failure to file and penalties applied.

I will send the applications for annual filings for permissive exemptions, review and make recommendations to the county board.

I will administer approximately 650 annual filings of applications for homestead exemptions and assist where necessary and continue to monitor approval/denial process and send out denial notification.

I will continue to review the centrally assessed valuation certified by PA&T for railroads and public service entities, and establish assessment records and tax billing for tax list.

I will continue to manage the record/valuation information for properties in community redevelopment project (TIFF) and administer the reports and allocate the ad valorem tax.

I will continue to manage the tax entity boundaries making changes only when legal changes dictate and review the tax rates used for the tax billing process.

I will continue to prepare tax lists and certify these to the county treasurer for real estate, personal, and centrally assessed.

I will continue to attend the county board of equalization meetings for valuation protests and assemble and provide necessary information.

I will prepare information and attend taxpayer appeal hearings before TERC (tax equalization and review commission) to defend county valuations.

I will continue to attend hearing if applicable to the county, defend values and/or implement orders of the TERC.

I will continue to attend meetings, workshops, and educational classes to obtain required hours of continuing education for maintaining my assessor's certificate.

CONCLUSION:

The assessor maintains three budgets; the assessor's functions budget, the reappraisal budget and the GIS budget. The assessor's office budget will be $192,141. The reappraisal budget will be $60,600 and the GIS budget will be $12,800.

Respectfully submitted:

Connie Brackwalter

Custer County Assessor