

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**DAWSON COUNTY**



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Dawson 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 Dawson County.

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

For the Tax Commissioner

Sincerely,

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

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

cc: John Moore, Dawson County Assessor

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## Introduction

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

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

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

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

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

## **Statistical Analysis:**

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

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

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

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

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

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

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

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

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

**Analysis of Assessment Practices:**

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

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

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

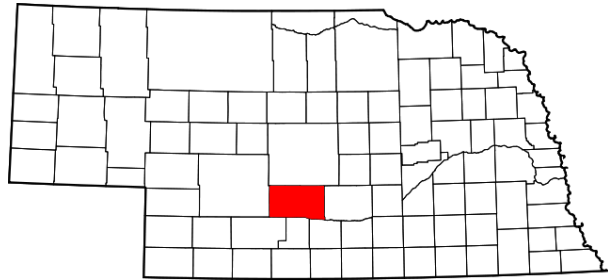
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

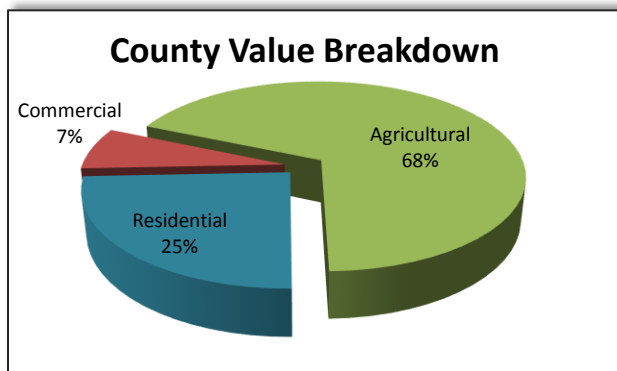
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 1,013 miles, Dawson had 23,886 residents, per the Census Bureau Quick Facts for 2015, a 2% population decline from the 2010 US Census. In a review of the past fifty-five years, Dawson has seen a steady rise in population of 23% (Nebraska Department of Economic Development). Reports indicated that 68% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Dawson are evenly distributed among Lexington, Cozad, and Gothenburg. Per the latest information available from the U.S. Census Bureau, there



were 688 employer establishments in Dawson, the largest employer in the county is Tyson Fresh Meats, but a number of manufacturing facilities are also included in the list of large employers. Countywide employment was at 12,763 people, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Dawson that has fortified the local rural area economies. Dawson is included in the Central Platte Natural Resources District (NRD). A mix of irrigated and grass land makes up a majority of the land in the county. In value of sales by commodity group, Dawson ranks second in cattle and calves (USDA AgCensus).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
COZAD	4,163	3,977	-4%
EDDYVILLE	96	97	1%
FARNAM	223	171	-23%
GOTHENBURG	3,619	3,574	-1%
LEXINGTON	10,011	10,250	2%
OVERTON	646	594	-8%
SUMNER	237	236	0%

The primary crops grown in the county are corn and soybeans. An ethanol plant located in Lexington, as well as a Frito Lay plant and a Monsanto Research facility in Gothenburg are also contributing factors to the economy.

## 2017 Residential Correlation for Dawson County

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### *Assessment Actions*

A reappraisal of residential properties in Lexington was completed this year. The reappraisal included a physical inspection of all properties and the implementation of new valuation models. For the remainder of the residential class, a sales study was completed. As a result, values at Johnson Lake lot/leasehold and improvement values at Johnson Lake were updated, and a 10% increase was applied to residential properties within Farnam. In the rest of the class, only routine maintenance was completed.

### *Description of Analysis*

Residential properties in Dawson County are stratified into nine valuation groupings based on the economic influences within the county.

Valuation Grouping	Assessor Location
1	Lexington
2	Cozad
3	Gothenburg
4	Overton, Sumner and surrounding rural areas
5	Johnson Lake & Plum Creek Canyon
6	Lakeview Acres (non-lake front properties at Johnson Lake) and Midway Lake
7	Farnam, Eddyville and surrounding rural areas
8	Cozad and Lexington Rural
9	Gothenburg Rural and Wild Horse Golf Course

Analysis of sales within the county only shows significant valuation changes in areas where systematic assessment actions were reported. Overall, both sold parcels and the overall class increased approximately four to five percent this year. The measures of central tendency all support a level of value within the acceptable range, and the COD also supports that assessments are uniform.

All valuation groups, except Farnam and Eddyville, have a sufficient number of sales. Each of the groups display consistent statistical results as extreme ratios are removed from the sample, demonstrating that all areas are assessed within the acceptable range and that the statistics can be used for purposes of determining a level of value of the class. Within valuation group seven, the sample is extremely small and the removal of a single sale from either end of the ratio array can swing the median from 71% to 93%. The preliminary sales analysis indicated that the median of this valuation group had dropped twenty percentage points in a year, since the market is not moving at that pace an extended sales time-period was analyzed to determine whether properties in Farnam and Eddyville were truly low. Properties in Eddyville were not consistently low in the expanded



## 2017 Residential Correlation for Dawson County

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time-period, while Farnam properties were. As a result, the county assessor increased Farnam properties ten percent this year. While there is not a statistic that is useful to determine whether assessments in Farnam and Eddyville are within an acceptable range, the county assessor has used all available information to evaluate the market and make valuation adjustments accordingly. Additionally, properties in Farnam and Eddyville have been subject to the same physical inspection practices that the remainder of the county has. All the evidence supports that the county has achieved an acceptable level of value.

### *Assessment Practice Review*

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. In Dawson County, a formal sales verification process is conducted only for the portion of the class that is being reappraised; the contract appraisal service will attempt to verify sales terms onsite when the property is inspected. For the remainder of the sales, the Real Estate Transfer Statement is screened to determine sales qualification, if necessary, phone calls are placed to gather additional data. While a more thorough verification processes could only improve the qualification of sales, the county assessor and staff do demonstrate that they are knowledgeable regarding sales transactions within the county. The Division's review of sales rosters supported that the county's utilization rate has increased over time and that qualification determinations are made without a bias.

The sales review process also included procedures to ensure that sales and value information is accurately and timely reported to the Division. Assessed values were accurately reported to the Division; however, at the time of the review sales data was not being timely or accurately submitted to the state sales file. After discussing the issue, the county assessor restructured the workflow of sales information within the office. The Division continues to conduct routine sales file audits for sales data within the county; it has determined that sales transactions in the study period have been accurately reported in the state sales file.

The frequency and completeness of the review cycle was also examined. The county has complied with the six-year inspection requirement. The inspection work is primarily conducted by the contract appraisal service, when permitted the process always includes an interior inspection or interview with the property owner.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Dawson County,

## 2017 Residential Correlation for Dawson County

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changes were systematic and corresponded to the reported assessment actions; there was not a bias in the assessment of sold property.

The valuation groups within the residential class were examined to ensure that the groups being utilized represent true economic areas within the county. Within the residential class, each of the three larger towns are a separate grouping, lake properties are divided by those with water views/access and those without, the small towns are grouped dependent mostly on whether or not they have a school system within. Rural residential properties are grouped by location including distance to the interstate/highway corridors, and proximity to a school system.

The final section of the assessment practices review that pertains to the residential class included a review of the vacant land valuation methodologies. The land and leasehold values at the lakes and in the rural area have been updated within the past few years, as have the lot values within Lexington and Farnam. However, in the rest of the cities and villages most lot values have not changed in a number of years. The county frequently reviews sales of vacant lots, but the cities or economic development groups in the county sell many of the lots to stimulate new housing construction. Other lot sales that occur typically represent vacant lots in built up neighborhoods that often sell to an adjoining property. The Division's review of the limited vacant lot sales did not provide clear evidence that vacant lots either were under or overvalued throughout the county.

### *Equalization and Quality of Assessment*

All valuation groupings with a reliable number of sales have medians within the acceptable range, supporting that properties have been uniformly assessed throughout the county. The qualitative statistics also support that assessments are generally uniform. The price related differential (PRD) is slightly high, one single high dollar property in valuation group 04 and one extreme low dollar property in valuation group 03 are inflating the PRD two percentage points.

A sample of 27 sales with property type 06, recreational property have a median below the acceptable range. These properties are cabins around lakes in the county. There are lake properties coded residential and lake properties coded recreational in the county. The property type is not a valuation determinant in the county assessor's valuation model, rather lake properties are grouped into those with access to a lake and those that do not have direct access to the lake. These properties makeup valuation group 05 and 06, both of which are within the acceptable range.

The evidence and review of assessment practices in the county supports that the quality of assessment of real property in Dawson County complies with generally accepted mass appraisal practices.

## 2017 Residential Correlation for Dawson County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	185	98.17	101.40	100.13	06.22	101.27
02	124	98.39	101.23	93.93	15.30	107.77
03	121	94.21	97.12	91.65	15.52	105.97
04	31	94.35	93.57	69.59	16.38	134.46
05	23	96.75	99.35	95.81	16.49	103.69
06	23	95.01	91.63	90.16	18.91	101.63
07	8	82.04	84.65	77.66	25.77	109.00
08	27	93.11	98.56	94.78	15.67	103.99
09	4	98.95	95.52	93.32	05.01	102.36
<u>ALL</u>	546	97.75	99.04	93.58	12.58	105.83

### *Level of Value*

Based on the review of all available information, the level of value of residential property in Dawson County is 98%.

# 2017 Commercial Correlation for Dawson County

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## *Assessment Actions*

Only routine maintenance was completed within the commercial class this year, the pickup work was completed timely.

## *Description of Analysis*

Commercial property in Dawson County is stratified into two valuation groupings. The majority of commercial properties are in or around the communities of Cozad, Gothenburg, and Lexington and are grouped into one valuation grouping. The small towns represent the second group.

<b>Valuation Grouping</b>	<b>Description</b>
1	Cozad, Gothenburg, Lexington and surrounding rural
2	Eddyville, Farnam, Overton, Sumner and surrounding rural

Analysis of valuation changes in the sold properties confirmed that outside of pickup work and routine corrections, no valuation changes were made for 2017. The 2017 County Abstract Compared to the Certificate of Taxes Levied indicated that commercial property increased two percent excluding growth for the year; this is not attributable to actual valuation increases, but rather to three Tax Increment Financing projects being paid off and added to the tax rolls for the current year.

Analysis of the commercial sales supports that the measures of central tendency remain stable as outliers on either end of the ratio array are removed. The qualitative statistics support uniformity of assessment ratios. Commercial values were last updated in Dawson County in 2015; the median statistic has been stable to slightly declining for the past two years while assessed values have been flat. The analysis supports that the statistics are reliable indicators of the level of value of commercial property in Dawson County.

The majority of commercial sales occur within valuation group one, which includes the larger communities in Dawson County, valuation group two typically only contains a few commercial transactions. Currently, there are three sales in valuation group two, although the median is within the acceptable range, the three ratios range from 55-123%. Commercial property in the villages are subject to the same physical inspection and revaluation cycles that the remainder of the county are. Value in the villages has increased an average of two percent per since 2006, a pace that is very similar to the change in residential properties in the same villages. There are typically sufficient sales to measure the residential properties in these villages, and they have been determined to be at an acceptable level of value; it is logical in small villages that residential and commercial property are subject to similar economic influences, lending support that commercial values in the small villages have kept pace with general market changes. Based on all the evidence, commercial property in the county is assessed within an acceptable range.

## 2017 Commercial Correlation for Dawson County

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### *Assessment Practice Review*

Annually a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. In Dawson County, commercial properties are verified onsite in an attempt to verify terms of the transaction and to discover whether the transaction involved personal property or business interest. Usability rates have been improved over a six-year period and review of the sales roster showed that reasons for excluding sales were generally well documented. The sales review process also included procedures to ensure that sales and value information is accurately and timely reported. Assessed values were accurately reported to the Division; however, at the time of the review sales data was not being timely or accurately submitted to the state sales file. After discussing the issue, the county assessor restructured the workflow of sales information within the office. The Division continues to conduct routine sales file audits on the county's sales data. It has been determined that sales transactions in the study period have been accurately reported in the state sales file.

The frequency and completeness of the review cycle was also examined. The county has complied with the six-year inspection requirement; the county has also significantly improved the documentation of the inspection work over the past several years. The inspection work is primarily conducted by the contract appraisal service. For the commercial class the inspection process generally includes an interior inspection and interview with the property owner as well as the collection of rent and expense information where applicable and available.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Dawson County, changes were systematic and corresponded to the reported assessment actions; there was not a bias in the assessment of sold property.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. Two valuation groups are recognized within the class. The three larger communities are all along the I-80/Highway 30 corridor and have similar economic influences. Each community offers jobs in manufacturing; an active downtown business district; an interstate strip where discount stores, restaurants, car dealerships, and convenience markets are prevalent; comprehensive health services; and modern K-12 education facilities. The commercial market has been gradually increasing in recent years. There are four small villages in the county, each with populations less than 1,000 people. Some of the villages offer basic services and amenities; however, the population base is too small to support more than the essential businesses and the market is not organized. Valuation groups within the county have been appropriately stratified based on these characteristics.

## 2017 Commercial Correlation for Dawson County

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The final section of the assessment practices review that pertains to the commercial class included a review of the vacant land valuation methodologies. Commercial lot values have not been updated in a number of years in the county; for improved parcels, the county’s modelling process is designed to arrive at the total market value of the parcel so the portion attributed to the lot is somewhat irrelevant; however, equalization issues may arise for the unimproved lots. The Division’s analysis of sales data did not conclusively show that vacant lots were under assessed within the county; however, the lot models should be reviewed for the next appraisal cycle.

### *Equalization and Quality of Assessment*

Although there are only a reliable number of sales in valuation group one, review of assessment practices and a review of valuation changes over time support that properties in valuation group two have also been assessed at an acceptable level of value. The assessment practices of commercial property in Dawson County comply with generally accepted mass appraisal practices.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	51	94.12	96.96	98.23	23.32	98.71
02	3	100.09	92.77	82.35	22.52	112.65
____ALL____	54	94.15	96.73	98.06	23.46	98.64

### *Level of Value*

Based on the review of all available information, the level of value of commercial property in Dawson County is determined to be 94%.

# 2017 Agricultural Correlation for Dawson County

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## *Assessment Actions*

Only routine maintenance was completed for the agricultural improved parcels. For agricultural land, a sales study was conducted which indicated that assessed values were within the acceptable range; as a result, no agricultural land values were adjusted for 2017.

## *Description of Analysis*

Dawson County contains two distinctly different geographic areas. Market area one comprises the majority of the county and contains flat, good quality farmland in the Platte River Valley and grassland in the hills to the north of the valley. Market area two is south of the river and is rougher topographically. All counties surrounding Dawson are considered comparable, with the exception of Lincoln County area two where the land transitions to Valentine Sand soils at the county border. Additionally, comparability with counties surrounding area two is limited to dry and grassland as different irrigation restrictions are imposed by Natural Resource Districts.

Analysis of sales within the county indicates that market area one has a large sample of sales, with adequate representation of both irrigated and grass sales. The statistics for each are stable as sales are removed or added to the sample and reflect that the market is flat, as is the trend in this region of the state. There are only two dryland sales in the sample, but dry land has historically been raised at the same amount as irrigated land in market area one has, and the values are equalized with adjoining counties.

Market area two contains a small sample of sales, with a median well below the acceptable range. There is rarely a sufficient sample of sales in market area two, and there are few comparable sales within close proximity of the county. However, as agricultural land values have risen over the past decade, the county assessor has consistently increased both market areas at a similar pace, and has achieved values that are equalized with the surrounding counties. An increase based on the market area two statistics would be in excess of 40% and would cause a disparity in values between counties that are already equalized. Based on the comparison of adjoining county values and historic assessment actions, values are equalized and at an acceptable level of value.

## *Assessment Practice Review*

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine whether valuation processes result in the uniform and proportionate valuation of real property.

One aspect of the review is to examine the sales verification and qualification processes. The agricultural sales review also includes a review process to ensure that the qualified sales were not affected by non-agricultural influences or non-market premiums. The county assessor adequately screened sales transactions within the county. The sales review included procedures to ensure that sales and value information is accurately and timely reported to the Division. Assessed values were accurately reported to the Division; however, at the time of the review sales data was not being timely or accurately submitted to the state sales file. After discussing the issue, the county assessor

## 2017 Agricultural Correlation for Dawson County

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restructured the workflow of sales information within the office. The Division continues to conduct routine sales file audits on the county's sales data. It has been determined that sales transactions in the study period have been accurately reported in the state sales file.

The frequency and completeness of the review cycle was also examined. Within the agricultural class, agricultural improvements are reviewed at the same time that rural residential properties are inspected. The contract appraisal services conducts the bulk of the review work, and attempts to speak to a property owner and conduct an interior inspection where possible. The review of agricultural land is conducted using aerial imagery. Both processes are cyclically completed in accordance with statute, and the review work is well documented in the county's property record cards.

The annual review also includes an analysis of assessed value change to ensure that values are evenly distributed to sold and unsold property. Within Dawson County, all sold and unsold agricultural properties were valued using the same appraisal tables.

The agricultural market areas were discussed to ensure that the market areas adequately identify differences in the agricultural land market. There are two distinctly different geographic areas in the county. Sales analysis is completed annually to monitor the market areas; the analysis has consistently confirmed their use.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel and where applicable special valuation of agricultural land. The county assessor attempts to determine the primary use of the parcel when identifying and valuing agricultural land. Parcels that are smaller than 10 acres are typically too small to produce an agricultural product. Exceptions are made when the land is adjacent to other agricultural properties under common ownership and common use and in unique situations where an agricultural product is produced on a small parcel.

The county does recognize special valuation along the Platte River, sales analysis continues to indicate that a premium is being paid for land along the river, which has a recreational influence. The county's special value methodology adequately describes a process of analyzing both the special value and the market value of these parcels.

### *Equalization*

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages have; since the rural residential acreages have been determined to be assessed within the acceptable range, agricultural improvements are believed to be equalized at the statutorily required assessment level.



## 2017 Agricultural Correlation for Dawson County

The statistical analysis supports that both irrigated and grassland in market area one are within an acceptable range, while there are not sufficient sales in market area two or for dryland in market area one, the analysis supports that the county has historically made assessed value changes to keep values at an acceptable level of market value. Comparison of Dawson County's agricultural land values to adjoining counties also supports that values are equalized. The quality of assessment of agricultural property in Dawson County complies with professionally accepted mass appraisal standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	101	71.58	75.54	70.78	20.31	106.73
2	11	50.95	55.20	55.16	15.29	100.07
____ALL____	112	69.72	73.54	69.68	21.47	105.54

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	67	71.91	77.46	72.46	22.12	106.90
1	66	72.20	77.70	72.64	22.15	106.97
2	1	61.15	61.15	61.15	00.00	100.00
____Dry____						
County	3	66.37	60.72	59.61	08.51	101.86
1	2	66.37	66.37	66.37	00.00	100.00
2	1	49.43	49.43	49.43	00.00	100.00
____Grass____						
County	27	67.09	65.29	61.38	14.91	106.37
1	22	68.72	66.98	61.98	11.79	108.07
2	5	55.12	57.85	57.72	20.72	100.23
____ALL____	112	69.72	73.54	69.68	21.47	105.54

### *Level of Value*

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

### *Special Value*

A review of agricultural land in areas that have other non-agricultural influences indicates that the assessed values used are similar to the value used in the portion of market area one where no non-agricultural influences exist. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Speciation Valuation of agricultural land is 72%.

## 2017 Opinions of the Property Tax Administrator for Dawson 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
<b>Residential Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>94</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>70</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Special Valuation of Agricultural Land</b>	<b>72</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.




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Ruth A. Sorensen  
Property Tax Administrator

## APPENDICES

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## 2017 Commission Summary for Dawson County

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### Residential Real Property - Current

Number of Sales	546	Median	97.75
Total Sales Price	\$65,131,050	Mean	99.04
Total Adj. Sales Price	\$65,485,050	Wgt. Mean	93.58
Total Assessed Value	\$61,283,324	Average Assessed Value of the Base	\$80,264
Avg. Adj. Sales Price	\$119,936	Avg. Assessed Value	\$112,241

### Confidence Interval - Current

95% Median C.I	97.22 to 98.12
95% Wgt. Mean C.I	90.71 to 96.46
95% Mean C.I	97.31 to 100.77
% of Value of the Class of all Real Property Value in the County	27.10
% of Records Sold in the Study Period	5.41
% of Value Sold in the Study Period	7.56

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	461	97	96.90
2015	458	98	97.90
2014	512	98	97.95
2013	446	99	99.07

## 2017 Commission Summary for Dawson County

### Commercial Real Property - Current

Number of Sales	54	Median	94.15
Total Sales Price	\$10,359,901	Mean	96.73
Total Adj. Sales Price	\$10,762,900	Wgt. Mean	98.06
Total Assessed Value	\$10,553,630	Average Assessed Value of the Base	\$218,437
Avg. Adj. Sales Price	\$199,313	Avg. Assessed Value	\$195,438

### Confidence Interval - Current

95% Median C.I	84.71 to 100.00
95% Wgt. Mean C.I	80.29 to 115.82
95% Mean C.I	88.25 to 105.21
% of Value of the Class of all Real Property Value in the County	8.67
% of Records Sold in the Study Period	4.55
% of Value Sold in the Study Period	4.07

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	57	97	97.00
2015	61	97	97.01
2014	50	97	97.44
2013	56	99	99.04

**24 Dawson**  
**RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 546  
Total Sales Price : 65,131,050  
Total Adj. Sales Price : 65,485,050  
Total Assessed Value : 61,283,324  
Avg. Adj. Sales Price : 119,936  
Avg. Assessed Value : 112,241

MEDIAN : 98  
WGT. MEAN : 94  
MEAN : 99  
COD : 12.58  
PRD : 105.83

COV : 20.85  
STD : 20.65  
Avg. Abs. Dev : 12.30  
MAX Sales Ratio : 251.70  
MIN Sales Ratio : 21.37

95% Median C.I. : 97.22 to 98.12  
95% Wgt. Mean C.I. : 90.71 to 96.46  
95% Mean C.I. : 97.31 to 100.77

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-14 To 31-DEC-14	48	98.33	102.01	99.20	08.81	102.83	72.51	162.43	97.03 to 100.14	102,948	102,127	
01-JAN-15 To 31-MAR-15	43	98.59	96.29	95.24	13.26	101.10	21.37	134.40	92.78 to 101.68	103,625	98,688	
01-APR-15 To 30-JUN-15	81	98.22	98.28	95.00	10.11	103.45	59.21	147.57	96.75 to 99.26	121,594	115,515	
01-JUL-15 To 30-SEP-15	84	96.85	100.34	93.09	16.66	107.79	62.04	251.70	92.55 to 97.97	132,534	123,380	
01-OCT-15 To 31-DEC-15	62	98.21	104.06	98.08	15.21	106.10	50.38	186.96	97.16 to 106.61	108,531	106,444	
01-JAN-16 To 31-MAR-16	36	97.35	94.30	90.64	09.64	104.04	46.97	139.60	94.97 to 98.25	122,326	110,880	
01-APR-16 To 30-JUN-16	92	97.90	97.73	88.01	10.42	111.04	26.44	170.68	96.05 to 98.56	129,957	114,376	
01-JUL-16 To 30-SEP-16	100	96.35	98.14	94.06	14.10	104.34	56.12	178.19	94.53 to 98.20	120,171	113,033	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	256	97.72	99.32	95.02	12.59	104.53	21.37	251.70	97.08 to 98.60	118,669	112,759	
01-OCT-15 To 30-SEP-16	290	97.75	98.80	92.34	12.59	107.00	26.44	186.96	97.11 to 98.15	121,054	111,783	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	270	97.68	99.93	95.02	13.87	105.17	21.37	251.70	97.16 to 98.60	119,136	113,199	
<u>ALL</u>	546	97.75	99.04	93.58	12.58	105.83	21.37	251.70	97.22 to 98.12	119,936	112,241	

<b>VALUATION GROUPING</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	185	98.17	101.40	100.13	06.22	101.27	73.02	211.73	97.92 to 98.51	98,996	99,125	
02	124	98.39	101.23	93.93	15.30	107.77	46.97	186.96	95.08 to 100.70	85,580	80,381	
03	121	94.21	97.12	91.65	15.52	105.97	21.37	251.70	90.26 to 97.62	127,958	117,267	
04	31	94.35	93.57	69.59	16.38	134.46	26.44	169.87	89.37 to 99.59	123,693	86,077	
05	23	96.75	99.35	95.81	16.49	103.69	64.05	149.07	88.23 to 108.55	257,363	246,591	
06	23	95.01	91.63	90.16	18.91	101.63	50.38	161.28	79.24 to 101.18	203,887	183,825	
07	8	82.04	84.65	77.66	25.77	109.00	55.87	130.72	55.87 to 130.72	35,063	27,229	
08	27	93.11	98.56	94.78	15.67	103.99	61.68	176.68	88.58 to 99.19	190,537	180,585	
09	4	98.95	95.52	93.32	05.01	102.36	82.85	101.33	N/A	301,925	281,747	
<u>ALL</u>	546	97.75	99.04	93.58	12.58	105.83	21.37	251.70	97.22 to 98.12	119,936	112,241	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	519	97.85	99.41	93.98	12.12	105.78	21.37	251.70	97.35 to 98.19	113,957	107,102	
06	27	89.63	92.00	89.85	21.50	102.39	50.38	161.28	74.51 to 98.50	234,863	211,016	
07												
<u>ALL</u>	546	97.75	99.04	93.58	12.58	105.83	21.37	251.70	97.22 to 98.12	119,936	112,241	

**24 Dawson**  
**RESIDENTIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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 WGT. MEAN : 94  
 MEAN : 99  
 COD : 12.58  
 PRD : 105.83

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 STD : 20.65  
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 95% Wgt. Mean C.I. : 90.71 to 96.46  
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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	121.95	121.95	122.33	05.77	99.69	114.91	128.98	N/A	118,500	144,962	
Less Than 15,000	10	132.56	151.78	129.52	23.36	117.19	111.95	251.70	114.91 to 188.56	30,880	39,997	
Less Than 30,000	36	117.61	129.86	123.46	22.37	105.18	66.30	251.70	108.85 to 132.00	25,261	31,187	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	544	97.71	98.96	93.48	12.55	105.86	21.37	251.70	97.22 to 98.11	119,941	112,120	
Greater Than 14,999	536	97.61	98.06	93.41	11.80	104.98	21.37	211.73	97.19 to 98.03	121,597	113,588	
Greater Than 29,999	510	97.38	96.87	93.16	11.03	103.98	21.37	170.68	96.96 to 97.89	126,619	117,962	
<u>Incremental Ranges</u>												
0 TO 4,999	2	121.95	121.95	122.33	05.77	99.69	114.91	128.98	N/A	118,500	144,962	
5,000 TO 14,999	8	148.42	159.24	153.26	23.99	103.90	111.95	251.70	111.95 to 251.70	8,975	13,755	
15,000 TO 29,999	26	110.62	121.44	120.35	19.89	100.91	66.30	211.73	105.90 to 131.18	23,099	27,799	
30,000 TO 59,999	86	98.19	105.40	105.71	16.31	99.71	55.87	170.68	96.62 to 104.50	44,342	46,873	
60,000 TO 99,999	157	97.57	97.54	97.37	09.76	100.17	21.37	142.96	97.11 to 98.49	77,735	75,690	
100,000 TO 149,999	123	97.88	95.70	95.23	09.25	100.49	46.97	149.07	96.83 to 98.20	122,840	116,985	
150,000 TO 249,999	105	96.25	92.82	92.38	09.31	100.48	56.12	140.27	91.24 to 97.80	193,378	178,635	
250,000 TO 499,999	37	94.53	92.22	91.23	12.04	101.09	59.21	127.49	89.63 to 97.97	309,293	282,168	
500,000 TO 999,999	1	68.59	68.59	68.59	00.00	100.00	68.59	68.59	N/A	500,000	342,966	
1,000,000 +	1	26.44	26.44	26.44	00.00	100.00	26.44	26.44	N/A	1,200,000	317,232	
<u>ALL</u>	546	97.75	99.04	93.58	12.58	105.83	21.37	251.70	97.22 to 98.12	119,936	112,241	

**24 Dawson**  
**COMMERCIAL**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 54  
Total Sales Price : 10,359,901  
Total Adj. Sales Price : 10,762,900  
Total Assessed Value : 10,553,630  
Avg. Adj. Sales Price : 199,313  
Avg. Assessed Value : 195,438

MEDIAN : 94  
WGT. MEAN : 98  
MEAN : 97  
COD : 23.46  
PRD : 98.64

COV : 32.89  
STD : 31.81  
Avg. Abs. Dev : 22.09  
MAX Sales Ratio : 205.52  
MIN Sales Ratio : 39.66

95% Median C.I. : 84.71 to 100.00  
95% Wgt. Mean C.I. : 80.29 to 115.82  
95% Mean C.I. : 88.25 to 105.21

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	4	99.67	101.44	98.56	10.01	102.92	83.48	122.92	N/A	249,000	245,420
01-JAN-14 To 31-MAR-14	3	84.71	87.30	85.34	14.72	102.30	69.89	107.29	N/A	112,500	96,002
01-APR-14 To 30-JUN-14	3	101.21	100.42	103.65	04.59	96.88	93.06	107.00	N/A	100,000	103,653
01-JUL-14 To 30-SEP-14	7	94.17	87.51	70.05	31.95	124.93	42.82	157.14	42.82 to 157.14	275,071	192,697
01-OCT-14 To 31-DEC-14	5	94.12	105.33	94.91	18.38	110.98	81.40	157.47	N/A	161,800	153,561
01-JAN-15 To 31-MAR-15	4	94.56	100.24	103.91	19.73	96.47	74.06	137.79	N/A	65,500	68,060
01-APR-15 To 30-JUN-15	4	98.46	98.42	98.21	01.61	100.21	96.74	100.00	N/A	222,550	218,563
01-JUL-15 To 30-SEP-15	4	98.57	107.49	129.48	24.89	83.02	82.20	150.61	N/A	381,875	494,459
01-OCT-15 To 31-DEC-15	6	89.94	117.88	107.87	38.61	109.28	76.93	205.52	76.93 to 205.52	124,200	133,977
01-JAN-16 To 31-MAR-16	3	50.41	48.46	43.45	10.34	111.53	39.66	55.30	N/A	197,000	85,591
01-APR-16 To 30-JUN-16	7	84.21	82.21	77.66	14.92	105.86	62.57	100.09	62.57 to 100.09	166,571	129,362
01-JUL-16 To 30-SEP-16	4	117.82	115.63	145.57	18.19	79.43	72.77	154.11	N/A	303,250	441,452
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	17	99.43	93.03	82.31	19.15	113.02	42.82	157.14	69.89 to 107.00	209,353	172,325
01-OCT-14 To 30-SEP-15	17	96.92	103.01	111.56	16.29	92.34	74.06	157.47	83.72 to 113.42	205,218	228,949
01-OCT-15 To 30-SEP-16	20	86.75	94.53	100.45	32.40	94.11	39.66	205.52	72.77 to 100.09	185,760	186,599
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	18	94.15	94.58	80.54	21.54	117.43	42.82	157.47	81.40 to 106.08	187,333	150,870
01-JAN-15 To 31-DEC-15	18	96.83	107.32	114.70	22.96	93.57	74.06	205.52	83.72 to 113.42	190,272	218,233
<u>ALL</u>	54	94.15	96.73	98.06	23.46	98.64	39.66	205.52	84.71 to 100.00	199,313	195,438

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	51	94.12	96.96	98.23	23.32	98.71	39.66	205.52	84.71 to 100.00	208,724	205,029
02	3	100.09	92.77	82.35	22.52	112.65	55.30	122.92	N/A	39,333	32,390
<u>ALL</u>	54	94.15	96.73	98.06	23.46	98.64	39.66	205.52	84.71 to 100.00	199,313	195,438

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	53	94.12	95.65	92.31	22.71	103.62	39.66	205.52	84.21 to 100.00	184,206	170,048
04	1	154.11	154.11	154.11	00.00	100.00	154.11	154.11	N/A	1,000,000	1,541,094
<u>ALL</u>	54	94.15	96.73	98.06	23.46	98.64	39.66	205.52	84.71 to 100.00	199,313	195,438



**24 Dawson**  
**COMMERCIAL**

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Qualified

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MEAN : 97  
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STD : 31.81  
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MAX Sales Ratio : 205.52  
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95% Wgt. Mean C.I. : 80.29 to 115.82  
95% Mean C.I. : 88.25 to 105.21

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	2	100.80	100.80	100.74	01.23	100.06	99.56	102.04	N/A	99,000	99,728	
Less Than 15,000	2	100.80	100.80	100.74	01.23	100.06	99.56	102.04	N/A	99,000	99,728	
Less Than 30,000	4	100.80	101.68	101.19	10.71	100.48	82.20	122.92	N/A	62,250	62,992	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	52	93.59	96.57	98.01	24.23	98.53	39.66	205.52	84.21 to 100.00	203,171	199,119	
Greater Than 14,999	52	93.59	96.57	98.01	24.23	98.53	39.66	205.52	84.21 to 100.00	203,171	199,119	
Greater Than 29,999	50	93.59	96.33	97.98	24.33	98.32	39.66	205.52	84.21 to 100.00	210,278	206,033	
<u>Incremental Ranges</u>												
0 TO 4,999	2	100.80	100.80	100.74	01.23	100.06	99.56	102.04	N/A	99,000	99,728	
5,000 TO 14,999												
15,000 TO 29,999	2	102.56	102.56	102.96	19.85	99.61	82.20	122.92	N/A	25,500	26,255	
30,000 TO 59,999	10	88.15	99.75	95.64	25.04	104.30	72.77	157.47	74.06 to 157.14	40,670	38,896	
60,000 TO 99,999	13	101.21	113.22	113.41	24.71	99.83	55.30	205.52	89.11 to 137.79	75,285	85,382	
100,000 TO 149,999	11	83.48	78.89	77.99	21.97	101.15	42.82	113.42	50.41 to 99.43	120,091	93,654	
150,000 TO 249,999	5	84.71	77.20	69.59	21.86	110.94	39.66	107.00	N/A	222,500	154,828	
250,000 TO 499,999	5	90.59	89.13	88.14	08.57	101.12	74.42	100.00	N/A	382,000	336,689	
500,000 TO 999,999	4	95.77	85.77	81.43	17.99	105.33	45.45	106.08	N/A	696,250	566,931	
1,000,000 +	2	152.36	152.36	152.36	01.15	100.00	150.61	154.11	N/A	1,000,000	1,523,616	
<u>ALL</u>	54	94.15	96.73	98.06	23.46	98.64	39.66	205.52	84.71 to 100.00	199,313	195,438	

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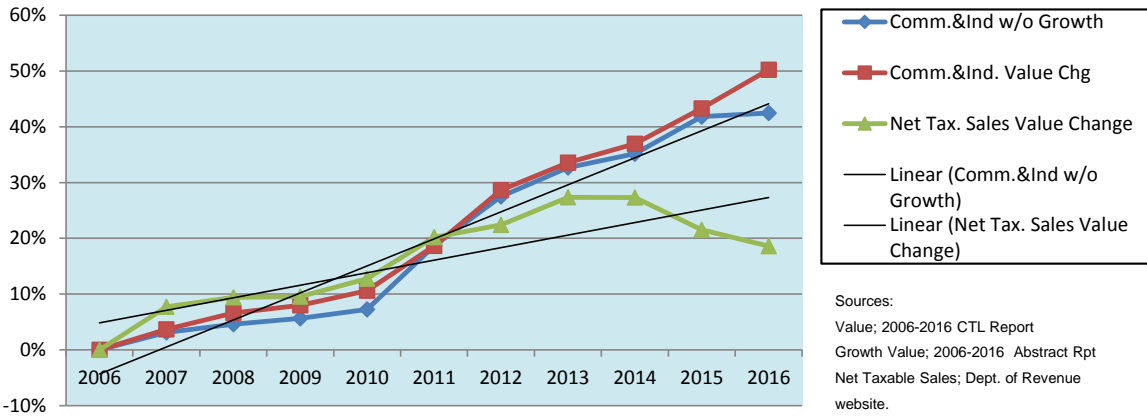
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95% Wgt. Mean C.I. : 80.29 to 115.82  
95% Mean C.I. : 88.25 to 105.21

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**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	120.00	120.00	120.00	00.00	100.00	120.00	120.00	N/A	75,000	90,000
326	1	74.06	74.06	74.06	00.00	100.00	74.06	74.06	N/A	32,000	23,700
344	8	98.46	118.16	109.94	24.31	107.48	89.11	205.52	89.11 to 205.52	120,463	132,442
349	4	99.72	96.73	102.34	06.33	94.52	81.40	106.08	N/A	257,500	263,538
350	1	100.09	100.09	100.09	00.00	100.00	100.09	100.09	N/A	32,000	32,030
352	9	69.89	75.32	76.99	19.30	97.83	50.41	107.00	62.57 to 99.56	201,389	155,042
353	10	97.74	106.96	99.01	20.46	108.03	72.77	157.14	84.21 to 137.79	92,700	91,778
406	4	95.39	85.96	64.81	25.57	132.63	39.66	113.42	N/A	175,625	113,830
442	1	76.93	76.93	76.93	00.00	100.00	76.93	76.93	N/A	44,200	34,002
454	2	152.36	152.36	152.36	01.15	100.00	150.61	154.11	N/A	1,000,000	1,523,616
471	1	157.47	157.47	157.47	00.00	100.00	157.47	157.47	N/A	30,000	47,242
472	1	82.20	82.20	82.20	00.00	100.00	82.20	82.20	N/A	25,000	20,551
528	6	89.62	91.52	95.36	06.45	95.97	83.23	102.04	83.23 to 102.04	227,333	216,776
530	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	65,000	65,000
544	1	91.63	91.63	91.63	00.00	100.00	91.63	91.63	N/A	550,000	503,950
557	1	55.30	55.30	55.30	00.00	100.00	55.30	55.30	N/A	60,000	33,182
851	2	44.14	44.14	45.14	02.99	97.78	42.82	45.45	N/A	525,000	236,960
<u>ALL</u>	54	94.15	96.73	98.06	23.46	98.64	39.66	205.52	84.71 to 100.00	199,313	195,438

### Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 165,830,792	\$ 739,740	0.45%	\$ 165,091,052	-	\$ 205,309,128	-
2007	\$ 171,942,942	\$ 935,635	0.54%	\$ 171,007,307	3.12%	\$ 221,158,624	7.72%
2008	\$ 176,801,833	\$ 3,345,905	1.89%	\$ 173,455,928	0.88%	\$ 224,601,120	1.56%
2009	\$ 179,113,454	\$ 3,903,990	2.18%	\$ 175,209,464	-0.90%	\$ 224,955,733	0.16%
2010	\$ 183,388,037	\$ 5,511,020	3.01%	\$ 177,877,017	-0.69%	\$ 231,540,625	2.93%
2011	\$ 196,765,240	\$ 34,481	0.02%	\$ 196,730,759	7.28%	\$ 246,776,223	6.58%
2012	\$ 213,323,805	\$ 1,858,302	0.87%	\$ 211,465,503	7.47%	\$ 251,333,062	1.85%
2013	\$ 221,466,541	\$ 1,469,330	0.66%	\$ 219,997,211	3.13%	\$ 261,451,460	4.03%
2014	\$ 227,126,167	\$ 3,004,885	1.32%	\$ 224,121,282	1.20%	\$ 261,368,154	-0.03%
2015	\$ 237,585,741	\$ 2,412,203	1.02%	\$ 235,173,538	3.54%	\$ 249,544,797	-4.52%
2016	\$ 249,127,319	\$ 12,869,825	5.17%	\$ 236,257,494	-0.56%	\$ 243,507,459	-2.42%
<b>Ann %chg</b>	4.15%			<b>Average</b>	<b>2.45%</b>	<b>2.19%</b>	<b>1.78%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	3.12%	3.69%	7.72%
2008	4.60%	6.62%	9.40%
2009	5.66%	8.01%	9.57%
2010	7.26%	10.59%	12.78%
2011	18.63%	18.65%	20.20%
2012	27.52%	28.64%	22.42%
2013	32.66%	33.55%	27.35%
2014	35.15%	36.96%	27.30%
2015	41.82%	43.27%	21.55%
2016	42.47%	50.23%	18.61%

County Number	24
County Name	Dawson

24 Dawson

PAD 2017 R&O Statistics (Using 2017 Values)

AGRICULTURAL LAND

Qualified

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

Number of Sales : 112  
 Total Sales Price : 82,784,822  
 Total Adj. Sales Price : 83,767,802  
 Total Assessed Value : 58,373,534  
 Avg. Adj. Sales Price : 747,927  
 Avg. Assessed Value : 521,192

MEDIAN : 70  
 WGT. MEAN : 70  
 MEAN : 74  
 COD : 21.47  
 PRD : 105.54

COV : 30.81  
 STD : 22.66  
 Avg. Abs. Dev : 14.97  
 MAX Sales Ratio : 215.62  
 MIN Sales Ratio : 41.09

95% Median C.I. : 66.31 to 73.11  
 95% Wgt. Mean C.I. : 65.97 to 73.40  
 95% Mean C.I. : 69.34 to 77.74

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrrs</u>												
01-OCT-13 To 31-DEC-13	20	71.86	75.93	70.45	18.26	107.78	55.12	119.44	64.04 to 83.17	671,854	473,337	
01-JAN-14 To 31-MAR-14	13	67.15	68.48	68.29	14.27	100.28	49.43	97.64	59.95 to 76.65	1,048,172	715,824	
01-APR-14 To 30-JUN-14	2	71.73	71.73	69.24	07.67	103.60	66.23	77.23	N/A	440,750	305,192	
01-JUL-14 To 30-SEP-14	2	76.05	76.05	80.00	13.27	95.06	65.96	86.13	N/A	395,000	316,013	
01-OCT-14 To 31-DEC-14	14	64.35	66.72	65.56	15.77	101.77	41.48	93.02	56.67 to 74.61	738,663	484,261	
01-JAN-15 To 31-MAR-15	15	67.94	74.89	65.41	26.11	114.49	45.04	132.72	54.57 to 89.62	910,480	595,539	
01-APR-15 To 30-JUN-15	5	51.42	63.34	60.70	23.63	104.35	50.95	83.45	N/A	606,884	368,394	
01-JUL-15 To 30-SEP-15	2	67.22	67.22	67.24	01.35	99.97	66.31	68.12	N/A	511,549	343,951	
01-OCT-15 To 31-DEC-15	10	70.86	69.37	62.76	16.57	110.53	49.25	96.85	49.92 to 88.12	694,575	435,906	
01-JAN-16 To 31-MAR-16	18	73.67	77.68	74.86	28.79	103.77	41.09	215.62	53.57 to 79.52	712,253	533,164	
01-APR-16 To 30-JUN-16	8	93.93	91.23	89.33	18.21	102.13	59.10	131.12	59.10 to 131.12	697,775	623,327	
01-JUL-16 To 30-SEP-16	3	66.37	67.32	72.06	20.46	93.42	47.43	88.17	N/A	542,830	391,145	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	37	68.71	73.09	69.65	16.71	104.94	49.43	119.44	65.68 to 76.65	776,617	540,942	
01-OCT-14 To 30-SEP-15	36	66.01	69.68	65.02	20.57	107.17	41.48	132.72	60.39 to 73.52	779,333	506,739	
01-OCT-15 To 30-SEP-16	39	73.97	77.53	74.57	25.38	103.97	41.09	215.62	66.37 to 79.52	691,718	515,796	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	31	66.23	68.38	67.58	14.63	101.18	41.48	97.64	62.50 to 73.03	827,065	558,961	
01-JAN-15 To 31-DEC-15	32	68.03	70.88	64.16	21.45	110.47	45.04	132.72	54.57 to 76.69	770,640	494,438	
<u>ALL</u>	112	69.72	73.54	69.68	21.47	105.54	41.09	215.62	66.31 to 73.11	747,927	521,192	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	101	71.58	75.54	70.78	20.31	106.73	41.48	215.62	67.15 to 75.00	771,163	545,841	
2	11	50.95	55.20	55.16	15.29	100.07	41.09	88.93	47.40 to 61.15	534,578	294,875	
<u>ALL</u>	112	69.72	73.54	69.68	21.47	105.54	41.09	215.62	66.31 to 73.11	747,927	521,192	

**24 Dawson**  
**AGRICULTURAL LAND**

**PAD 2017 R&O Statistics (Using 2017 Values)**

Qualified

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

Number of Sales : 112  
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 STD : 22.66  
 Avg. Abs. Dev : 14.97  
 MAX Sales Ratio : 215.62  
 MIN Sales Ratio : 41.09

95% Median C.I. : 66.31 to 73.11  
 95% Wgt. Mean C.I. : 65.97 to 73.40  
 95% Mean C.I. : 69.34 to 77.74

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Irrigated</b>											
County	53	72.48	78.04	72.96	21.99	106.96	50.40	215.62	66.23 to 78.42	798,357	582,514
1	52	73.23	78.37	73.21	21.89	107.05	50.40	215.62	66.31 to 78.42	797,037	583,521
2	1	61.15	61.15	61.15	00.00	100.00	61.15	61.15	N/A	867,000	530,150
<b>Grass</b>											
County	25	67.09	65.02	60.99	15.58	106.61	41.09	88.93	56.67 to 72.27	604,577	368,726
1	20	68.72	66.81	61.58	12.31	108.49	41.48	83.88	60.17 to 73.00	640,369	394,326
2	5	55.12	57.85	57.72	20.72	100.23	41.09	88.93	N/A	461,412	266,326
<b>ALL</b>	112	69.72	73.54	69.68	21.47	105.54	41.09	215.62	66.31 to 73.11	747,927	521,192

**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
<b>Irrigated</b>											
County	67	71.91	77.46	72.46	22.12	106.90	50.40	215.62	66.23 to 76.69	847,829	614,376
1	66	72.20	77.70	72.64	22.15	106.97	50.40	215.62	66.31 to 76.69	847,538	615,652
2	1	61.15	61.15	61.15	00.00	100.00	61.15	61.15	N/A	867,000	530,150
<b>Dry</b>											
County	3	66.37	60.72	59.61	08.51	101.86	49.43	66.37	N/A	526,660	313,949
1	2	66.37	66.37	66.37	00.00	100.00	66.37	66.37	N/A	474,990	315,232
2	1	49.43	49.43	49.43	00.00	100.00	49.43	49.43	N/A	630,000	311,384
<b>Grass</b>											
County	27	67.09	65.29	61.38	14.91	106.37	41.09	88.93	56.67 to 73.00	610,858	374,963
1	22	68.72	66.98	61.98	11.79	108.07	41.48	83.88	60.17 to 73.11	644,823	399,654
2	5	55.12	57.85	57.72	20.72	100.23	41.09	88.93	N/A	461,412	266,326
<b>ALL</b>	112	69.72	73.54	69.68	21.47	105.54	41.09	215.62	66.31 to 73.11	747,927	521,192

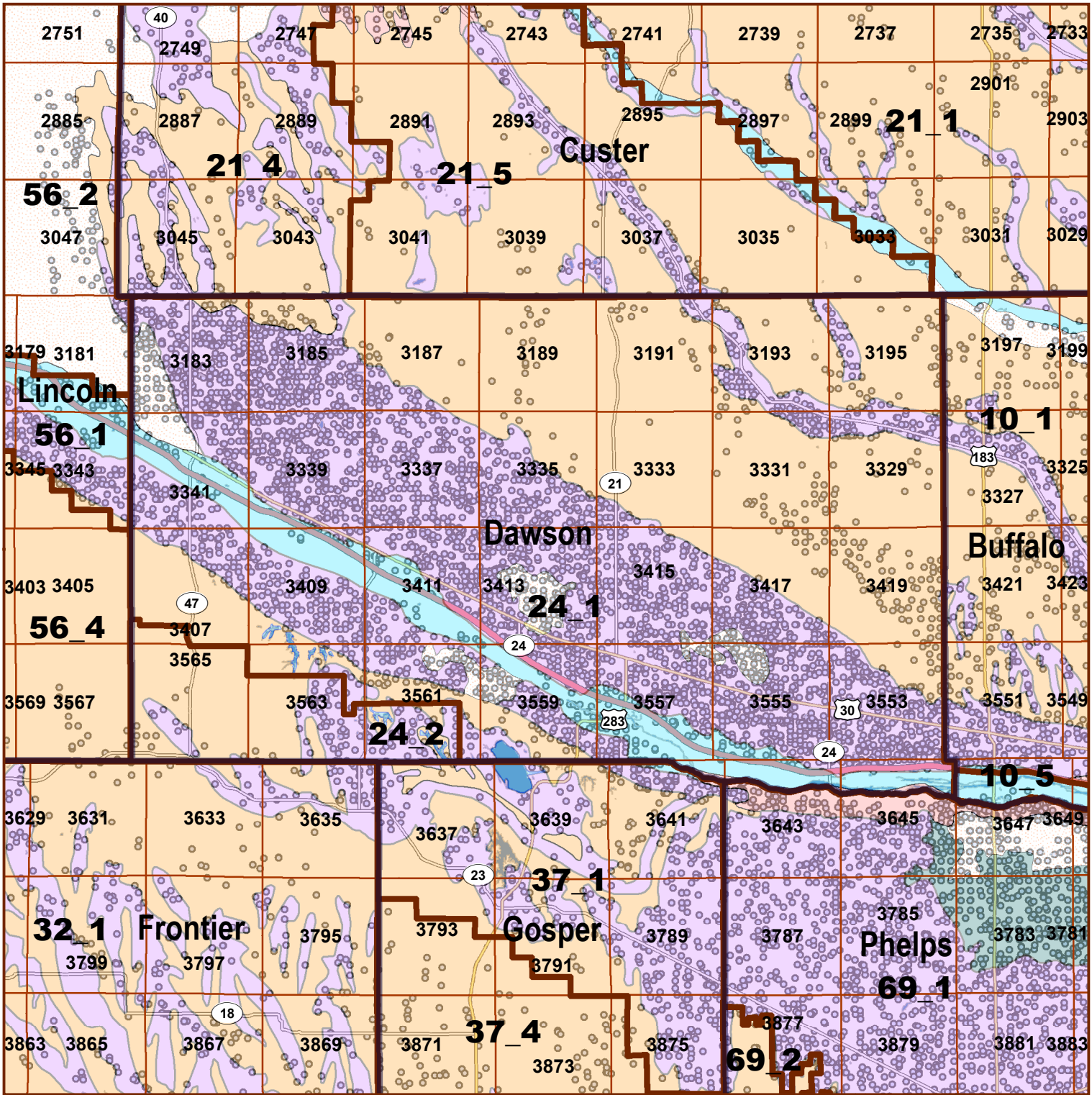
## Dawson County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dawson	1	n/a	5365	4975	4497	4055	3774	3546	3300	<b>4953</b>
Custer	4	n/a	4866	4457	3762	3481	3365	3154	2957	<b>3997</b>
Custer	5	n/a	4849	4448	3750	3464	3352	3139	2940	<b>4118</b>
Buffalo	1	5850	5850	5600	5500	4915	5150	4725	4725	<b>5274</b>
Buffalo	5	n/a	5850	5600	4641	n/a	5150	n/a	4725	<b>4804</b>
Phelps	1	4629	5899	4900	4497	4300	4100	4000	3600	<b>5535</b>
Gosper	1	n/a	5146	4368	3639	3371	2945	3037	2768	<b>4900</b>
Lincoln	1	4829	4870	4872	4864	4146	4075	4095	3995	<b>4532</b>
Dawson	2	n/a	3620	3500	2915	2037	n/a	1510	1480	<b>3309</b>
Frontier	1	3300	3298	3225	3237	3200	3200	3148	3084	<b>3268</b>
Lincoln	4	2835	2816	2579	2835	2759	2835	2573	2682	<b>2752</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dawson	1	n/a	2450	2205	2010	1995	1799	1555	1540	<b>1996</b>
Custer	4	n/a	2095	1910	1610	1495	1445	1355	1275	<b>1665</b>
Custer	5	n/a	2095	1910	1610	1495	1445	1355	1275	<b>1692</b>
Buffalo	1	2750	2750	2550	2550	2375	2275	2225	2225	<b>2424</b>
Buffalo	5	n/a	2750	n/a	2550	n/a	2275	2225	2225	<b>2529</b>
Phelps	1	2800	2800	2700	2500	2399	2300	2100	1800	<b>2648</b>
Gosper	1	n/a	1930	1800	1685	1550	1325	1275	1275	<b>1793</b>
Lincoln	1	1800	1800	1800	1800	1800	1800	1800	1797	<b>1800</b>
Dawson	2	n/a	1675	1550	1345	1220	n/a	960	890	<b>1295</b>
Frontier	1	1700	1700	1650	1650	1600	1600	1550	1550	<b>1670</b>
Lincoln	4	1300	1300	1300	1300	1300	1300	1300	1300	<b>1300</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dawson	1	n/a	1665	1430	1295	1240	1140	1110	1100	<b>1142</b>
Custer	4	n/a	1070	1065	1065	1060	1060	987	854	<b>901</b>
Custer	5	n/a	1080	1066	1067	1066	1060	1051	994	<b>1006</b>
Buffalo	1	1700	1700	1675	1650	1625	1600	1550	1525	<b>1558</b>
Buffalo	5	1700	1700	1676	1713	n/a	1600	n/a	1525	<b>1590</b>
Phelps	1	1502	1856	1774	1650	1349	1395	1364	1311	<b>1498</b>
Gosper	1	n/a	1400	1245	1115	1020	1020	975	975	<b>1021</b>
Lincoln	1	1200	1200	1200	1200	1200	1025	1025	994	<b>1039</b>
Dawson	2	n/a	1085	980	845	845	n/a	615	615	<b>679</b>
Frontier	1	650	650	650	650	650	650	650	650	<b>650</b>
Lincoln	4	690	690	690	690	690	625	625	625	<b>631</b>

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



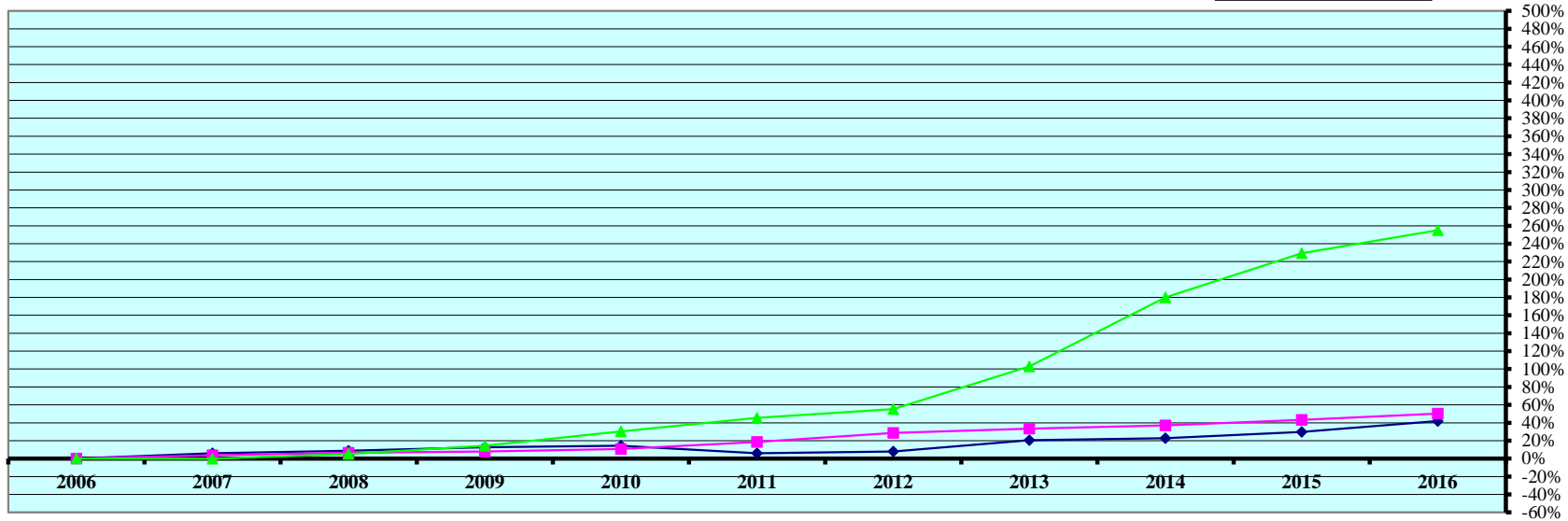
**Legend**

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

## Dawson County Map



### REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	544,634,150	--	--	--	165,830,792	--	--	--	498,543,948	--	--	--
2007	577,787,734	33,153,584	6.09%	6.09%	171,942,942	6,112,150	3.69%	3.69%	497,673,273	-870,675	-0.17%	-0.17%
2008	591,925,566	14,137,832	2.45%	8.68%	176,801,833	4,858,891	2.83%	6.62%	523,705,065	26,031,792	5.23%	5.05%
2009	613,330,856	21,405,290	3.62%	12.61%	179,113,454	2,311,621	1.31%	8.01%	569,492,808	45,787,743	8.74%	14.23%
2010	622,215,727	8,884,871	1.45%	14.24%	183,388,037	4,274,583	2.39%	10.59%	650,298,017	80,805,209	14.19%	30.44%
2011	577,103,245	-45,112,482	-7.25%	5.96%	196,765,240	13,377,203	7.29%	18.65%	725,065,990	74,767,973	11.50%	45.44%
2012	587,681,526	10,578,281	1.83%	7.90%	213,323,805	16,558,565	8.42%	28.64%	774,575,677	49,509,687	6.83%	55.37%
2013	655,852,170	68,170,644	11.60%	20.42%	221,466,541	8,142,736	3.82%	33.55%	1,011,158,114	236,582,437	30.54%	102.82%
2014	668,039,748	12,187,578	1.86%	22.66%	227,126,167	5,659,626	2.56%	36.96%	1,395,591,635	384,433,521	38.02%	179.93%
2015	707,005,113	38,965,365	5.83%	29.81%	237,585,741	10,459,574	4.61%	43.27%	1,641,643,143	246,051,508	17.63%	229.29%
2016	773,044,351	66,039,238	9.34%	41.94%	249,127,319	11,541,578	4.86%	50.23%	1,769,967,049	128,323,906	7.82%	255.03%

Rate Annual %chg: Residential & Recreational 3.56% Commercial & Industrial 4.15% Agricultural Land 13.51%

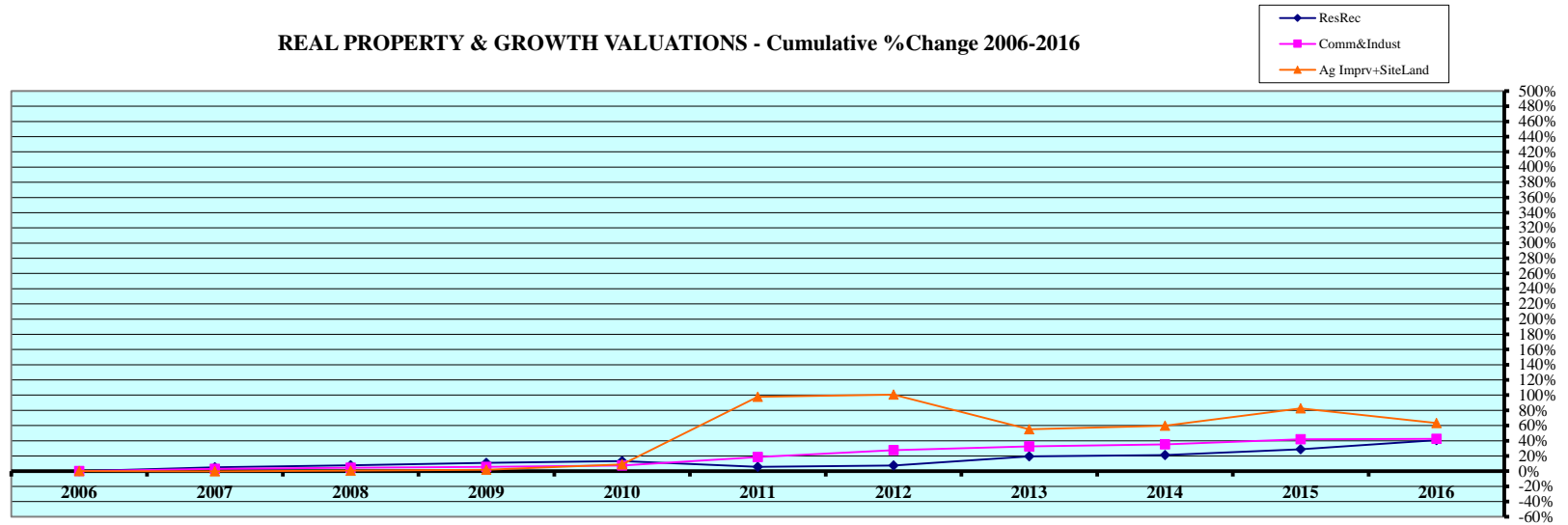
Cnty# 24  
 County DAWSON

CHART 1 EXHIBIT 24B Page 1

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



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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	544,634,150	9,340,758	1.72%	535,293,392	--	--	165,830,792	739,740	0.45%	165,091,052	--	--
2007	577,787,734	5,393,454	0.93%	572,394,280	5.10%	5.10%	171,942,942	935,635	0.54%	171,007,307	3.12%	3.12%
2008	591,925,566	5,421,339	0.92%	586,504,227	1.51%	7.69%	176,801,833	3,345,905	1.89%	173,455,928	0.88%	4.60%
2009	613,330,856	9,369,122	1.53%	603,961,734	2.03%	10.89%	179,113,454	3,903,990	2.18%	175,209,464	-0.90%	5.66%
2010	622,215,727	5,702,457	0.92%	616,513,270	0.52%	13.20%	183,388,037	5,511,020	3.01%	177,877,017	-0.69%	7.26%
2011	577,103,245	2,374,944	0.41%	574,728,301	-7.63%	-7.63%	196,765,240	34,481	0.02%	196,730,759	7.28%	18.63%
2012	587,681,526	3,037,043	0.52%	584,644,483	1.31%	7.35%	213,323,805	1,858,302	0.87%	211,465,503	7.47%	27.52%
2013	655,852,170	5,599,093	0.85%	650,253,077	10.65%	19.39%	221,466,541	1,469,330	0.66%	219,997,211	3.13%	32.66%
2014	668,039,748	8,613,745	1.29%	659,426,003	0.54%	21.08%	227,126,167	3,004,885	1.32%	224,121,282	1.20%	35.15%
2015	707,005,113	5,128,780	0.73%	701,876,333	5.07%	28.87%	237,585,741	2,412,203	1.02%	235,173,538	3.54%	41.82%
2016	773,044,351	6,499,088	0.84%	766,545,263	8.42%	40.74%	249,127,319	12,869,825	5.17%	236,257,494	-0.56%	42.47%
Rate Ann%chg	<b>3.56%</b>				<b>2.75%</b>		<b>4.15%</b>			C & I w/o growth	<b>2.45%</b>	

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	66,004,394	23,709,759	89,714,153	3,285,467	3.66%	86,428,686	--	--
2007	66,645,195	24,781,748	91,426,943	1,927,752	2.11%	89,499,191	-0.24%	-0.24%
2008	67,199,871	25,836,174	93,036,045	2,838,026	3.05%	90,198,019	-1.34%	0.54%
2009	68,536,679	28,180,392	96,717,071	5,463,167	5.65%	91,253,904	-1.92%	1.72%
2010	72,190,854	35,119,265	107,310,119	9,621,289	8.97%	97,688,830	1.00%	8.89%
2011	126,030,459	53,266,570	179,297,029	1,826,537	1.02%	177,470,492	65.38%	97.82%
2012	126,319,177	59,278,775	185,597,952	5,628,199	3.03%	179,969,753	0.38%	100.60%
2013	82,801,209	61,221,872	144,023,081	4,899,930	3.40%	139,123,151	-25.04%	55.07%
2014	84,405,233	64,518,622	148,923,855	5,553,356	3.73%	143,370,499	-0.45%	59.81%
2015	92,479,298	74,208,181	166,687,479	2,874,433	1.72%	163,813,046	10.00%	82.59%
2016	76,672,198	73,746,231	150,418,429	3,822,958	2.54%	146,595,471	-12.05%	63.40%
Rate Ann%chg	<b>1.51%</b>	<b>12.02%</b>	<b>5.30%</b>		Ag Imprv+Site w/o growth		<b>3.57%</b>	

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

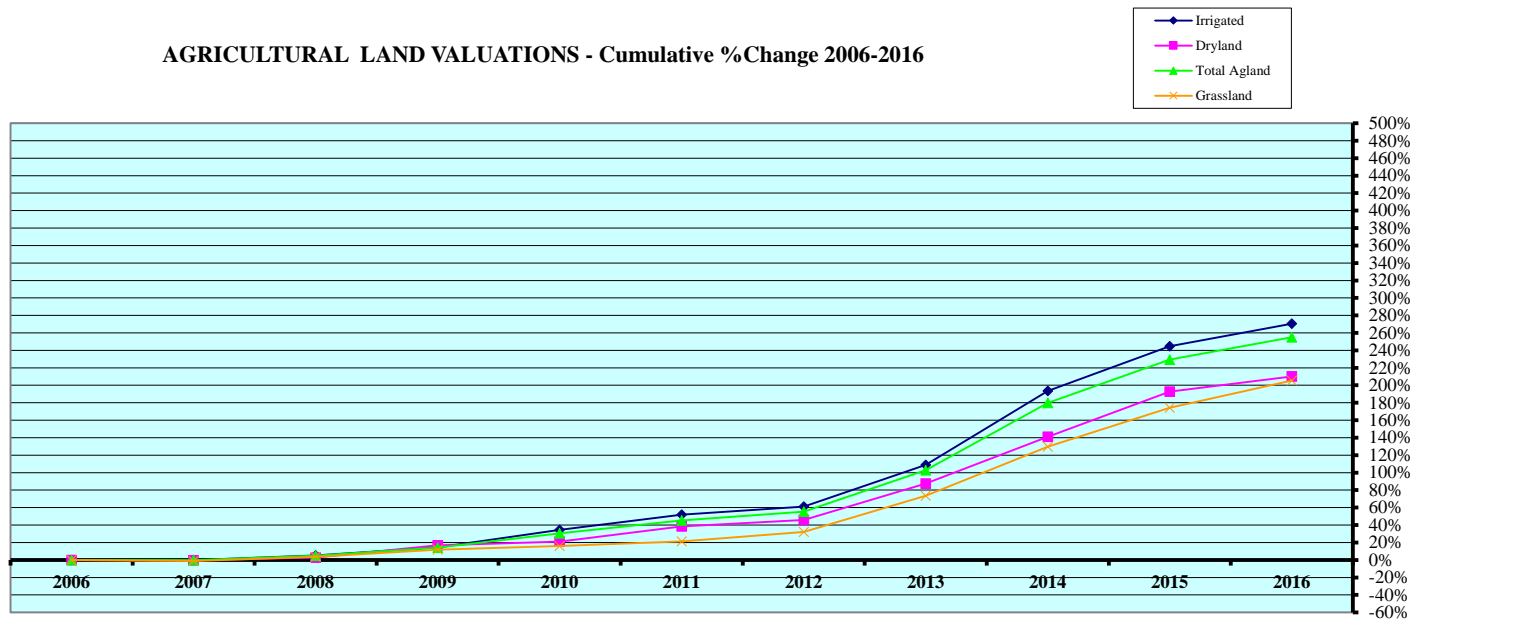
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

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County DAWSON

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	378,516,496	--	--	--	19,229,681	--	--	--	95,814,200	--	--	--
2007	378,771,531	255,035	0.07%	0.07%	19,157,470	-72,211	-0.38%	-0.38%	94,687,196	-1,127,004	-1.18%	-1.18%
2008	398,072,967	19,301,436	5.10%	5.17%	19,795,884	638,414	3.33%	2.94%	99,231,405	4,544,209	4.80%	3.57%
2009	433,391,281	35,318,314	8.87%	14.50%	22,446,191	2,650,307	13.39%	16.73%	107,052,181	7,820,776	7.88%	11.73%
2010	509,325,741	75,934,460	17.52%	34.56%	23,292,293	846,102	3.77%	21.13%	111,275,079	4,222,898	3.94%	16.14%
2011	575,250,736	65,924,995	12.94%	51.98%	26,611,275	3,318,982	14.25%	38.39%	116,140,832	4,865,753	4.37%	21.21%
2012	610,173,692	34,922,956	6.07%	61.20%	28,068,375	1,457,100	5.48%	45.96%	126,472,158	10,331,326	8.90%	32.00%
2013	790,938,354	180,764,662	29.63%	108.96%	36,042,108	7,973,733	28.41%	87.43%	166,295,951	39,823,793	31.49%	73.56%
2014	1,111,112,004	320,173,650	40.48%	193.54%	46,352,094	10,309,986	28.61%	141.04%	220,218,537	53,922,586	32.43%	129.84%
2015	1,304,575,715	193,463,711	17.41%	244.65%	56,272,168	9,920,074	21.40%	192.63%	262,905,140	42,686,603	19.38%	174.39%
2016	1,402,378,038	97,802,323	7.50%	270.49%	59,631,285	3,359,117	5.97%	210.10%	292,621,316	29,716,176	11.30%	205.40%

Rate Ann.%chg: Irrigated **13.99%** Dryland **11.98%** Grassland **11.81%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	157,022	--	--	--	4,826,549	--	--	--	498,543,948	--	--	--
2007	155,808	-1,214	-0.77%	-0.77%	4,901,268	74,719	1.55%	1.55%	497,673,273	-870,675	-0.17%	-0.17%
2008	209,017	53,209	34.15%	33.11%	6,395,792	1,494,524	30.49%	32.51%	523,705,065	26,031,792	5.23%	5.05%
2009	207,363	-1,654	-0.79%	32.06%	6,395,792	0	0.00%	32.51%	569,492,808	45,787,743	8.74%	14.23%
2010	90,226	-117,137	-56.49%	-42.54%	6,314,678	-81,114	-1.27%	30.83%	650,298,017	80,805,209	14.19%	30.44%
2011	89,961	-265	-0.29%	-42.71%	6,973,186	658,508	10.43%	44.48%	725,065,990	74,767,973	11.50%	45.44%
2012	89,019	-942	-1.05%	-43.31%	9,772,433	2,799,247	40.14%	102.47%	774,575,677	49,509,687	6.83%	55.37%
2013	127,046	38,027	42.72%	-19.09%	17,754,655	7,982,222	81.68%	267.85%	1,011,158,114	236,582,437	30.54%	102.82%
2014	128,401	1,355	1.07%	-18.23%	17,780,599	25,944	0.15%	268.39%	1,395,591,635	384,433,521	38.02%	179.93%
2015	127,351	-1,050	-0.82%	-18.90%	17,762,769	-17,830	-0.10%	268.02%	1,641,643,143	246,051,508	17.63%	229.29%
2016	128,274	923	0.72%	-18.31%	15,208,136	-2,554,633	-14.38%	215.09%	1,769,967,049	128,323,906	7.82%	255.03%

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Rate Ann.%chg: Total Agric Land **13.51%**

**AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2006-2016 (from County Abstract Reports)<sup>(1)</sup>**

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	378,216,040	276,527	1,368			19,396,675	37,515	517			95,843,317	270,370	354		
2007	378,664,863	277,026	1,367	-0.06%	-0.06%	19,132,622	36,964	518	0.11%	0.11%	94,702,736	270,067	351	-1.08%	-1.08%
2008	397,879,725	278,560	1,428	4.50%	4.43%	19,732,818	36,238	545	5.20%	5.32%	99,227,598	269,471	368	5.01%	3.88%
2009	433,447,812	279,660	1,550	8.51%	13.32%	22,268,232	35,583	626	14.92%	21.04%	106,881,101	269,339	397	7.77%	11.94%
2010	509,159,759	289,236	1,760	13.58%	28.71%	23,554,933	33,157	710	13.52%	37.40%	111,578,682	266,916	418	5.34%	17.92%
2011	575,261,303	289,058	1,990	13.05%	45.50%	26,603,603	33,225	801	12.71%	54.86%	115,979,295	266,203	436	4.22%	22.90%
2012	610,259,310	289,014	2,112	6.10%	54.38%	28,254,364	33,111	853	6.57%	65.04%	126,329,552	266,630	474	8.75%	33.66%
2013	792,058,164	288,796	2,743	29.89%	100.52%	36,106,663	33,041	1,093	28.06%	111.35%	165,862,375	266,944	621	31.14%	75.28%
2014	1,111,938,513	288,390	3,856	40.58%	181.90%	46,320,515	32,706	1,416	29.60%	173.92%	220,039,278	267,716	822	32.28%	131.86%
2015	1,305,705,465	288,089	4,532	17.55%	231.37%	55,799,835	32,692	1,707	20.52%	230.12%	262,866,293	268,028	981	19.32%	176.66%
2016	1,402,595,942	287,812	4,873	7.52%	256.31%	59,559,427	32,844	1,813	6.24%	250.72%	292,504,208	266,465	1,098	11.93%	209.66%

Rate Annual %chg Average Value/Acre: 13.55%

13.37%

11.97%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	157,996	6,327	25			4,828,181	19,376	249			498,442,209	610,114	817		
2007	155,896	6,243	25	0.00%	0.00%	4,901,268	19,350	253	1.65%	1.65%	497,557,385	609,650	816	-0.10%	-0.10%
2008	209,042	5,986	35	39.83%	39.83%	6,349,223	19,432	327	29.00%	31.13%	523,398,406	609,687	858	5.19%	5.08%
2009	207,433	5,940	35	0.00%	39.83%	6,395,792	19,587	327	-0.06%	31.04%	569,200,370	610,110	933	8.68%	14.20%
2010	88,870	2,539	35	0.24%	40.16%	5,848,250	18,660	313	-4.02%	25.78%	650,230,494	610,508	1,065	14.16%	30.37%
2011	89,852	2,567	35	0.00%	40.16%	6,314,678	19,317	327	4.30%	31.19%	724,248,731	610,370	1,187	11.41%	45.24%
2012	89,029	2,543	35	0.00%	40.16%	9,113,925	19,315	472	44.34%	89.36%	774,046,180	610,613	1,268	6.83%	55.17%
2013	127,046	2,541	50	42.86%	100.24%	17,153,147	19,315	888	88.21%	256.39%	1,011,307,395	610,637	1,656	30.65%	102.72%
2014	127,046	2,541	50	0.00%	100.24%	17,153,147	19,315	888	0.00%	256.39%	1,395,578,499	610,667	2,285	37.99%	179.73%
2015	127,351	2,547	50	0.00%	100.24%	17,157,036	19,329	888	-0.05%	256.23%	1,641,655,980	610,684	2,688	17.63%	229.05%
2016	127,324	2,546	50	0.00%	100.24%	15,228,724	17,068	892	0.52%	258.07%	1,770,015,625	606,735	2,917	8.52%	257.09%

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**DAWSON**

Rate Annual %chg Average Value/Acre: 13.57%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
24,326	DAWSON	164,700,984	65,652,376	148,082,988	664,396,443	192,529,796	56,597,523	108,647,908	1,769,967,049	76,672,198	73,746,231	4,257	3,320,997,753
cnty.sector.value % of total value:		4.96%	1.98%	4.46%	20.01%	5.80%	1.70%	3.27%	53.30%	2.31%	2.22%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,977	COZAD	7,921,264	10,376,563	7,534,917	112,720,859	34,581,427	3,821,147	0	0	0	0	0	176,956,177
16.35%	%sector of county sector	4.81%	15.81%	5.09%	16.97%	17.96%	6.75%						5.33%
	%sector of municipality	4.48%	5.86%	4.26%	63.70%	19.54%	2.16%						100.00%
97	EDDYVILLE	16,376	2,889	107	1,690,592	232,462	0	0	0	0	0	0	1,942,426
0.40%	%sector of county sector	0.01%	0.00%	0.00%	0.25%	0.12%							0.06%
	%sector of municipality	0.84%	0.15%	0.01%	87.04%	11.97%							100.00%
171	FARNAM	641,436	134,284	27,122	3,673,130	1,062,330	0	0	0	0	0	0	5,538,302
0.70%	%sector of county sector	0.39%	0.20%	0.02%	0.55%	0.55%							0.17%
	%sector of municipality	11.58%	2.42%	0.49%	66.32%	19.18%							100.00%
3,574	GOTHENBURG	12,704,583	3,288,876	4,194,850	134,555,157	41,576,385	16,375,078	0	366,589	0	0	0	213,061,518
14.69%	%sector of county sector	7.71%	5.01%	2.83%	20.25%	21.89%	28.93%		0.02%				6.42%
	%sector of municipality	5.96%	1.54%	1.97%	63.15%	19.51%	7.69%		0.17%				100.00%
10,250	LEXINGTON	15,373,411	5,143,002	6,246,344	197,416,774	80,803,848	2,056,994	0	0	0	0	0	307,040,373
42.14%	%sector of county sector	9.33%	7.83%	4.22%	29.71%	41.97%	3.63%						9.25%
	%sector of municipality	5.01%	1.68%	2.03%	64.30%	26.32%	0.67%						100.00%
594	OVERTON	256,043	958,396	2,272,085	14,245,380	3,106,380	75,000	0	0	0	0	0	20,913,284
2.44%	%sector of county sector	0.16%	1.46%	1.53%	2.14%	1.61%	0.13%						0.63%
	%sector of municipality	1.22%	4.58%	10.86%	68.12%	14.85%	0.36%						100.00%
236	SUMNER	245,511	61,386	18,588	6,058,805	737,817	0	1,780	0	0	0	0	7,123,887
0.97%	%sector of county sector	0.15%	0.09%	0.01%	0.91%	0.38%		0.00%					0.21%
	%sector of municipality	3.45%	0.86%	0.26%	85.05%	10.36%		0.02%					100.00%
18,899	Total Municipalities	37,158,624	19,965,396	20,294,013	470,360,697	162,100,649	22,328,219	1,780	366,589	0	0	0	732,575,967
77.69%	%all municip.sect of cnty	22.56%	30.41%	13.70%	70.80%	84.20%	39.45%	0.00%	0.02%				22.06%

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

Cnty#	County
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CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 15,783</b>	<b>Value : 2,990,611,976</b>	<b>Growth 15,770,129</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	687	4,460,067	129	983,223	1,011	8,470,805	1,827	13,914,095	
<b>02. Res Improve Land</b>	5,717	45,611,781	166	3,013,760	960	24,343,425	6,843	72,968,966	
<b>03. Res Improvements</b>	6,440	447,443,770	178	19,562,375	1,086	138,843,138	7,704	605,849,283	
<b>04. Res Total</b>	7,127	497,515,618	307	23,559,358	2,097	171,657,368	9,531	692,732,344	4,457,116
<b>% of Res Total</b>	74.78	71.82	3.22	3.40	22.00	24.78	60.39	23.16	28.26
<b>05. Com UnImp Land</b>	154	3,847,816	4	48,032	20	199,022	178	4,094,870	
<b>06. Com Improve Land</b>	805	19,132,575	35	994,923	67	2,133,655	907	22,261,153	
<b>07. Com Improvements</b>	849	145,512,087	36	8,479,654	96	18,828,133	981	172,819,874	
<b>08. Com Total</b>	1,003	168,492,478	40	9,522,609	116	21,160,810	1,159	199,175,897	3,375,917
<b>% of Com Total</b>	86.54	84.59	3.45	4.78	10.01	10.62	7.34	6.66	21.41
<b>09. Ind UnImp Land</b>	5	58,076	1	254,196	0	0	6	312,272	
<b>10. Ind Improve Land</b>	13	595,144	7	1,228,006	1	57,486	21	1,880,636	
<b>11. Ind Improvements</b>	13	21,547,298	7	35,489,661	2	879,469	22	57,916,428	
<b>12. Ind Total</b>	18	22,200,518	8	36,971,863	2	936,955	28	60,109,336	3,150,395
<b>% of Ind Total</b>	64.29	36.93	28.57	61.51	7.14	1.56	0.18	2.01	19.98
<b>13. Rec UnImp Land</b>	0	0	0	0	45	927,079	45	927,079	
<b>14. Rec Improve Land</b>	1	780	0	0	516	34,634,211	517	34,634,991	
<b>15. Rec Improvements</b>	1	1,000	0	0	521	82,215,262	522	82,216,262	
<b>16. Rec Total</b>	1	1,780	0	0	566	117,776,552	567	117,778,332	0
<b>% of Rec Total</b>	0.18	0.00	0.00	0.00	99.82	100.00	3.59	3.94	0.00
<b>Res &amp; Rec Total</b>	7,128	497,517,398	307	23,559,358	2,663	289,433,920	10,098	810,510,676	4,457,116
<b>% of Res &amp; Rec Total</b>	70.59	61.38	3.04	2.91	26.37	35.71	63.98	27.10	28.26
<b>Com &amp; Ind Total</b>	1,021	190,692,996	48	46,494,472	118	22,097,765	1,187	259,285,233	6,526,312
<b>% of Com &amp; Ind Total</b>	86.02	73.55	4.04	17.93	9.94	8.52	7.52	8.67	41.38
<b>17. Taxable Total</b>	8,149	688,210,394	355	70,053,830	2,781	311,531,685	11,285	1,069,795,909	10,983,428
<b>% of Taxable Total</b>	72.21	64.33	3.15	6.55	24.64	29.12	71.50	35.77	69.65

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	56	483,754	6,744,535	0	0	0
19. Commercial	24	1,086,450	26,770,343	0	0	0
20. Industrial	1	9,406	1,496,731	0	0	0
21. Other	1	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	56	483,754	6,744,535
19. Commercial	0	0	0	24	1,086,450	26,770,343
20. Industrial	0	0	0	1	9,406	1,496,731
21. Other	0	0	0	1	0	0
<b>22. Total Sch II</b>				<b>82</b>	<b>1,579,610</b>	<b>35,011,609</b>

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	1	4,257	1	4,257	0
25. Total	0	0	0	0	1	4,257	1	4,257	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1,218	7	57	1,282

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	3,378	1,330,257,962	3,378	1,330,257,962
28. Ag-Improved Land	1	3,443	0	0	1,068	458,268,289	1,069	458,271,732
29. Ag Improvements	1	27,410	0	0	1,118	132,254,706	1,119	132,282,116
<b>30. Ag Total</b>							<b>4,497</b>	<b>1,920,811,810</b>

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	1	0.00	27,410	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	51	50.43	1,041,450	51	50.43	1,041,450	
32. HomeSite Improv Land	458	457.80	9,865,000	458	457.80	9,865,000	
33. HomeSite Improvements	703	0.00	75,416,037	703	0.00	75,416,037	485,005
34. HomeSite Total				<b>754</b>	<b>508.23</b>	<b>86,322,487</b>	
35. FarmSite UnImp Land	75	248.81	650,715	75	248.81	650,715	
36. FarmSite Improv Land	867	3,224.37	9,193,490	867	3,224.37	9,193,490	
37. FarmSite Improvements	1,081	0.00	56,838,669	1,082	0.00	56,866,079	4,301,696
38. FarmSite Total				<b>1,157</b>	<b>3,473.18</b>	<b>66,710,284</b>	
39. Road & Ditches	3,394	8,789.52	0	3,394	8,789.52	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,911</b>	<b>12,770.93</b>	<b>153,032,771</b>	<b>4,786,701</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	2	212.43	314,982	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	2	212.43	314,982

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	188,530.17	68.96%	1,011,505,508	74.69%	5,365.22
47. 2A1	17,389.74	6.36%	86,510,853	6.39%	4,974.82
48. 2A	17,496.04	6.40%	78,683,012	5.81%	4,497.19
49. 3A1	2,779.99	1.02%	11,272,861	0.83%	4,055.00
50. 3A	6,868.02	2.51%	25,917,207	1.91%	3,773.61
51. 4A1	29,437.87	10.77%	104,392,715	7.71%	3,546.20
52. 4A	10,879.69	3.98%	35,901,492	2.65%	3,299.86
53. Total	273,381.52	100.00%	1,354,183,648	100.00%	4,953.46
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	8,623.17	35.44%	21,126,849	43.51%	2,450.01
56. 2D1	2,356.11	9.68%	5,195,226	10.70%	2,205.00
57. 2D	1,778.70	7.31%	3,575,860	7.36%	2,010.38
58. 3D1	618.66	2.54%	1,234,230	2.54%	1,995.01
59. 3D	1,807.36	7.43%	3,251,093	6.70%	1,798.81
60. 4D1	5,578.04	22.93%	8,673,857	17.86%	1,555.00
61. 4D	3,568.99	14.67%	5,496,248	11.32%	1,540.00
62. Total	24,331.03	100.00%	48,553,363	100.00%	1,995.53
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	10,797.64	4.48%	17,978,107	6.53%	1,665.00
65. 2G1	7,469.56	3.10%	10,669,777	3.88%	1,428.43
66. 2G	3,608.70	1.50%	4,654,740	1.69%	1,289.87
67. 3G1	1,595.67	0.66%	1,978,635	0.72%	1,240.00
68. 3G	6,565.78	2.72%	7,484,994	2.72%	1,140.00
69. 4G1	28,780.12	11.94%	31,952,823	11.61%	1,110.24
70. 4G	182,292.26	75.61%	200,541,554	72.86%	1,100.11
71. Total	241,109.73	100.00%	275,260,630	100.00%	1,141.64
<b>Irrigated Total</b>					
	273,381.52	48.97%	1,354,183,648	79.97%	4,953.46
<b>Dry Total</b>					
	24,331.03	4.36%	48,553,363	2.87%	1,995.53
<b>Grass Total</b>					
	241,109.73	43.19%	275,260,630	16.26%	1,141.64
72. Waste	2,413.89	0.43%	120,713	0.01%	50.01
73. Other	17,050.08	3.05%	15,190,616	0.90%	890.94
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	558,286.25	100.00%	1,693,308,970	100.00%	3,033.05

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	11,263.21	80.70%	40,772,819	88.29%	3,620.00
47. 2A1	262.07	1.88%	917,245	1.99%	3,500.00
48. 2A	32.76	0.23%	95,496	0.21%	2,915.02
49. 3A1	1,494.24	10.71%	3,043,700	6.59%	2,036.96
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	467.40	3.35%	705,774	1.53%	1,510.00
52. 4A	436.73	3.13%	646,360	1.40%	1,480.00
<b>53. Total</b>	<b>13,956.41</b>	<b>100.00%</b>	<b>46,181,394</b>	<b>100.00%</b>	<b>3,308.97</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,229.13	37.72%	5,408,797	48.79%	1,675.00
56. 2D1	459.10	5.36%	711,607	6.42%	1,550.00
57. 2D	32.73	0.38%	44,022	0.40%	1,345.00
58. 3D1	1,574.49	18.39%	1,920,880	17.33%	1,220.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,356.14	15.84%	1,301,893	11.74%	960.00
61. 4D	1,908.21	22.29%	1,698,308	15.32%	890.00
<b>62. Total</b>	<b>8,559.80</b>	<b>100.00%</b>	<b>11,085,507</b>	<b>100.00%</b>	<b>1,295.07</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,753.35	6.92%	1,902,394	11.06%	1,085.01
65. 2G1	781.21	3.09%	765,586	4.45%	980.00
66. 2G	419.60	1.66%	354,563	2.06%	845.00
67. 3G1	1,817.26	7.18%	1,535,587	8.93%	845.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	3,042.60	12.02%	1,871,202	10.88%	615.00
70. 4G	17,506.38	69.14%	10,766,425	62.61%	615.00
<b>71. Total</b>	<b>25,320.40</b>	<b>100.00%</b>	<b>17,195,757</b>	<b>100.00%</b>	<b>679.13</b>
<hr/>					
<b>Irrigated Total</b>	<b>13,956.41</b>	<b>29.09%</b>	<b>46,181,394</b>	<b>62.01%</b>	<b>3,308.97</b>
<b>Dry Total</b>	<b>8,559.80</b>	<b>17.84%</b>	<b>11,085,507</b>	<b>14.89%</b>	<b>1,295.07</b>
<b>Grass Total</b>	<b>25,320.40</b>	<b>52.77%</b>	<b>17,195,757</b>	<b>23.09%</b>	<b>679.13</b>
72. Waste	148.20	0.31%	7,411	0.01%	50.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>47,984.81</b>	<b>100.00%</b>	<b>74,470,069</b>	<b>100.00%</b>	<b>1,551.95</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	287,337.93	1,400,365,042	287,337.93	1,400,365,042
<b>77. Dry Land</b>	0.00	0	0.00	0	32,890.83	59,638,870	32,890.83	59,638,870
<b>78. Grass</b>	3.02	3,443	0.00	0	266,427.11	292,452,944	266,430.13	292,456,387
<b>79. Waste</b>	0.00	0	0.00	0	2,562.09	128,124	2,562.09	128,124
<b>80. Other</b>	0.00	0	0.00	0	17,050.08	15,190,616	17,050.08	15,190,616
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>3.02</b>	<b>3,443</b>	<b>0.00</b>	<b>0</b>	<b>606,268.04</b>	<b>1,767,775,596</b>	<b>606,271.06</b>	<b>1,767,779,039</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	287,337.93	47.39%	1,400,365,042	79.22%	4,873.58
<b>Dry Land</b>	32,890.83	5.43%	59,638,870	3.37%	1,813.24
<b>Grass</b>	266,430.13	43.95%	292,456,387	16.54%	1,097.69
<b>Waste</b>	2,562.09	0.42%	128,124	0.01%	50.01
<b>Other</b>	17,050.08	2.81%	15,190,616	0.86%	890.94
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>606,271.06</b>	<b>100.00%</b>	<b>1,767,779,039</b>	<b>100.00%</b>	<b>2,915.82</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Cozad	97	967,616	1,491	9,235,287	1,592	103,352,246	1,689	113,555,149	636,784
83.2 Cozad Rural	337	3,013,515	347	7,095,550	396	44,580,575	733	54,689,640	1,260
83.3 Eddyville	67	103,405	50	81,061	54	1,506,127	121	1,690,593	0
83.4 Farnam	70	172,385	103	210,896	106	3,657,486	176	4,040,767	0
83.5 Farnam Rural	22	879,785	58	4,746,945	59	10,813,034	81	16,439,764	351,549
83.6 Gothenburg	118	661,926	1,351	11,148,869	1,408	123,378,067	1,526	135,188,862	536,446
83.7 Gothenburg Rural	183	1,878,661	162	3,659,150	191	29,382,438	374	34,920,249	253,005
83.8 Johnson Lake	52	616,814	480	34,168,001	486	78,960,120	538	113,744,935	1,217,530
83.9 Lexington	208	2,158,656	2,372	23,288,033	2,744	193,793,989	2,952	219,240,678	1,099,417
83.10 Lexington Rural	426	2,955,649	437	9,555,245	584	55,452,798	1,010	67,963,692	291,845
83.11 Overton	53	159,293	221	1,004,758	258	13,040,490	311	14,204,541	14,105
83.12 Overton Rural	154	1,012,365	148	2,817,200	182	20,572,615	336	24,402,180	39,765
83.13 Sumner	53	72,246	112	174,462	128	5,828,317	181	6,075,025	15,410
83.14 Sumner Rural	32	188,858	28	418,500	38	3,747,243	70	4,354,601	0
84 Residential Total	1,872	14,841,174	7,360	107,603,957	8,226	688,065,545	10,098	810,510,676	4,457,116

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Cozad	28	638,956	201	3,582,063	214	35,535,064	242	39,756,083	1,051,509
85.2	Cozad Rural	9	76,330	12	198,034	23	2,031,786	32	2,306,150	0
85.3	Eddyville	7	8,338	14	19,212	17	204,911	24	232,461	0
85.4	Farnam	4	370	19	43,524	19	1,038,436	23	1,082,330	0
85.5	Farnam Rural	0	0	1	4,248	2	136,669	2	140,917	0
85.6	Gothenburg	41	744,245	209	3,071,000	220	54,834,078	261	58,649,323	322,380
85.7	Gothenburg Rural	3	46,027	15	823,088	20	7,297,692	23	8,166,807	0
85.8	Johnson Lake	2	30,000	10	205,955	11	1,065,736	13	1,301,691	0
85.9	Lexington	60	2,486,549	322	12,775,268	335	70,962,083	395	86,223,900	941,223
85.10	Lexington Rural	16	338,448	64	3,048,788	77	51,626,038	93	55,013,274	4,211,200
85.11	Overton	8	22,523	32	107,225	35	3,051,632	43	3,181,380	0
85.12	Overton Rural	1	9,209	11	212,459	12	2,164,182	13	2,385,850	0
85.13	Sumner	5	6,147	16	23,982	16	707,688	21	737,817	0
85.14	Sumner Rural	0	0	2	26,943	2	80,307	2	107,250	0
86	Commercial Total	184	4,407,142	928	24,141,789	1,003	230,736,302	1,187	259,285,233	6,526,312

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	10,797.64	4.48%	17,978,107	6.53%	1,665.00
89. 2G1	7,452.35	3.09%	10,656,869	3.87%	1,430.00
90. 2G	3,574.70	1.48%	4,629,240	1.68%	1,295.00
91. 3G1	1,595.67	0.66%	1,978,635	0.72%	1,240.00
92. 3G	6,565.78	2.72%	7,484,994	2.72%	1,140.00
93. 4G1	28,780.12	11.94%	31,952,823	11.61%	1,110.24
94. 4G	182,292.26	75.62%	200,541,554	72.87%	1,100.11
95. Total	241,058.52	100.00%	275,222,222	100.00%	1,141.72
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	17.21	33.61%	12,908	33.61%	750.03
99. 2C	34.00	66.39%	25,500	66.39%	750.00
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	51.21	100.00%	38,408	100.00%	750.01
<b>Timber</b>					
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
<hr/>					
Grass Total	241,058.52	99.98%	275,222,222	99.99%	1,141.72
CRP Total	51.21	0.02%	38,408	0.01%	750.01
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	241,109.73	100.00%	275,260,630	100.00%	1,141.64

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	1,753.35	6.92%	1,902,394	11.06%	1,085.01
89. 2G1	781.21	3.09%	765,586	4.45%	980.00
90. 2G	419.60	1.66%	354,563	2.06%	845.00
91. 3G1	1,817.26	7.18%	1,535,587	8.93%	845.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	3,042.60	12.02%	1,871,202	10.88%	615.00
94. 4G	17,506.38	69.14%	10,766,425	62.61%	615.00
95. Total	25,320.40	100.00%	17,195,757	100.00%	679.13
<b>CRP</b>					
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
<b>Timber</b>					
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
<hr/>					
Grass Total	25,320.40	100.00%	17,195,757	100.00%	679.13
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	25,320.40	100.00%	17,195,757	100.00%	679.13

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

24 Dawson

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	664,396,443	692,732,344	28,335,901	4.26%	4,457,116	3.59%
02. Recreational	108,647,908	117,778,332	9,130,424	8.40%	0	8.40%
03. Ag-Homesite Land, Ag-Res Dwelling	76,672,198	86,322,487	9,650,289	12.59%	485,005	11.95%
<b>04. Total Residential (sum lines 1-3)</b>	<b>849,716,549</b>	<b>896,833,163</b>	<b>47,116,614</b>	<b>5.54%</b>	<b>4,942,121</b>	<b>4.96%</b>
05. Commercial	192,529,796	199,175,897	6,646,101	3.45%	3,375,917	1.70%
06. Industrial	56,597,523	60,109,336	3,511,813	6.20%	3,150,395	0.64%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>249,127,319</b>	<b>259,285,233</b>	<b>10,157,914</b>	<b>4.08%</b>	<b>6,526,312</b>	<b>1.46%</b>
08. Ag-Farmsite Land, Outbuildings	54,664,166	66,710,284	12,046,118	22.04%	4,301,696	14.17%
09. Minerals	4,257	4,257	0	0.00	0	0.00%
10. Non Ag Use Land	19,082,065	0	-19,082,065	-100.00%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>73,750,488</b>	<b>66,714,541</b>	<b>-7,035,947</b>	<b>-9.54%</b>	<b>4,301,696</b>	<b>-15.37%</b>
12. Irrigated	1,402,378,038	1,400,365,042	-2,012,996	-0.14%		
13. Dryland	59,631,285	59,638,870	7,585	0.01%		
14. Grassland	292,621,316	292,456,387	-164,929	-0.06%		
15. Wasteland	128,274	128,124	-150	-0.12%		
16. Other Agland	15,208,136	15,190,616	-17,520	-0.12%		
<b>17. Total Agricultural Land</b>	<b>1,769,967,049</b>	<b>1,767,779,039</b>	<b>-2,188,010</b>	<b>-0.12%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>2,942,561,405</b>	<b>2,990,611,976</b>	<b>48,050,571</b>	<b>1.63%</b>	<b>15,770,129</b>	<b>1.10%</b>



## 2017 Assessment Survey for Dawson County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	3
<b>4.</b>	<b>Other part-time employees:</b>
	1
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$534,665
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$235,000
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	n/a
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$24,500
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$3,925
<b>12.</b>	<b>Other miscellaneous funds:</b>
	n/a
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$0

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS PC System V3
2.	<b>CAMA software:</b>
	MIPS PC System V3
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	The maps are maintained in house with the assistance of the county surveyor.
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes, <a href="http://www.dawson.gisworkshop.com">www.dawson.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	The assessor and staff
8.	<b>Personal Property software:</b>
	MIPS PC System V3

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Cozad, Gothenburg, and Lexington
4.	<b>When was zoning implemented?</b>
	1991

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Stanard Appraisal Services
2.	<b>GIS Services:</b>
	GIS Workshop, Inc.
3.	<b>Other services:</b>
	None

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	The appraisal firm employs Certified General Appraisers who conduct work within the county.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	The appraisal service will establish valuation models, the models are reviewed by the assessor. The assessor will determine the final valuations.

## 2017 Residential Assessment Survey for Dawson County

<b>1.</b>	<b>Valuation data collection done by:</b>																						
	The office lister, the assessor, and the contract appraisal service																						
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Lexington - the largest community in the county with significantly more jobs/industry, including Tyson Foods, the largest employer in the county. Tyson has brought a cultural diversity to Lexington which has had a unique impact on the market here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Cozad - has not experienced the growth that Gothenburg and Lexington have over recent years; however, the market has remained active and stable.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Gothenburg - located on the western edge of the county within commuting distance to the City of North Platte. Gothenburg has had a strong local economy in recent years with good residential growth and strong market activity.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Overton, Sumner and surrounding rural - smaller villages with their own school systems and some basic services. The market is slower but generally stable in these communities.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Johnson Lake &amp; Plum Creek Canyon - properties in these areas have a superior location. Johnson Lake offers recreational opportunities and the Canyons offer superior views and remote living; both characteristics continue to be very desirable to buyers.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Lakeview acres &amp; Midway Lake - Lakeview acres is an area at Johnson Lake where properties do not have access to the lake. Midway Lake is a smaller lake located southwest of Cozad with cabins and homes around it. Like Lakeview acres, the properties at Midway do not generally have direct access to the water. Properties in these areas have a recreational influence and strong market, but they have been somewhat less desirable than the remainder of properties in area five.</td> </tr> <tr> <td style="text-align: center;">07</td> <td>Farnam, Eddyville and surrounding rural - this group contains the more depressed areas of the county. They are the only communities that do not contain school systems and there are few services or amenities within the communities. Both towns are located off the I-80/Hwy 30 corridor in more remote parts of the county.</td> </tr> <tr> <td style="text-align: center;">08</td> <td>Cozad &amp; Lexington Rural - demand for rural housing in these communities has been strong; however, homes will generally bring less than they will outside of Gothenburg.</td> </tr> <tr> <td style="text-align: center;">09</td> <td>Gothenburg Rural - includes rural residential and homes at Wild Horse Golf Course. Growth in Gothenburg and its proximity to North Platte has kept the demand for rural housing high in recent years. The market is quite strong in this area.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Lexington - the largest community in the county with significantly more jobs/industry, including Tyson Foods, the largest employer in the county. 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Ag	Agricultural homes and outbuildings																						
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																						
	The cost approach and the market value approach are both developed. The cost approach uses pricing and depreciation from Marshall and Swift. The market approach stratifies sales by location, style, age, and other characteristics impacting value to develop a per square foot market value.																						
<b>4.</b>	<b>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?</b>																						

The county relies upon the CAMA depreciation tables for the cost approach; however, a market approach using local information is also considered when correlating the final values.

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

Not for the cost approach; however, market models are developed for each valuation grouping.

**6. Describe the methodology used to determine the residential lot values?**

All lot values are arrived at using a cost per square foot analysis; for leasehold vales at the lake, the value is often determined using a residual method.

**7. Describe the methodology used to determine value for vacant lots being held for sale or resale?**

Applications were received by one taxpayer to have vacant lots combined and valued using a discounted cash flow. The lots are not actively being marketed, do not have any amenities or site improvements, and there are no plans to begin developing or marketing the land in the near future. The land is currently being used for agricultural purposes. Without an estimated sell out period, or any active marketing taking place, there is no evidence of the land having a higher future value, and no basis with which to arrive at a value using a discounted cash flow analysis. All lots are currently being valued the same as all other unimproved land in the same neighborhood or town.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2016	2012	2016	2016
02	2014	2012	2014	2014
03	2015	2012	2012	2015
04	2011	2012	2011	2011-2015
05	2015	2012	2015	2015
06	2015	2012	2014	2015
07	2011	2012	2011	2011-2015
08	2016	2012	2015	2015-2016
09	2016	2012	2015	2015-2016
Ag	2016	2012	2015	2015-2016

## 2017 Commercial Assessment Survey for Dawson County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	The office lister, the assessor, and the contract appraisal service			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Cozad, Gothenburg, Lexington, and the industrial areas outside of each town. All three towns are located along the I-80/Hwy 30 corridor and have similar economic influences.		
	02	Rest of the county - includes the Villages of Overton, Sumner, Eddyville, and Farnam. There are few commercial properties in the rest of the county. Sales are sporadic in these areas and the market is not organized.		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	The income approach is utilized for all types of properties that rent, income, and expense data can be obtained for. The sales comparison approach is also used for properties of the same occupancy code when sufficient sales data is available. Where there are insufficient sales to conduct either of those approaches, the cost approach is relied upon.			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	The contract appraisal services is heavily depended on for arriving at values of unique commercial properties. The appraisers will use sales information from across the state to develop the values for these types of properties.			
<b>4.</b>	<b>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?</b>			
	For the cost approach, the county uses depreciation tables provided within the CAMA package. Values from the cost approach are correlated with values arrived from the other methods in determining the final valuations.			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	Within the commercial class, models tend to be developed based on occupancy code when sufficient data exists.			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Lot values for properties along highway and main street strips are developed using a front foot analysis. In the villages, the square foot method is generally used.			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2011-2014	2012	2011
	02	2011	2012	2011
	Commercial parcels within Cozad and Gothenburg were inspected and revalued for 2014, however, assessments in Lexington seem to be holding from the 2011 reappraisal of the entire class.			

## 2017 Agricultural Assessment Survey for Dawson County

<b>1.</b>	<b>Valuation data collection done by:</b>										
	The data collection for the agricultural improvements is done by the lister, the assessor, and the contract appraisal service. Land use data is gathered by the assessor and deputy assessor with the office lister assisting when necessary.										
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Consists of the Platte River Valley and rolling hills to the north of the valley. While this area has distinct geographic differences, the assessor notes that with the rising price of agricultural land, the market no longer recognizes these physical differences.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This is the southwestern corner of the county where the terrain is much rougher than the rolling hills found in area one. The area is similar to the market in Frontier County; land owners in this area often contain land in both counties.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Consists of the Platte River Valley and rolling hills to the north of the valley. While this area has distinct geographic differences, the assessor notes that with the rising price of agricultural land, the market no longer recognizes these physical differences.	2016	02	This is the southwestern corner of the county where the terrain is much rougher than the rolling hills found in area one. The area is similar to the market in Frontier County; land owners in this area often contain land in both counties.	2016
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<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>										
	The market areas were established based on geographic and topographic differences. A ratio study is conducted annually to monitor the areas.										
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>										
	Tracts of land that are less than 20 acres are reviewed for residential use. Parcels that are in close proximity to bodies of water (Johnson Lake, Platte River, etc.) are reviewed for recreational use.										
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>										
	The county does not differentiate a value between farm home sites and rural residential home sites; however, there are differences in the home site values based on location.										
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>										
	n/a										
	<b><i><u>If your county has special value applications, please answer the following</u></i></b>										
<b>7a.</b>	<b>How many special valuation applications are on file?</b>										
	204										
<b>7b.</b>	<b>What process was used to determine if non-agricultural influences exist in the county?</b>										
	Sales analysis over time has shown that parcels along the Platte River will bring more than agricultural land away from the river and sales verification and land use analysis has shown that this difference is attributable to recreational influence. Since the agricultural market has risen significantly in the past several years, it is more difficult to identify an influence other than agricultural for river parcels containing crop land; for this reason, the analysis has suggested that it is appropriate to only differentiate a value for accretion acres.										

	<b><i>If your county recognizes a special value, please answer the following</i></b>
<b>7c.</b>	<b>Describe the non-agricultural influences recognized within the county.</b>
	The only non-agricultural influences are recreational influences along the Platte River; hunting is prevalent along the river with various blinds and small cabins scattered along the river throughout the county. Occasionally, parcels of river land will also be desirable for rural residential home sites when building is feasible, however, these sales are limited.
<b>7d.</b>	<b>Where is the influenced area located within the county?</b>
	The influenced area is a corridor along the Platte River, the Special Value Methodology submitted by the assessor includes a map and an image detailing the location of these parcels.
<b>7e.</b>	<b>Describe in detail how the special values were arrived at in the influenced area(s).</b>
	Since the influenced value is limited to accretion acres, and there are no uninfluenced accretion sales, the uninfluenced value is developed from grass values, but is further discounted as the area is timbered and is less desirable for grazing. This value also compares to the accretion value in adjoining Platte River Counties that have not identified a non-agricultural influence.





# Dawson County Assessor's Office

John Phillip Moore, Assessor  
Joyce Reil, Deputy

700 N Washington  
Lexington, NE 68850

April 6, 2017

TO: Dawson County Board of Commissioners  
(CC: Nebraska Department of Revenue  
Property Assessment Division  
Ruth Sorensen, Administrator)

SUBJECT: Three-Year Plan of Assessment  
FROM: John Phillip Moore, Dawson County Assessor

Dear County Board of Commissioners:

## A Synopsis of the Year and Immediate Past

This report is presented annually in accordance with statutes (Neb. RS: 77-1311.02). It is aimed at keeping you abreast of the current and long term plans of the Dawson County Assessor concerning what properties are in line for review and most likely will receive an updated valuation.

The report is to be in your hands by July 31. A copy is submitted to state officials in October with any amendments added after July (*shown in italics*). I have prepared the document in such a manner that it is basically a “fill-in-the-blank” format from year to year. The report has evolved very much into a process much like the 1- and 6-Year Road Plan you deal with in the road department, only of course this involves the assessment of property.

This report is meant to focus on a three-year period. However, an additional statutory requirement influences it heavily. That law requires actual physical inspection of the different classes and subclasses of property within a six-year period. All classes and subclasses of property in Dawson County had been inspected and reappraised as of March of 2013, thus restarting the six-year cycle. Nearly all property is inspected sooner than a six-year cycle due to market activity. The exception to this is very often villages and rural residential and *all* farm production land (portions of this group are inspected annually).

The final stages of upcoming plans include the updating of valuations of residential property within specific areas because that or those location(s) appears to be below statically minimum standards. We completed inspection of rural residential properties for 2016 assessments. The statistics in those areas had sagged to the degree where this was needed despite the six-year timetable. While a comprehensive update will occur for 2017 for Lexington residential properties, due to the sales indicating the assessment sales ratio was below the 92% minimum coming into 2016, the decision was made to raise the properties in Lexington in 2016 by a factor of 3.5%. That is not a common practice for me. I am concerned that using the same percentage change for all properties merely magnifies any equalization issues. However, the qualifying statistics were in sharp focus in this case so I believe the factoring had a minimal overall effect.

It was also necessary to add Johnson Lake residential properties to the list of updates needed in 2016 despite making changes in valuations at the location for several years in succession. So in 2016 three residential areas were updated in some fashion—Johnson Lake, rural homes and buildings, and Lexington. The Johnson Lake update included Midway Lake and the Plum Creek Canyon parcels, but not Lakeview Acres.

The assessment “season” spans two calendar years. That is why we begin the field work in the last half of one year and finish it up so we have valuations for the most part in focus as of the March deadline for submission of the State Abstract, and then the valuation change notices June 1. The protest period comes at the end of that work with any changes made in late July as a result of county board of equalization (BOE) decisions.

As you are aware, those decisions can then be challenged at the Tax Equalization and Review Commission (TERC), on the state level. The time table for that is unpredictable, but it has generally been a year or more after the year the BOE decisions are final. The judgments by TERC are almost always the end of the process but there is structure in place to allow TERC decisions to be appealed through the regular court system starting with the State Court of Appeals. We have not had a case extend that far to this point.

Noticeable changes have also continued in agricultural ground where sales have reached \$10,000 an acre and above. There does seem to be a leveling off of the number of sales. But we continue to lag behind those numbers concerning assessment levels. Despite increases in valuations for five years running, the sales continue to outstrip acceptable ranges in assessment ratios (69%-75%). So there will be a focus once again on farm sector land for 2017.

Added to the mix for 2017 is a change in some soils generated by a conversion sent by the Property Assessment Division of the Nebraska Department of Revenue. To that end my staff and I are reviewing the soils and uses of all agricultural ground in the next year utilizing the GIS Workshop software to verify classifications and inspecting on site when needed. The soil conversion has added some soil definitions and that has to be implemented as well. Preliminary analysis has not shown any remarkable change in the sub classifications, but that work is ongoing.

Am also looking into the commercial and industrial classes because our records show we placed updates on those records in 2012, meaning some of the assessment work was conducted in 2011. So we are getting close to the six-year limit on an unknown number of parcels at this point. There has been work in various communities, but mostly there have been updates within several occupancy codes, such as motels, franchise fast food, and others. We continue to monitor sales and watch for any changes in particular occupancy codes, as well as overall market trends. Given some of the sales activity the last year, I am continuing a review of this class to our 2016-2017 work schedules, making sure we complete that work within the six-year period.. Tyson Foods started a \$50 million expansion, but to this point it looks as though it may be 2017 or later before it is completed.

Several new commercial projects have been ongoing in the Lexington area and some were added for 2016 while others are coming on in 2017.

I realize that the activity prompting all this effort has created some burden on the budgets. But I cannot see any backing off of that in the near future. It appears we will be looking at about \$220,000 or more in expenditures for some time. There has been some shifting of the workload to the professional contractor. And I have added a person to the staff to conduct *listing* work, not as a replacement for a retired appraiser.

### **In House and Other Information**

There has been another update this past year of the appraisal computer system for the administrative side involving record keeping on values and state reports. This is version three of the software and it does not totally match with the treasurer's side. The coding on the Computer Assisted Mass Appraisal (CAMA) system was also redone. Updates have been continuing as the programmers at MIPS work through the transition.

As earlier stated, we have GIS Workshop. Review of and correcting data is underway. As expected the web site is on line with total record details. I was notified this past year that the City of Lexington was working on an update through GIS Workshop and at that point discovered that the original contract with the company did not include some details on the various cities within the county, it only involved only rural areas. So some expenditure has been added for that. The City of Lexington has paid for some of the update as well.

The data transition from our records to GISW was not as smooth as I first thought, so that, like all other software apparently, is under a continuing process to be sure the data in the records match the software.

As you are aware, we never really stop looking at and gleaning sales. We are to look at three-year periods for agricultural sales, and two-year periods for commercial and residential. The 2016 assessments then were determined according to markets from July 2013 forward up to September 2015.

Residential and commercial classes are by state regulations supposed to be valued within 92%-100% when compared to the sales. Agricultural ground is established proportionally using 75% as the top number and 69% as the lower one. These are “medians” (in the middle of the high and low) numbers, not averages. Using medians blunts the effects of the highs and lows in sales.

There are also qualifying figures used to determine the excellence of the statistical measurements, so likewise it reflects the quality of the assessment process. The state has determined that these “quality” numbers are no longer going to be as significant in its annual Reports and Opinions paper submitted to the TERC each year to help with statewide equalization decisions.

In a county the size of Dawson, we generally have enough sales activity to conduct reliable statistical studies on an overall basis. Since these additional statistical readings tend to reflect that same degree of reliability, I look at them closely as does the appraisal company that works for us.

These statistics include the coefficient of dispersion (COD) and price related differential (PRD), and of somewhat less importance the coefficient of variation (COV) and the standard deviation (SD).

The medians for 2016 came in at 98% for residential and commercial and 69% for agricultural ground (Dawson County sales only). These are figures for all of Dawson County, but they are broken down in a number of different ways to help analyze any particular category. The one looked at most is “assessor location” which is basically by specific communities or rural areas. In agricultural ground there is a close inspection by use: irrigated, grass and dry.

There are dozens of groupings that can be considered, however.

We attempt to keep the CODs for residential properties at about a 15% or better level, and commercial and agricultural at about 20% or less. The PRD is a measurement of how close the high and low valuations relate, with 1.00 as the ideal number. A higher number indicates higher priced properties may be over assessed compared to lower assessed properties. In contrast to that, a number below 1.00 would indicate lower assessments are too low compared to higher ones.

All these numbers are meant to designate a degree of reliability so when the property sells the price will be reasonably close to the assessment. The *averages* are numbers derived from all sales within a class and do not legitimately represent at what figure a **specific single** property should be assessed. The statute requiring the appearance of these numbers on valuation notices has been repealed, though I still must offer them to the news media for printing or broadcasting. They have never been utilized by the media.

### **Definitions**

Here are some of the definitions we work with:

**Updating:** Directly examining sold properties to determine the veracity of what’s on record. Models are developed involving components such as square feet, style, location, quality, condition and many other factors. These models are applied to both sold and unsold parcels within their neighborhoods to establish valuation. Any alteration of a structure would be noted and given proper consideration as well. Appraisers are trained to notice any suspected differences from what is on record and what they see in the field.

**Reappraisal:** This definition may overlap with “updating” in many ways, but I believe it is a more complete look at the property than mere updating. It signifies that there was a plan in place to examine and change the record despite what may already be in place. In many ways it creates a *new* record. The appraiser would measure and inspect thoroughly much more as if he/she was conducting a fee appraisal instead of dealing with only mass appraisal. Drastic changes in upward or downward markets, and unsettling quality statistics would prompt a hard look at doing a complete reappraisal. It would be extremely impractical of course, fiscally, to attempt a reappraisal annually of the entire inventory of property within the county.

**Review:** This is the initial stage of checking inspecting transfer statements and other data banks, such as multi-listings, to see if further study for updating or reappraising might be imminent. We look at all building permits and subsequently at least drive by properties and look at what has been done or not done in some cases and update records accordingly. There is also additional review if we have extreme variations indicated by very high or very low ratios.

### **Conclusion**

The Dawson County Assessor's Office attempts to review and maintain market value updates on all classes of property on an annual basis, but follows three-year cycles for each class depending on the amount of sales activity and its influence on the market. This office follows generally accepted methods of assessment and appraisal practices in all work involving the assessment process. A Computer Assisted Mass Appraisal system is used to help with statistical analysis and the various approaches to value as well as to provide administrative reports and apply data to records.

Respectfully submitted,

John Phillip Moore  
Dawson County Assessor

# Dawson County Assessor's Office

John Phillip Moore, Assessor

Joyce Reil, Deputy

March 1, 2017

TO: Department of Revenue, Property Assessment Division  
Ruth A. Sorensen Administrator  
SUBJECT: Designation of special value

Dear Property Tax Administrator Sorensen:

This letter concerns an explanation of how Dawson County arrives at valuations involving real estate properties that receive special valuation. With the elimination of recapture I had determined there is no longer the need for a special valuation designation, and I would prefer that practice, for practical purposes, would cease. However, I have in excess of 200 parcels listed on applications for special valuation (greenbelt), filed in August of 2000, still in the records. There are also eight commercial records south of Lexington along the corridor going to I-80 that have continued to be the same values for both market and special categories because I can find no difference in the two markets.

I have been establishing two values for *accretion only*. All other agricultural subclasses appear to have lost any "special valuation" influence in the market place given the leaps in prices paid for agricultural ground in the past 3-4 years and ongoing.

Some acres of accretion, recognized as "recreational" for hunting and other non-farm purposes, have retained values higher than other accretion ground. This year that continues to be \$1,540 an acre. This figure was arrived at using accretion sales as comparison along the Platte River roughly from North Platte to Kearney. The range of these prices was from about \$800 upwards to more than \$4,000 an acre, and in some cases the acre count is difficult to ascertain because the owner refuses to provide a survey. Two codes remain active in the file, one at the higher value that is seen as accretion related to the recreational use, the other for the agricultural or special value. The higher end of the market tends to relate to recreational rather than strictly agricultural use.

The vast majority of the accretion acres are valued at \$875 an acre. There continues to be little sales activity that would allow for any statically useful measurement of "agricultural" value attributable directly to these acres because they generally are rough grassy river ground. There may be grazing but no cropping. The unit value for these acres this year was derived by looking at the lowest subclass of grass then allowing for the less than desirable grazing purpose, thus decreasing it to below 4G.

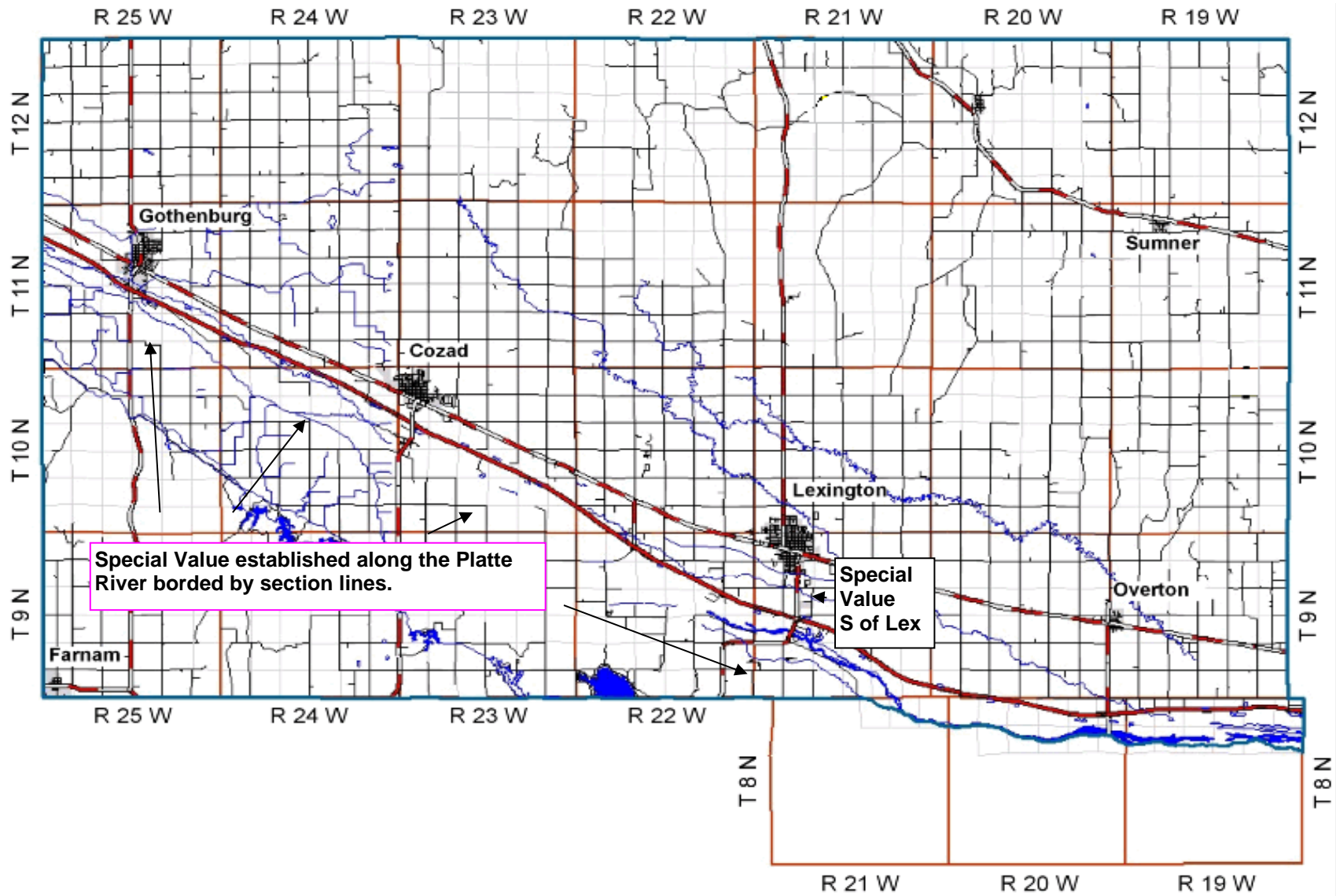
Respectfully submitted,

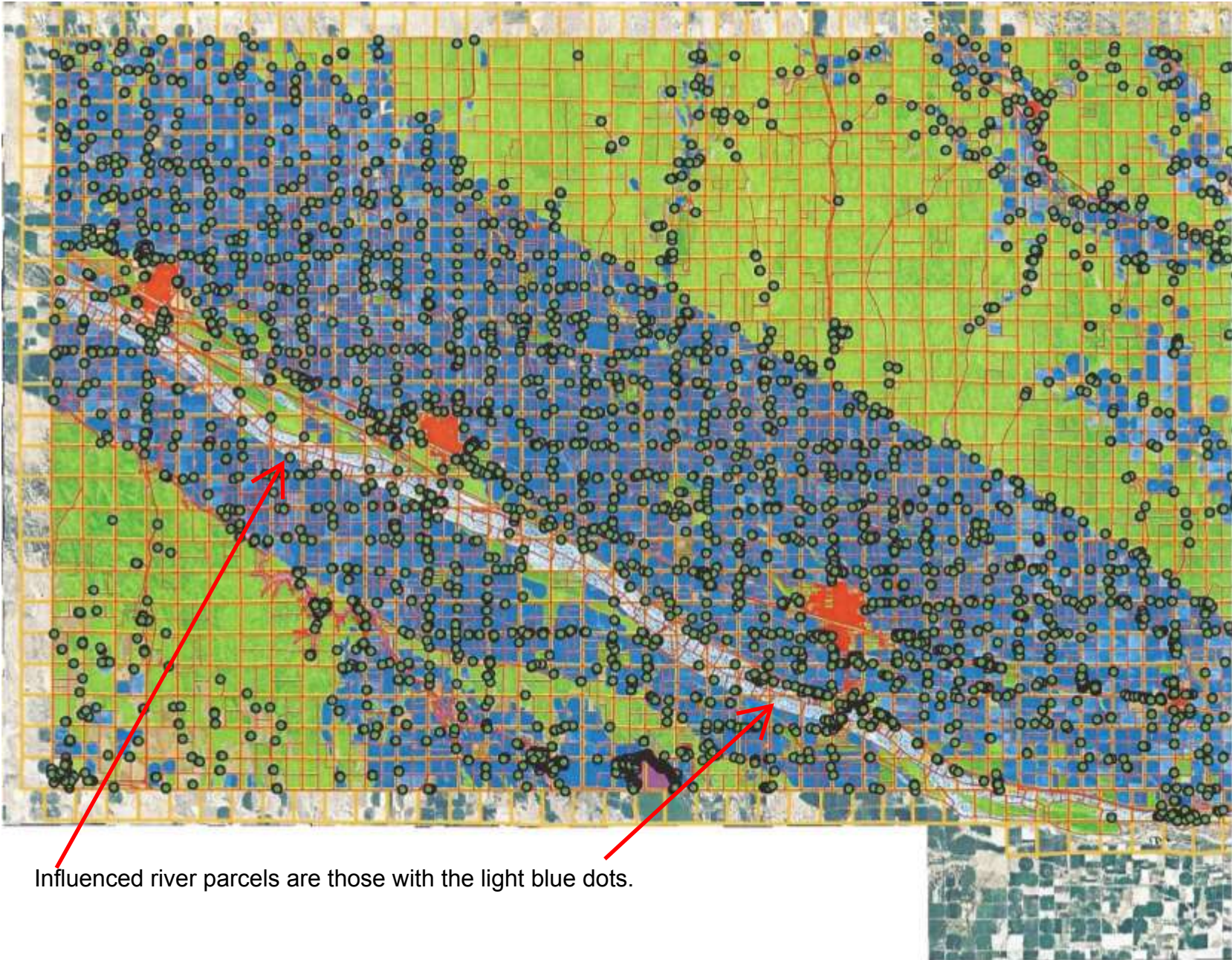
John Phillip Moore  
Dawson County Assessor

CC: Sarah Scott

Encl.

# DAWSON COUNTY





Influenced river parcels are those with the light blue dots.

Accretion Sales in Dawson County										
<u>PID</u>	<u>Book</u>	<u>Page</u>	<u>SD</u>	<u>SP</u>	<u>Accr/Ac</u>	<u>Per/Ac</u>	<u>Total Ac</u>	<u>Legal</u>	<u>Comments</u>	
240213836	2008	3988	Nov-08	390,000	110.79	3,436	129.8	6-8-19	Neighbor	
240213829	2008	3974	Nov-08	270,000	110.78	2,352	129.8	6-8-19	Kearney	
240000277	2008	1528	Apr-08	60,000	31.5	1,905	31.5	1-8-19	Holdrege	
240182855	2011	1903	Sep-11	80,000	169.04	449	176.04	16-9-22	Family	Hastings
240054938	2009	3644	Feb-09	44,500	73.7	409	103.7	18-11-25	Family	
240214879	2009	3921	Nov-09	1,081,277	370.13	2,921	370.13	12/8/2019	PIRivReclmpFndtn	
240207104	2010	1439	May-10	155,000	75.62	2,050	75.62	22-11-25	2 parcels--240218949	
<b><u>ON THE MARKET</u></b>				<b><u>Asking</u></b>	<b><u>Accr/Ac</u></b>	<b><u>Per/Ac</u></b>	<b><u>Total Ac</u></b>	<b><u>Legal</u></b>	<b><u>Comments</u></b>	
240198581	NA	NA	on mrkt	185,000	0	5,459	33.89	26-9-21	all grass, abuts river	
240181298	NA	NA	on mrkt	1,300,000	329.9	3,941	330.9	28-9-21		
Jeffrey Ranch has an extended contract with CNPPID where Jeffrey is being paid over many years for the ground										
and the total amount is about or more than \$8 M. The river between Lexington and the Buffalo County line will be										
owned largely by NPPD and CNPPID as Jeffrey Ranch fades out. Cottonwood Ranch is the other large land holder										
in that area. Jeffrey doesn't have any tax liability either by the way.										



**SALES ALONG THE PLATTE RIVER from  
Scotts Bluff County to Buffalo County**

