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DEPARTMENT OF REVENUE

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

GREELEY 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 Greeley 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 Greeley 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: Joan Goodrich, Greeley County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

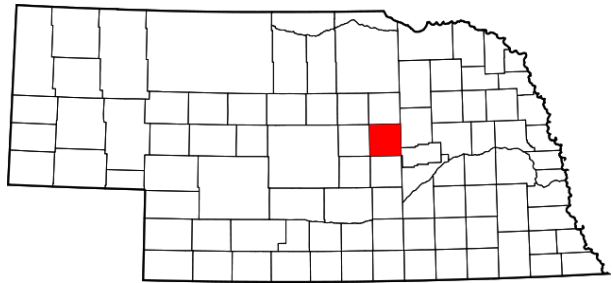
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

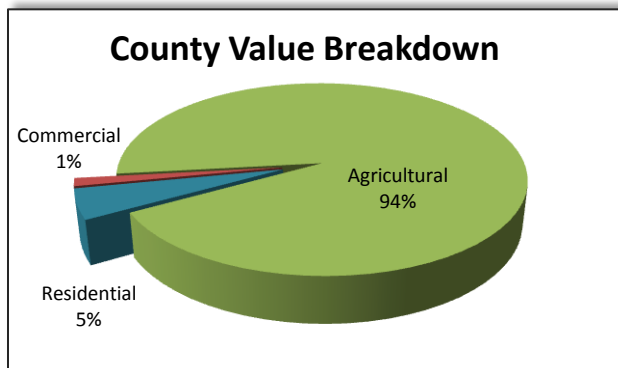
**Further information may be found in Exhibit 94*

County Overview

With a total area of 570 miles, Greeley had 2,429 residents, per the Census Bureau Quick Facts for 2015, a 5% population decline from the 2010 US Census. In a review of the past fifty-five years, Greeley has seen a steady drop in population of 47% (Nebraska Department of Economic Development). Reports indicated that 81% of county residents were homeowners and 88% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Greeley convene in around Greeley and Spalding. Per the latest information available from the U.S. Census Bureau, there were sixty-seven employer establishments in Greeley. County-wide employment was at 1,233 people, a 6% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Greeley that has fortified the local rural area economies. Greeley is included in the Lower Loup Natural Resources District (NRD). Grassland makes up a majority of the land in the county.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
GREELEY	531	466	-12%
SCOTIA	308	318	3%
SPALDING	537	490	-9%
WOLBACH	287	283	-1%

2017 Residential Correlation for Greeley County

Assessment Actions

For the 2017 assessment year, the village of Greeley, which is part of valuation group 01 was reviewed and inspected as part of the six-year cycle. After the county assessor performed a sales study on all residential, it was determined that valuation grouping 01 would receive an average percent increase of 7% and grouping 03 would have a percent increase of 11%.

As part of the six-year review cycle, the county assessor also reviewed and inspected all rural residential properties in three precincts in the county.

All pick up work was done and placed on the assessment roll.

Description of Analysis

Residential sales are stratified into three valuation groupings. Valuation grouping 01 is comprised of the residential parcels in three smaller towns. The majority of sales occur within valuation grouping 01.

Valuation Grouping	Description
01	Greeley/Scotia/Wolbach
03	Spalding
05	Acreage

Analysis of the statistical profile supports a level of value within the acceptable range. Both the median and mean measures of central tendency are in range. The weighted mean and price related differential may be an indication that the higher priced properties are undervalued. All valuation groupings with sufficient sales fall within the acceptable range for the calculated median.

The assessment actions in Greeley County are applied uniformly. An analysis of the sold properties and the abstract shows similar movement of the unsold properties. The movement of the residential market in Greeley County is somewhat consistent with that of other counties in this region.

Assessment Practice Review

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

2017 Residential Correlation for Greeley County

One area of review is the county’s sales qualification and verification processes. The county has developed a good procedure for this. The county’s sales verification process includes sending a verification questionnaire to all parties involved in the transaction. Any questions not answered by the questionnaire are followed up with a telephone interview by the county assessor or deputy county assessor. On-site review of the property is conducted if deemed necessary. Adjustments for personal property are made only after verification that an adjustment is warranted. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county’s process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of Real Property Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

The county’s inspection and review cycle for all real property was discussed with the county assessor. The last residential review and inspection for Greeley was completed in 2016, Wolbach in 2012, Scotia and Spalding in 2013 and Acreages in three precincts were reviewed in 2016. Lot studies were done in 2015 for all groupings. Farm homes and outbuildings are set up on the six-year review cycle with different townships being done each year. The farm homes did have new depreciation and updated costing for 2016.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

Valuation grouping substratum indicates that all groupings with sufficient sales are statistically within acceptable range.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	21	92.93	94.57	88.69	22.76	106.63
03	6	92.30	107.01	106.66	24.77	100.33
05	1	58.04	58.04	58.04	00.00	100.00
<u> ALL </u>	<u>28</u>	92.24	95.93	86.92	23.86	110.37

Level of Value

2017 Residential Correlation for Greeley County

Based on analysis of all available information, the LOV for the residential class of real property in Greeley County is 92%.

2017 Commercial Correlation for Greeley County

Assessment Actions

Routine maintenance was performed in the commercial class for 2017. All pick up work was completed and placed on assessment roll.

Description of Analysis

Currently there is one valuation grouping within the commercial class. This consists of three small villages.

The statistical analysis for the commercial class of real property has seven qualified sales. With a small sample such as this, the reliability of the sample in representing the population for measurement purposes is reduced. The profile comprises a diverse group of sales involving six different occupancy codes; the sales are scattered throughout the county.

A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated and reviews and inspects the commercial class within the six-year cycle, most recently for 2016. When comparing to nearby communities it appears the value has increased over the past decade at a similar rate.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county has developed a good procedure for this. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

The review also looked at the filing of 521 Real Estate Transfers as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. For 2016, Stanard Appraisal performed a reappraisal. With such few sales, ensuring equalization among the commercial properties was a priority.

2017 Commercial Correlation for Greeley County

Valuation groups were examined to ensure that the grouping defined was equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class.

Equalization and Quality of Assessment

With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionated manner.

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole or by substrata.

Level of Value

Based on analysis of all available information, Greeley County has met the statutory level of value of 100% for the commercial class of property.

2017 Agricultural Correlation for Greeley County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2017 included the following overall adjustments: irrigated land was decreased approximately 6%, dry land decreased by approximately 9%; and grass received an 11% increase.

As part of the six-year review cycle, the county assessor also reviewed and inspected all improved rural properties in three precincts in the county.

Description of Analysis

The agricultural land in Greeley County is divided between grassland at 60%, irrigated at 30%, dry land at 9%. Greeley County is divided into two market areas. Market Area 1 is in the northwest portion of the county that is primarily sand hills. Market Area 2 is the remainder of the county, which consists of heavier, silty soils. The comparable counties of Garfield and Wheeler adjoin market area 1. Valley, Sherman, Howard, Nance, Boone market area 1 and a small portion of Wheeler adjoin market area 2 of Greeley.

Analysis of the sample reveals twenty-five total qualified sales with both the median and mean measures of central tendency correlating closely and suggesting a median at the low end of the acceptable range. By market area, only area two has a sufficient sample and area one does not contain a sufficient number of sales to provide an adequate sample for separate measurement of that particular area. Review of the county's irrigated, dry and grassland values compared to the neighbors indicates that Greeley County is in line with these counties. Further an additional analysis including comparable sales also support the adjustments to value and both demonstrate overall acceptable levels of value.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county has developed a good procedure. The county's sales verification process includes sending a verification questionnaire to all parties involved in the transaction. Any questions not answered by the questionnaire are followed up with a telephone interview by the county assessor or deputy county assessor. On-site review of the property is conducted if deemed necessary. Adjustments for personal property are made only after verification that an adjustment is warranted. Review by the Division of the non-qualified sales indicate that sales are generally coded properly and include a reasonable explanation for non-qualification. The county's process of sales

2017 Agricultural Correlation for Greeley County

qualification and documentation of non-qualified sales indicates that all available sales are being used for measurement.

Discussions were held with the county assessor to review the agricultural sales to ensure that only sales that reflect market value are used to establish the assessed value of real property.

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for the agricultural class was discussed with the county assessor. The review was determined to be systematic and comprehensive; land use is reviewed biennially as new imagery is available. Additionally, physical inspections are used to gather information regarding conservation programs, land use, and other characteristics that impact value. Inspection of agricultural improvements is completed within the six year cycle using an onsite inspection process that includes interior inspections and/or interviews with property owners where permitted.

The review also supported that the market areas are well constructed in the county; the boundary lines separate distinctly different geographic areas within the county and sales analysis supports that these differences are recognized in the market place.

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. The land use of every parcel is reviewed through aerial imagery and physical inspection. The county does not have a written policy to define agricultural and non-agricultural land. The county reviews parcels less than 40 acres for use; if agricultural activity is observed on the majority, the parcel is considered agricultural. Although the county does not have a written policy in place, there is no reason to believe the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

Dwellings and outbuildings on agricultural land are valued using the same cost index as those for the rural residential acreages. Farm home sites carry the same value as rural residential home sites, within their respective market areas.

The analysis supports that Greeley County has achieved equalization within and across county lines. The irrigated, dry and grassland 80% majority land use has too small a sample to use as a separate measurement; however, the county assessor has done a good job of keeping up with the general movement of the market. For that reason these three classes value are also believed to be acceptable. A comparison of the values used in Greeley County to adjoining counties demonstrates similar comparability with the values.

2017 Agricultural Correlation for Greeley County

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
1	7	64.84	71.11	61.20	17.38	116.19
2	18	69.30	68.57	66.69	22.47	102.82
____ALL____	25	68.57	69.28	65.08	21.16	106.45

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
____Irrigated____						
County	8	69.30	75.68	64.59	25.93	117.17
1	1	52.75	52.75	52.75	00.00	100.00
2	7	70.02	78.95	72.38	25.81	109.08
____Grass____						
County	9	70.03	65.31	62.87	15.42	103.88
1	3	72.17	70.10	72.25	06.39	97.02
2	6	63.42	62.92	60.74	21.37	103.59
____ALL____	25	68.57	69.28	65.08	21.16	106.45

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Greeley County is 69%.

2017 Opinions of the Property Tax Administrator for Greeley County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (Cum. Supp. 2016). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	92	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	69	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Greeley County

Residential Real Property - Current

Number of Sales	28	Median	92.24
Total Sales Price	\$1,473,190	Mean	95.93
Total Adj. Sales Price	\$1,473,190	Wgt. Mean	86.92
Total Assessed Value	\$1,280,470	Average Assessed Value of the Base	\$44,598
Avg. Adj. Sales Price	\$52,614	Avg. Assessed Value	\$45,731

Confidence Interval - Current

95% Median C.I	83.10 to 102.50
95% Wgt. Mean C.I	74.63 to 99.21
95% Mean C.I	84.26 to 107.60
% of Value of the Class of all Real Property Value in the County	4.97
% of Records Sold in the Study Period	2.78
% of Value Sold in the Study Period	2.85

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	34	95	95.26
2015	48	95	94.52
2014	51	95	94.92
2013	45	97	97.31

2017 Commission Summary for Greeley County

Commercial Real Property - Current

Number of Sales	7	Median	90.67
Total Sales Price	\$306,000	Mean	76.90
Total Adj. Sales Price	\$306,000	Wgt. Mean	67.94
Total Assessed Value	\$207,900	Average Assessed Value of the Base	\$59,372
Avg. Adj. Sales Price	\$43,714	Avg. Assessed Value	\$29,700

Confidence Interval - Current

95% Median C.I	29.09 to 103.30
95% Wgt. Mean C.I	26.93 to 108.95
95% Mean C.I	46.31 to 107.49
% of Value of the Class of all Real Property Value in the County	1.34
% of Records Sold in the Study Period	3.43
% of Value Sold in the Study Period	1.72

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	8	100	101.23
2015	8	100	57.74
2014	9	100	70.79
2013	12		93.77

**39 Greeley
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 : 28
 Total Sales Price : 1,473,190
 Total Adj. Sales Price : 1,473,190
 Total Assessed Value : 1,280,470
 Avg. Adj. Sales Price : 52,614
 Avg. Assessed Value : 45,731

MEDIAN : 92
 WGT. MEAN : 87
 MEAN : 96
 COD : 23.86
 PRD : 110.37

COV : 31.37
 STD : 30.09
 Avg. Abs. Dev : 22.01
 MAX Sales Ratio : 169.15
 MIN Sales Ratio : 50.39

95% Median C.I. : 83.10 to 102.50
 95% Wgt. Mean C.I. : 74.63 to 99.21
 95% Mean C.I. : 84.26 to 107.60

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	4	119.09	122.90	99.66	26.19	123.32	84.25	169.15	N/A	56,563	56,370
01-JAN-15 To 31-MAR-15	1	78.95	78.95	78.95	00.00	100.00	78.95	78.95	N/A	110,000	86,840
01-APR-15 To 30-JUN-15	4	101.22	114.13	102.12	17.49	111.76	92.93	161.15	N/A	32,735	33,428
01-JUL-15 To 30-SEP-15	4	96.28	98.64	101.45	20.14	97.23	75.40	126.61	N/A	38,250	38,805
01-OCT-15 To 31-DEC-15	4	95.84	96.37	98.82	05.53	97.52	90.59	103.20	N/A	39,000	38,539
01-JAN-16 To 31-MAR-16	2	67.61	67.61	73.19	23.64	92.38	51.63	83.59	N/A	53,750	39,338
01-APR-16 To 30-JUN-16	6	77.92	85.96	85.88	38.48	100.09	50.39	127.37	50.39 to 127.37	57,083	49,021
01-JUL-16 To 30-SEP-16	3	78.76	75.97	61.65	13.99	123.23	58.04	91.10	N/A	82,333	50,755
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	13	99.94	109.36	96.95	22.63	112.80	75.40	169.15	83.10 to 139.01	47,707	46,250
01-OCT-15 To 30-SEP-16	15	90.59	84.29	79.63	21.62	105.85	50.39	127.37	58.04 to 100.13	56,867	45,281
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	13	99.94	101.19	96.36	14.67	105.01	75.40	161.15	83.10 to 109.46	42,303	40,763
<u>ALL</u>	28	92.24	95.93	86.92	23.86	110.37	50.39	169.15	83.10 to 102.50	52,614	45,731

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	21	92.93	94.57	88.69	22.76	106.63	50.39	161.15	78.95 to 103.20	50,390	44,689
03	6	92.30	107.01	106.66	24.77	100.33	78.76	169.15	78.76 to 169.15	34,667	36,976
05	1	58.04	58.04	58.04	00.00	100.00	58.04	58.04	N/A	207,000	120,145
<u>ALL</u>	28	92.24	95.93	86.92	23.86	110.37	50.39	169.15	83.10 to 102.50	52,614	45,731

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	28	92.24	95.93	86.92	23.86	110.37	50.39	169.15	83.10 to 102.50	52,614	45,731
06											
07											
<u>ALL</u>	28	92.24	95.93	86.92	23.86	110.37	50.39	169.15	83.10 to 102.50	52,614	45,731

**39 Greeley
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 : 28
 Total Sales Price : 1,473,190
 Total Adj. Sales Price : 1,473,190
 Total Assessed Value : 1,280,470
 Avg. Adj. Sales Price : 52,614
 Avg. Assessed Value : 45,731

MEDIAN : 92
 WGT. MEAN : 87
 MEAN : 96
 COD : 23.86
 PRD : 110.37

COV : 31.37
 STD : 30.09
 Avg. Abs. Dev : 22.01
 MAX Sales Ratio : 169.15
 MIN Sales Ratio : 50.39

95% Median C.I. : 83.10 to 102.50
 95% Wgt. Mean C.I. : 74.63 to 99.21
 95% Mean C.I. : 84.26 to 107.60

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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	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	3	161.15	140.47	150.34	16.15	93.43	91.10	169.15	N/A	8,333	12,528	
Less Than 30,000	7	99.17	113.82	106.55	24.20	106.82	83.10	169.15	83.10 to 169.15	15,143	16,134	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	28	92.24	95.93	86.92	23.86	110.37	50.39	169.15	83.10 to 102.50	52,614	45,731	
Greater Than 14,999	25	91.55	90.58	85.82	20.47	105.55	50.39	139.01	78.95 to 100.13	57,928	49,715	
Greater Than 29,999	21	91.55	89.96	85.40	22.92	105.34	50.39	139.01	75.40 to 103.20	65,104	55,597	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	161.15	140.47	150.34	16.15	93.43	91.10	169.15	N/A	8,333	12,528	
15,000 TO 29,999	4	94.88	93.84	93.03	07.38	100.87	83.10	102.50	N/A	20,250	18,839	
30,000 TO 59,999	14	93.47	92.35	93.39	22.94	98.89	50.39	139.01	55.70 to 126.61	40,014	37,369	
60,000 TO 99,999	3	103.20	104.41	105.63	13.84	98.85	83.59	126.44	N/A	75,833	80,105	
100,000 TO 149,999	2	70.40	70.40	70.49	12.16	99.87	61.84	78.95	N/A	108,750	76,658	
150,000 TO 249,999	2	71.15	71.15	69.27	18.43	102.71	58.04	84.25	N/A	181,000	125,370	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	28	92.24	95.93	86.92	23.86	110.37	50.39	169.15	83.10 to 102.50	52,614	45,731	

**39 Greeley
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 : 7
Total Sales Price : 306,000
Total Adj. Sales Price : 306,000
Total Assessed Value : 207,900
Avg. Adj. Sales Price : 43,714
Avg. Assessed Value : 29,700

MEDIAN : 91
WGT. MEAN : 68
MEAN : 77
COD : 26.48
PRD : 113.19

COV : 43.00
STD : 33.07
Avg. Abs. Dev : 24.01
MAX Sales Ratio : 103.30
MIN Sales Ratio : 29.09

95% Median C.I. : 29.09 to 103.30
95% Wgt. Mean C.I. : 26.93 to 108.95
95% Mean C.I. : 46.31 to 107.49

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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>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	102.66	102.66	102.33	00.62	100.32	102.02	103.30	N/A	31,000	31,723
01-APR-15 To 30-JUN-15	1	79.59	79.59	79.59	00.00	100.00	79.59	79.59	N/A	38,000	30,245
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	69,000	70,725
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	2	30.10	30.10	30.42	03.36	98.95	29.09	31.10	N/A	67,000	20,383
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
01-OCT-14 To 30-SEP-15	3	102.02	94.97	93.69	07.74	101.37	79.59	103.30	N/A	33,333	31,230
01-OCT-15 To 30-SEP-16	3	31.10	54.23	54.92	78.68	98.74	29.09	102.50	N/A	67,667	37,163
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
01-JAN-15 To 31-DEC-15	3	102.02	94.97	93.69	07.74	101.37	79.59	103.30	N/A	33,333	31,230
<u>ALL</u>	7	90.67	76.90	67.94	26.48	113.19	29.09	103.30	29.09 to 103.30	43,714	29,700

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	7	90.67	76.90	67.94	26.48	113.19	29.09	103.30	29.09 to 103.30	43,714	29,700
<u>ALL</u>	7	90.67	76.90	67.94	26.48	113.19	29.09	103.30	29.09 to 103.30	43,714	29,700

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	7	90.67	76.90	67.94	26.48	113.19	29.09	103.30	29.09 to 103.30	43,714	29,700
04											
<u>ALL</u>	7	90.67	76.90	67.94	26.48	113.19	29.09	103.30	29.09 to 103.30	43,714	29,700

39 Greeley
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 : 7
 Total Sales Price : 306,000
 Total Adj. Sales Price : 306,000
 Total Assessed Value : 207,900
 Avg. Adj. Sales Price : 43,714
 Avg. Assessed Value : 29,700

MEDIAN : 91
 WGT. MEAN : 68
 MEAN : 77
 COD : 26.48
 PRD : 113.19

COV : 43.00
 STD : 33.07
 Avg. Abs. Dev : 24.01
 MAX Sales Ratio : 103.30
 MIN Sales Ratio : 29.09

95% Median C.I. : 29.09 to 103.30
 95% Wgt. Mean C.I. : 26.93 to 108.95
 95% Mean C.I. : 46.31 to 107.49

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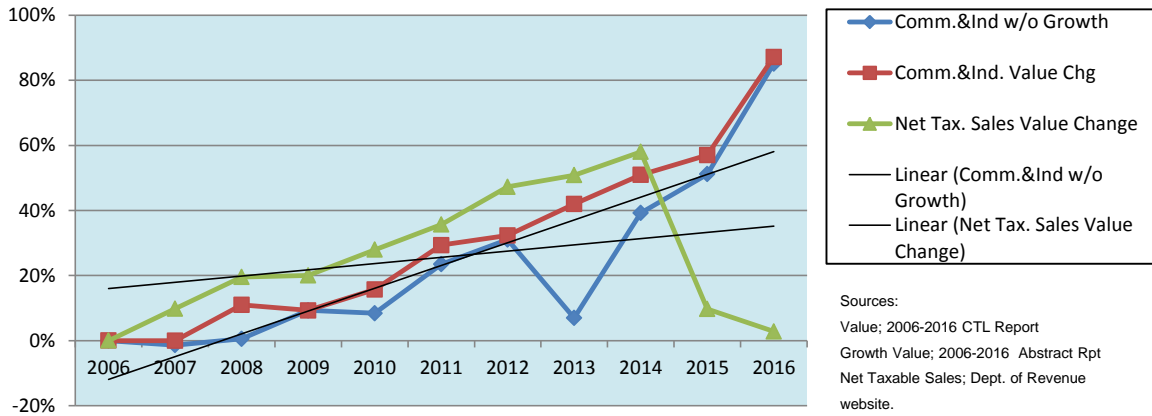
SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
Less Than 15,000	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
Less Than 30,000	2	96.99	96.99	101.19	06.52	95.85	90.67	103.30	N/A	9,000	9,108
Ranges Excl. Low \$											
Greater Than 4,999	6	90.81	74.60	67.72	30.84	110.16	29.09	103.30	29.09 to 103.30	50,500	34,197
Greater Than 14,999	6	90.81	74.60	67.72	30.84	110.16	29.09	103.30	29.09 to 103.30	50,500	34,197
Greater Than 29,999	5	79.59	68.86	65.86	36.27	104.56	29.09	102.50	N/A	57,600	37,937
Incremental Ranges											
0 TO 4,999	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
5,000 TO 14,999											
15,000 TO 29,999	1	103.30	103.30	103.30	00.00	100.00	103.30	103.30	N/A	15,000	15,495
30,000 TO 59,999	3	79.59	70.23	70.22	30.54	100.01	29.09	102.02	N/A	43,333	30,428
60,000 TO 99,999	2	66.80	66.80	62.28	53.44	107.26	31.10	102.50	N/A	79,000	49,200
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	7	90.67	76.90	67.94	26.48	113.19	29.09	103.30	29.09 to 103.30	43,714	29,700

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	31.10	31.10	31.10	00.00	100.00	31.10	31.10	N/A	89,000	27,675
339	1	29.09	29.09	29.09	00.00	100.00	29.09	29.09	N/A	45,000	13,090
353	1	79.59	79.59	79.59	00.00	100.00	79.59	79.59	N/A	38,000	30,245
406	1	90.67	90.67	90.67	00.00	100.00	90.67	90.67	N/A	3,000	2,720
420	1	102.50	102.50	102.50	00.00	100.00	102.50	102.50	N/A	69,000	70,725
442	2	102.66	102.66	102.33	00.62	100.32	102.02	103.30	N/A	31,000	31,723
ALL	7	90.67	76.90	67.94	26.48	113.19	29.09	103.30	29.09 to 103.30	43,714	29,700

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	\$ 6,197,385	\$ -	0.00%	\$ 6,197,385	-	\$ 9,431,699	-
2007	\$ 6,192,685	\$ 80,375	1.30%	\$ 6,112,310	-1.37%	\$ 10,350,858	9.75%
2008	\$ 6,874,285	\$ 644,315	9.37%	\$ 6,229,970	0.60%	\$ 11,272,777	8.91%
2009	\$ 6,770,815	\$ -	0.00%	\$ 6,770,815	-1.51%	\$ 11,320,944	0.43%
2010	\$ 7,171,540	\$ 455,510	6.35%	\$ 6,716,030	-0.81%	\$ 12,066,203	6.58%
2011	\$ 8,015,225	\$ 361,460	4.51%	\$ 7,653,765	6.72%	\$ 12,792,426	6.02%
2012	\$ 8,199,665	\$ 81,085	0.99%	\$ 8,118,580	1.29%	\$ 13,887,702	8.56%
2013	\$ 8,796,390	\$ 2,169,420	24.66%	\$ 6,626,970	-19.18%	\$ 14,224,655	2.43%
2014	\$ 9,351,620	\$ 722,675	7.73%	\$ 8,628,945	-1.90%	\$ 14,903,633	4.77%
2015	\$ 9,730,860	\$ 364,510	3.75%	\$ 9,366,350	0.16%	\$ 10,349,314	-30.56%
2016	\$ 11,598,765	\$ 126,840	1.09%	\$ 11,471,925	17.89%	\$ 9,697,350	-6.30%
Ann %chg	6.47%			Average	0.19%	1.04%	1.06%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-1.37%	-0.08%	9.75%
2008	0.53%	10.92%	19.52%
2009	9.25%	9.25%	20.03%
2010	8.37%	15.72%	27.93%
2011	23.50%	29.33%	35.63%
2012	31.00%	32.31%	47.24%
2013	6.93%	41.94%	50.82%
2014	39.24%	50.90%	58.02%
2015	51.13%	57.02%	9.73%
2016	85.11%	87.16%	2.82%

County Number
 County Name

39 Greeley
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 : 25
Total Sales Price : 18,602,004
Total Adj. Sales Price : 18,511,004
Total Assessed Value : 12,046,410
Avg. Adj. Sales Price : 740,440
Avg. Assessed Value : 481,856

MEDIAN : 69
WGT. MEAN : 65
MEAN : 69
COD : 21.16
PRD : 106.45

COV : 29.59
STD : 20.50
Avg. Abs. Dev : 14.51
MAX Sales Ratio : 126.30
MIN Sales Ratio : 37.51

95% Median C.I. : 57.48 to 72.61
95% Wgt. Mean C.I. : 57.36 to 72.79
95% Mean C.I. : 60.82 to 77.74

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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>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	2	74.45	74.45	73.10	16.53	101.85	62.14	86.76	N/A	272,791	199,400
01-JAN-14 To 31-MAR-14	2	64.77	64.77	65.03	11.26	99.60	57.48	72.06	N/A	528,249	343,538
01-APR-14 To 30-JUN-14	1	64.84	64.84	64.84	00.00	100.00	64.84	64.84	N/A	989,000	641,305
01-JUL-14 To 30-SEP-14	2	84.96	84.96	95.97	26.84	88.53	62.16	107.76	N/A	222,434	213,470
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	81.91	81.91	89.52	54.21	91.50	37.51	126.30	N/A	462,259	413,808
01-APR-15 To 30-JUN-15	4	74.30	69.36	74.29	11.22	93.36	49.43	79.43	N/A	619,166	460,005
01-JUL-15 To 30-SEP-15	2	87.39	87.39	78.43	21.54	111.42	68.57	106.21	N/A	525,000	411,765
01-OCT-15 To 31-DEC-15	3	52.02	48.96	50.01	07.11	97.90	41.88	52.99	N/A	782,440	391,277
01-JAN-16 To 31-MAR-16	5	70.03	68.56	67.73	05.45	101.23	56.81	73.78	N/A	626,704	424,442
01-APR-16 To 30-JUN-16	2	56.53	56.53	56.02	06.69	100.91	52.75	60.30	N/A	2,771,516	1,552,543
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	7	64.84	73.31	70.95	18.68	103.33	57.48	107.76	57.48 to 107.76	433,707	307,731
01-OCT-14 To 30-SEP-15	8	74.30	77.01	78.43	26.89	98.19	37.51	126.30	37.51 to 126.30	556,398	436,396
01-OCT-15 To 30-SEP-16	10	58.56	60.28	58.07	15.35	103.81	41.88	73.78	52.02 to 72.17	1,102,387	640,113
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	5	64.84	72.86	70.48	18.57	103.38	57.48	107.76	N/A	498,073	351,064
01-JAN-15 To 31-DEC-15	11	68.57	69.36	68.62	30.06	101.08	37.51	126.30	41.88 to 106.21	618,046	424,090
<u>ALL</u>	25	68.57	69.28	65.08	21.16	106.45	37.51	126.30	57.48 to 72.61	740,440	481,856

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	7	64.84	71.11	61.20	17.38	116.19	52.75	107.76	52.75 to 107.76	775,021	474,291
2	18	69.30	68.57	66.69	22.47	102.82	37.51	126.30	52.99 to 73.78	726,992	484,799
<u>ALL</u>	25	68.57	69.28	65.08	21.16	106.45	37.51	126.30	57.48 to 72.61	740,440	481,856

39 Greeley
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 : 25
 Total Sales Price : 18,602,004
 Total Adj. Sales Price : 18,511,004
 Total Assessed Value : 12,046,410
 Avg. Adj. Sales Price : 740,440
 Avg. Assessed Value : 481,856

MEDIAN : 69
 WGT. MEAN : 65
 MEAN : 69
 COD : 21.16
 PRD : 106.45

COV : 29.59
 STD : 20.50
 Avg. Abs. Dev : 14.51
 MAX Sales Ratio : 126.30
 MIN Sales Ratio : 37.51

95% Median C.I. : 57.48 to 72.61
 95% Wgt. Mean C.I. : 57.36 to 72.79
 95% Mean C.I. : 60.82 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
_____Irrigated_____											
County	2	99.18	99.18	99.04	27.34	100.14	72.06	126.30	N/A	544,289	539,080
2	2	99.18	99.18	99.04	27.34	100.14	72.06	126.30	N/A	544,289	539,080
_____Grass_____											
County	7	62.16	61.27	60.30	16.20	101.61	41.88	75.98	41.88 to 75.98	441,095	266,002
1	2	69.07	69.07	72.29	10.00	95.55	62.16	75.98	N/A	215,450	155,750
2	5	56.81	58.15	58.36	18.08	99.64	41.88	72.61	N/A	531,353	310,103
_____ALL_____	25	68.57	69.28	65.08	21.16	106.45	37.51	126.30	57.48 to 72.61	740,440	481,856

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	8	69.30	75.68	64.59	25.93	117.17	52.02	126.30	52.02 to 126.30	989,591	639,161
1	1	52.75	52.75	52.75	00.00	100.00	52.75	52.75	N/A	3,143,032	1,657,945
2	7	70.02	78.95	72.38	25.81	109.08	52.02	126.30	52.02 to 126.30	681,956	493,621
_____Grass_____											
County	9	70.03	65.31	62.87	15.42	103.88	41.88	86.76	49.43 to 75.98	395,541	248,692
1	3	72.17	70.10	72.25	06.39	97.02	62.16	75.98	N/A	220,128	159,040
2	6	63.42	62.92	60.74	21.37	103.59	41.88	86.76	41.88 to 86.76	483,248	293,518
_____ALL_____	25	68.57	69.28	65.08	21.16	106.45	37.51	126.30	57.48 to 72.61	740,440	481,856

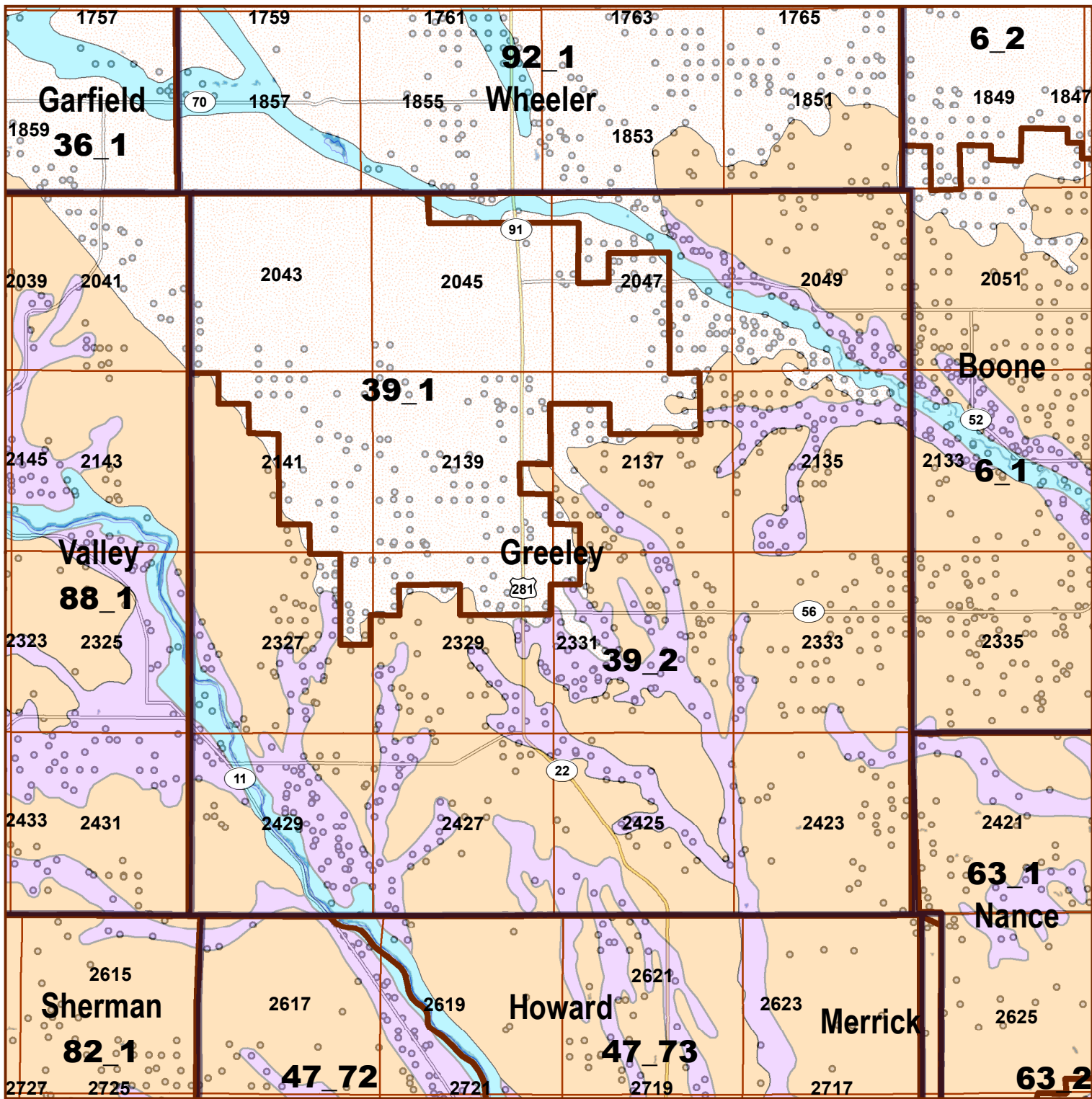
Greeley County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Greeley	1	n/a	3875	3865	3845	3825	3800	3775	3750	3792
Boone	2	4600	4617	4626	4729	4631	4641	4630	4517	4621
Garfield	1	n/a	4180	4180	3565	3565	3160	3160	2705	3423
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4466
Boone	1	6200	6198	6167	6126	6095	6099	5850	5850	6091
Howard	7100	4950	4950	4500	4400	4100	3900	3600	3600	4065
Howard	7200	4950	4950	4500	4400	4100	3900	3600	3600	4456
Howard	7300	4950	4950	4500	4400	4100	3900	3600	3600	4467
Nance	1	5156	5150	5142	5128	5064	5058	5033	5031	5105
Sherman	1	n/a	4820	4645	4645	4485	4485	4380	4375	4540
Valley	1	n/a	5060	5060	4350	4110	4110	3360	3360	4411

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Greeley	1	n/a	2020	2010	2000	1850	1830	1575	1260	1683
Boone	2	2105	1962	1440	1565	1226	1257	1112	1072	1319
Garfield	1	n/a	1735	1735	1520	1520	1265	1265	1190	1420
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1357
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2301
Boone	1	4665	4662	4422	4382	4437	4451	4423	4404	4483
Howard	7100	2650	2650	2550	2550	2450	2350	2200	2050	2391
Howard	7200	2650	2650	2550	2550	2450	2350	2200	2050	2325
Howard	7300	2650	2650	2550	2550	2450	2350	2200	2050	2394
Nance	1	3388	3390	3367	3342	3341	3327	3344	3345	3360
Sherman	1	n/a	2180	2070	2070	1960	1960	1850	1850	1946
Valley	1	n/a	2150	2150	2150	2115	2115	2115	1980	2096

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Greeley	1	n/a	1210	1190	1125	1125	1055	1050	1025	1040
Boone	2	1196	1212	1145	963	959	871	864	863	874
Garfield	1	n/a	1190	1190	1190	1100	1100	918	757	818
Wheeler	1	1375	1295	1220	1150	1070	1000	970	878	930
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1276
Boone	1	1853	1854	1840	1838	1848	1848	1535	1522	1695
Howard	7100	1550	1550	1400	1400	1350	1300	1250	1250	1292
Howard	7200	1550	1549	1400	1400	1350	1300	1250	1250	1286
Howard	7300	1550	1550	1400	1400	1350	1300	1250	1250	1269
Nance	1	1500	1501	1480	1471	1470	1425	1396	1396	1416
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	1347
Valley	1	n/a	1401	1402	1362	1400	1317	1231	1258	1267

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



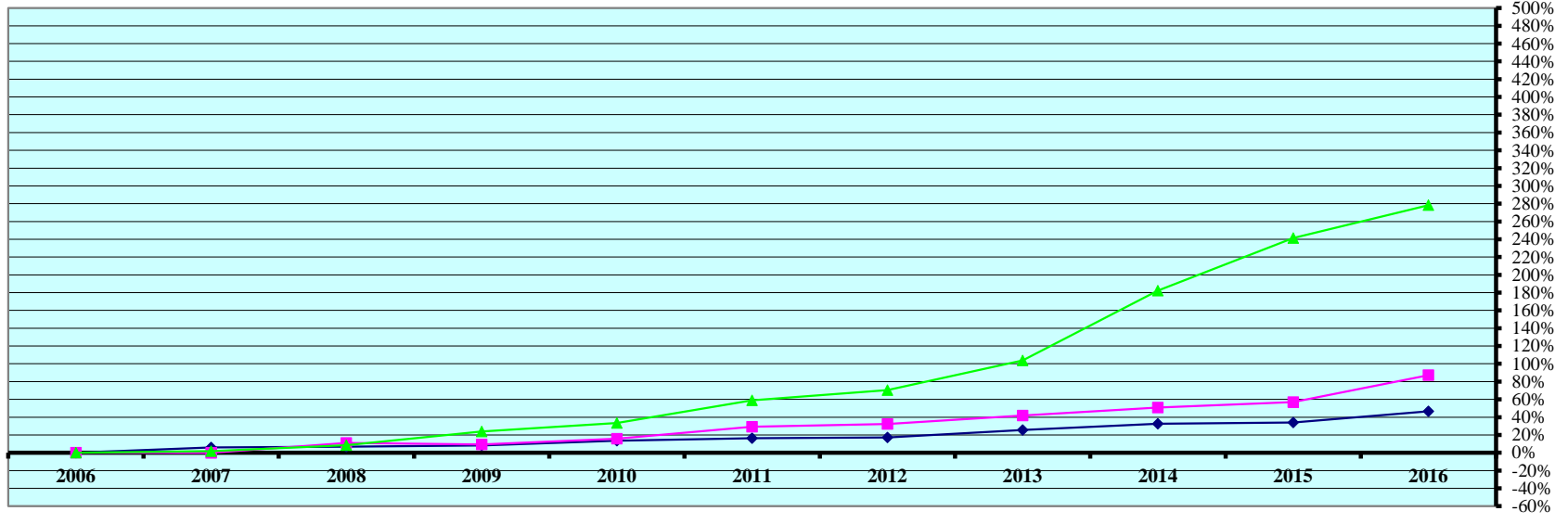
Legend

- 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

Greeley County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	28,450,345	--	--	--	6,197,385	--	--	--	211,417,800	--	--	--
2007	30,110,365	1,660,020	5.83%	5.83%	6,192,685	-4,700	-0.08%	-0.08%	214,977,525	3,559,725	1.68%	1.68%
2008	30,364,035	253,670	0.84%	6.73%	6,874,285	681,600	11.01%	10.92%	229,516,585	14,539,060	6.76%	8.56%
2009	30,755,140	391,105	1.29%	8.10%	6,770,815	-103,470	-1.51%	9.25%	262,177,265	32,660,680	14.23%	24.01%
2010	32,265,810	1,510,670	4.91%	13.41%	7,171,540	400,725	5.92%	15.72%	282,137,820	19,960,555	7.61%	33.45%
2011	33,095,235	829,425	2.57%	16.33%	8,015,225	843,685	11.76%	29.33%	335,737,450	53,599,630	19.00%	58.80%
2012	33,340,590	245,355	0.74%	17.19%	8,199,665	184,440	2.30%	32.31%	360,151,865	24,414,415	7.27%	70.35%
2013	35,709,785	2,369,195	7.11%	25.52%	8,796,390	596,725	7.28%	41.94%	430,748,585	70,596,720	19.60%	103.74%
2014	37,728,845	2,019,060	5.65%	32.61%	9,351,620	555,230	6.31%	50.90%	596,648,830	165,900,245	38.51%	182.21%
2015	38,081,765	352,920	0.94%	33.85%	9,730,860	379,240	4.06%	57.02%	721,977,390	125,328,560	21.01%	241.49%
2016	41,704,260	3,622,495	9.51%	46.59%	11,598,765	1,867,905	19.20%	87.16%	799,719,560	77,742,170	10.77%	278.27%

Rate Annual %chg: Residential & Recreational **3.90%**

Commercial & Industrial **6.47%**

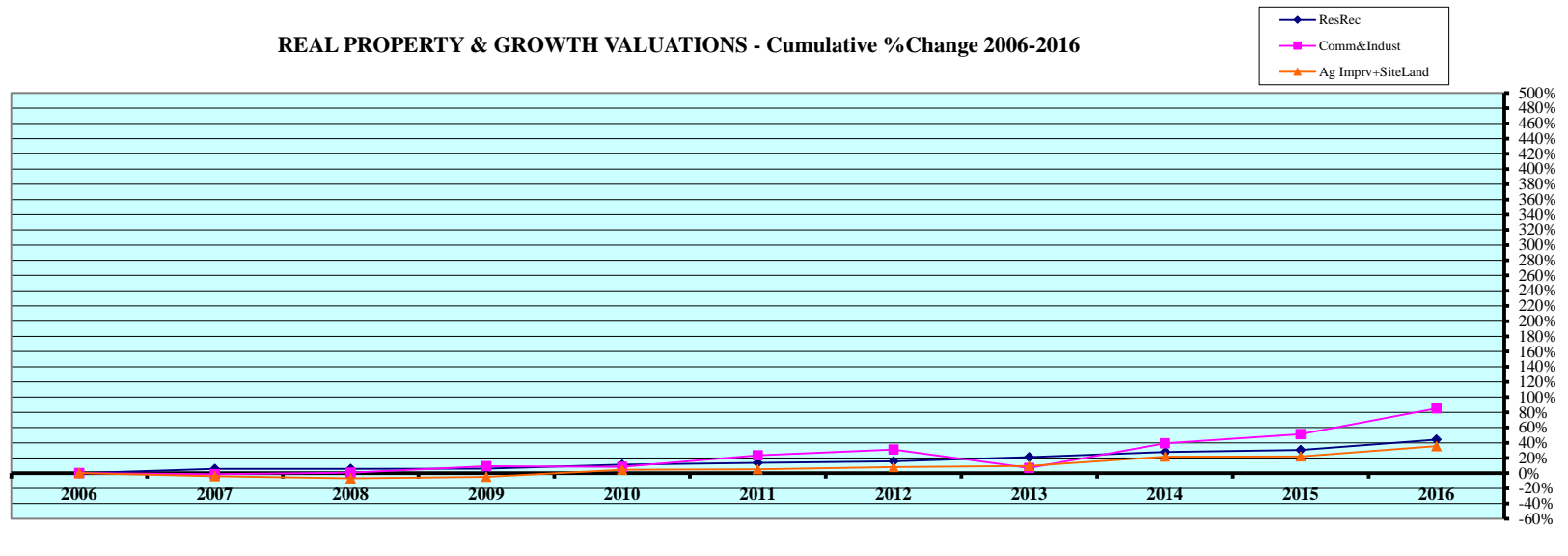
Agricultural Land **14.23%**

Cnty# **39**
County **GREELEY**

CHART 1 EXHIBIT 39B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	28,450,345	249,445	0.88%	28,200,900	--	--	6,197,385	0	0.00%	6,197,385	--	--
2007	30,110,365	83,745	0.28%	30,026,620	5.54%	5.54%	6,192,685	80,375	1.30%	6,112,310	-1.37%	-1.37%
2008	30,364,035	307,995	1.01%	30,056,040	-0.18%	5.64%	6,874,285	644,315	9.37%	6,229,970	0.60%	0.53%
2009	30,755,140	625,880	2.04%	30,129,260	-0.77%	5.90%	6,770,815	0	0.00%	6,770,815	-1.51%	9.25%
2010	32,265,810	636,408	1.97%	31,629,402	2.84%	11.17%	7,171,540	455,510	6.35%	6,716,030	-0.81%	8.37%
2011	33,095,235	776,565	2.35%	32,318,670	0.16%	13.60%	8,015,225	361,460	4.51%	7,653,765	6.72%	23.50%
2012	33,340,590	417,370	1.25%	32,923,220	-0.52%	15.72%	8,199,665	81,085	0.99%	8,118,580	1.29%	31.00%
2013	35,709,785	1,210,245	3.39%	34,499,540	3.48%	21.26%	8,796,390	2,169,420	24.66%	6,626,970	-19.18%	6.93%
2014	37,728,845	1,347,256	3.57%	36,381,589	1.88%	27.88%	9,351,620	722,675	7.73%	8,628,945	-1.90%	39.24%
2015	38,081,765	957,162	2.51%	37,124,603	-1.60%	30.49%	9,730,860	364,510	3.75%	9,366,350	0.16%	51.13%
2016	41,704,260	702,758	1.69%	41,001,502	7.67%	44.12%	11,598,765	126,840	1.09%	11,471,925	17.89%	85.11%
Rate Ann%chg	3.90%				1.85%		6.47%			C & I w/o growth	0.19%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% 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					
2006	15,373,390	25,884,390	41,257,780	303,290	0.74%	40,954,490	--	--
2007	16,856,580	23,590,120	40,446,700	869,430	2.15%	39,577,270	-4.07%	-4.07%
2008	16,186,590	22,903,190	39,089,780	635,055	1.62%	38,454,725	-4.92%	-6.79%
2009	16,842,200	22,868,155	39,710,355	437,880	1.10%	39,272,475	0.47%	-4.81%
2010	16,776,190	26,904,010	43,680,200	577,690	1.32%	43,102,510	8.54%	4.47%
2011	16,261,660	28,153,390	44,415,050	1,056,240	2.38%	43,358,810	-0.74%	5.09%
2012	26,364,395	19,088,945	45,453,340	923,260	2.03%	44,530,080	0.26%	7.93%
2013	17,547,560	28,538,240	46,085,800	926,865	2.01%	45,158,935	-0.65%	9.46%
2014	18,722,435	32,716,040	51,438,475	1,160,582	2.26%	50,277,893	9.10%	21.86%
2015	18,560,275	33,700,340	52,260,615	1,966,565	3.76%	50,294,050	-2.22%	21.90%
2016	19,801,135	37,667,500	57,468,635	1,520,670	2.65%	55,947,965	7.06%	35.61%
Rate Ann%chg	2.56%	3.82%	3.37%			Ag Imprv+Site w/o growth	1.28%	

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

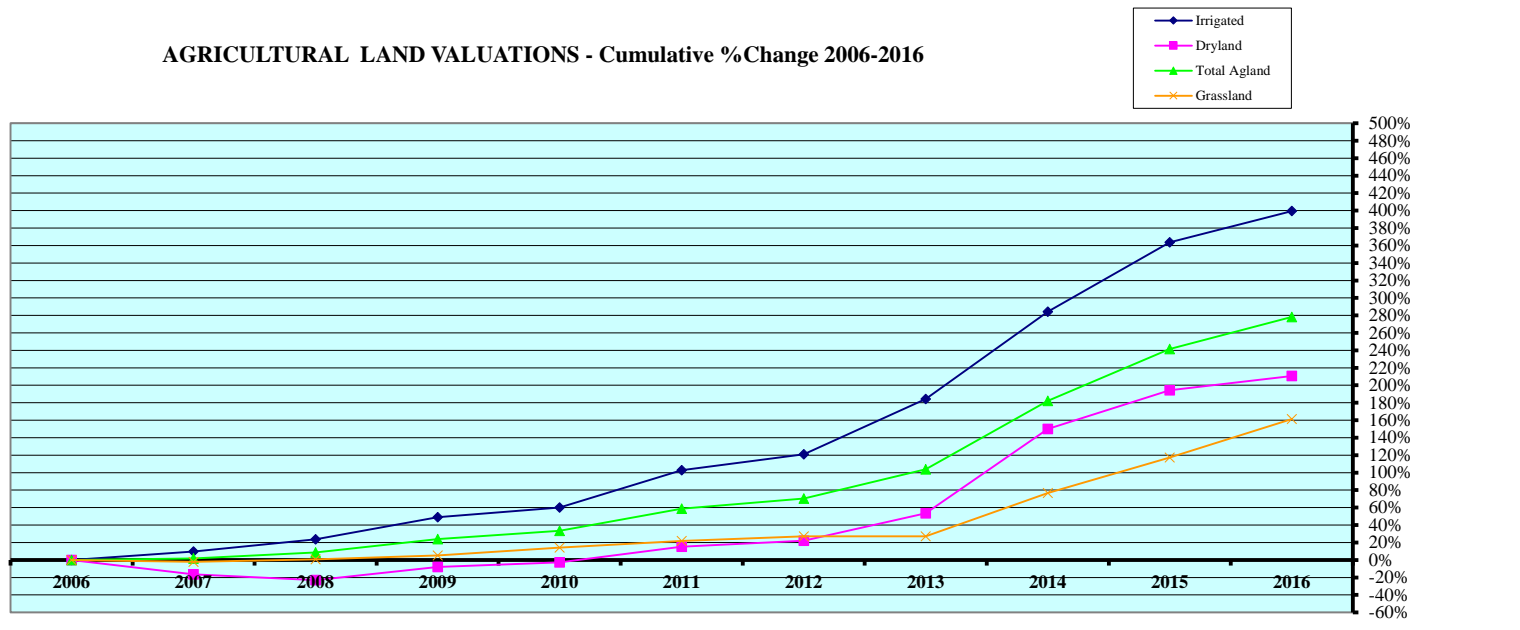
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 39
County GREELEY

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	98,768,680	--	--	--	25,217,610	--	--	--	87,214,230	--	--	--
2007	108,331,615	9,562,935	9.68%	9.68%	21,082,450	-4,135,160	-16.40%	-16.40%	85,387,755	-1,826,475	-2.09%	-2.09%
2008	122,054,275	13,722,660	12.67%	23.58%	19,406,990	-1,675,460	-7.95%	-23.04%	87,945,025	2,557,270	2.99%	0.84%
2009	147,036,090	24,981,815	20.47%	48.87%	23,215,455	3,808,465	19.62%	-7.94%	91,804,055	3,859,030	4.39%	5.26%
2010	158,029,665	10,993,575	7.48%	60.00%	24,516,535	1,301,080	5.60%	-2.78%	99,528,220	7,724,165	8.41%	14.12%
2011	200,403,870	42,374,205	26.81%	102.90%	29,043,850	4,527,315	18.47%	15.17%	106,226,280	6,698,060	6.73%	21.80%
2012	218,310,020	17,906,150	8.94%	121.03%	30,790,500	1,746,650	6.01%	22.10%	110,929,395	4,703,115	4.43%	27.19%
2013	280,869,715	62,559,695	28.66%	184.37%	38,689,980	7,899,480	25.66%	53.42%	110,916,340	-13,055	-0.01%	27.18%
2014	379,435,195	98,565,480	35.09%	284.17%	63,035,675	24,345,695	62.93%	149.97%	154,063,680	43,147,340	38.90%	76.65%
2015	458,032,085	78,596,890	20.71%	363.74%	74,235,835	11,200,160	17.77%	194.38%	189,496,190	35,432,510	23.00%	117.28%
2016	493,257,135	35,225,050	7.69%	399.41%	78,333,640	4,097,805	5.52%	210.63%	227,919,350	38,423,160	20.28%	161.33%

Rate Ann.%chg: Irrigated **17.45%** Dryland **12.00%** Grassland **10.08%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	217,280	--	--	--	0	--	--	--	211,417,800	--	--	--
2007	175,705	-41,575	-19.13%	-19.13%	0	0			214,977,525	3,559,725	1.68%	1.68%
2008	111,875	-63,830	-36.33%	-48.51%	(1,580)	-1,580			229,516,585	14,539,060	6.76%	8.56%
2009	121,665	9,790	8.75%	-44.01%	0	1,580			262,177,265	32,660,680	14.23%	24.01%
2010	63,400	-58,265	-47.89%	-70.82%	0	0			282,137,820	19,960,555	7.61%	33.45%
2011	63,450	50	0.08%	-70.80%	0	0			335,737,450	53,599,630	19.00%	58.80%
2012	114,800	51,350	80.93%	-47.16%	7,150	7,150			360,151,865	24,414,415	7.27%	70.35%
2013	272,550	157,750	137.41%	25.44%	0	-7,150	-100.00%		430,748,585	70,596,720	19.60%	103.74%
2014	114,280	-158,270	-58.07%	-47.40%	0	0			596,648,830	165,900,245	38.51%	182.21%
2015	213,280	99,000	86.63%	-1.84%	0	0			721,977,390	125,328,560	21.01%	241.49%
2016	209,435	-3,845	-1.80%	-3.61%	0	0			799,719,560	77,742,170	10.77%	278.27%

Cnty# **39**
County **GREELEY**

Rate Ann.%chg: Total Agric Land **14.23%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	98,894,475	87,060	1,136			25,325,165	40,625	623			87,153,450	221,570	393		
2007	106,104,375	92,438	1,148	1.05%	1.05%	21,744,000	37,991	572	-8.19%	-8.19%	85,793,750	219,143	391	-0.47%	-0.47%
2008	122,072,345	100,956	1,209	5.34%	6.45%	19,409,690	34,238	567	-0.95%	-9.06%	87,943,505	215,541	408	4.22%	3.73%
2009	147,123,500	100,657	1,462	20.88%	28.67%	23,308,575	34,331	679	19.76%	8.91%	91,721,710	216,277	424	3.94%	7.82%
2010	157,564,470	101,032	1,560	6.70%	37.29%	24,884,315	34,221	727	7.11%	16.65%	99,378,005	216,778	458	8.10%	16.55%
2011	200,275,025	101,507	1,973	26.51%	73.69%	28,972,330	33,566	863	18.70%	38.46%	106,316,210	216,957	490	6.89%	24.58%
2012	216,709,510	103,286	2,098	6.34%	84.71%	30,865,430	33,495	921	6.76%	47.82%	110,940,780	214,197	518	5.69%	31.68%
2013	280,734,845	105,494	2,661	26.83%	134.27%	38,749,775	33,235	1,166	26.53%	87.03%	110,890,580	213,123	520	0.46%	32.28%
2014	378,679,620	106,013	3,572	34.23%	214.45%	63,118,835	33,620	1,877	61.02%	201.16%	154,161,145	212,248	726	39.59%	84.65%
2015	458,087,455	106,626	4,296	20.27%	278.21%	74,524,215	34,241	2,176	15.93%	249.13%	189,306,320	211,836	894	23.04%	127.19%
2016	493,139,735	106,655	4,624	7.62%	307.04%	78,447,220	33,949	2,311	6.17%	270.67%	227,924,265	211,537	1,077	20.57%	173.92%

Rate Annual %chg Average Value/Acre: 15.07%

14.00%

10.60%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	217,540	3,284	66			0	0				211,590,630	352,538	600		
2007	177,215	3,216	55	-16.83%	-16.83%	180	3	55			213,819,520	352,792	606	0.98%	0.98%
2008	111,875	2,030	55	0.03%	-16.81%	0	0				229,537,415	352,765	651	7.36%	8.41%
2009	122,160	1,526	80	45.22%	20.82%	0	0				262,275,945	352,791	743	14.25%	23.87%
2010	63,385	792	80	-0.02%	20.79%	0	0				281,890,175	352,823	799	7.47%	33.12%
2011	63,450	793	80	0.00%	20.78%	0	0				335,627,015	352,824	951	19.06%	58.49%
2012	79,120	793	100	24.70%	50.61%	0	0				358,594,840	351,771	1,019	7.16%	69.85%
2013	277,150	1,150	241	141.56%	263.82%	7,150	13	550			430,659,500	353,014	1,220	19.67%	103.26%
2014	116,425	1,164	100	-58.51%	50.94%	0	0				596,076,025	353,045	1,688	38.40%	181.31%
2015	213,635	1,068	200	100.02%	201.90%	0	0				722,131,625	353,771	2,041	20.90%	240.10%
2016	208,895	1,044	200	0.00%	201.90%	0	0				799,720,115	353,186	2,264	10.93%	277.26%

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GREELEY

Rate Annual %chg Average Value/Acre: 14.20%

(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

Total Real Property Sum Lines 17, 25, & 30	Records : 3,104	Value : 902,142,680	Growth 2,357,646	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	123	939,450	16	236,065	24	359,730	163	1,535,245	
02. Res Improve Land	738	1,795,915	34	449,630	54	912,860	826	3,158,405	
03. Res Improvements	746	31,777,710	34	3,721,030	63	4,673,255	843	40,171,995	
04. Res Total	869	34,513,075	50	4,406,725	87	5,945,845	1,006	44,865,645	406,756
% of Res Total	86.38	76.93	4.97	9.82	8.65	13.25	32.41	4.97	17.25
05. Com UnImp Land	26	105,455	5	38,805	0	0	31	144,260	
06. Com Improve Land	143	396,970	16	261,235	3	71,455	162	729,660	
07. Com Improvements	150	6,361,520	18	3,150,210	5	1,726,335	173	11,238,065	
08. Com Total	176	6,863,945	23	3,450,250	5	1,797,790	204	12,111,985	412,555
% of Com Total	86.27	56.67	11.27	28.49	2.45	14.84	6.57	1.34	17.50
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	869	34,513,075	50	4,406,725	87	5,945,845	1,006	44,865,645	406,756
% of Res & Rec Total	86.38	76.93	4.97	9.82	8.65	13.25	32.41	4.97	17.25
Com & Ind Total	176	6,863,945	23	3,450,250	5	1,797,790	204	12,111,985	412,555
% of Com & Ind Total	86.27	56.67	11.27	28.49	2.45	14.84	6.57	1.34	17.50
17. Taxable Total	1,045	41,377,020	73	7,856,975	92	7,743,635	1,210	56,977,630	819,311
% of Taxable Total	86.36	72.62	6.03	13.79	7.60	13.59	38.98	6.32	34.75

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	222,140	1,847,200
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	1	222,140	1,847,200
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	222,140	1,847,200

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	0	0	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	140	28	182	350

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	167,795	46	9,960,745	1,261	479,987,790	1,310	490,116,330
28. Ag-Improved Land	1	4,285	33	10,924,130	504	294,586,490	538	305,514,905
29. Ag Improvements	1	2,005	36	2,384,330	547	47,147,480	584	49,533,815
30. Ag Total							1,894	845,165,050

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	2.02	24,240	
32. HomeSite Improv Land	0	0.00	0	16	16.98	195,000	
33. HomeSite Improvements	1	0.00	1,405	17	0.00	1,530,435	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	4	6.83	8,640	
36. FarmSite Improv Land	1	1.00	1,000	29	97.31	171,090	
37. FarmSite Improvements	1	0.00	600	34	0.00	853,895	
38. FarmSite Total							
39. Road & Ditches	1	0.47	0	49	131.12	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	13	13.00	156,000	14	15.02	180,240	
32. HomeSite Improv Land	282	299.60	3,515,890	298	316.58	3,710,890	
33. HomeSite Improvements	291	0.00	14,698,760	309	0.00	16,230,600	269,860
34. HomeSite Total				323	331.60	20,121,730	
35. FarmSite UnImp Land	60	159.64	221,845	64	166.47	230,485	
36. FarmSite Improv Land	481	1,868.25	3,539,320	511	1,966.56	3,711,410	
37. FarmSite Improvements	529	0.00	32,448,720	564	0.00	33,303,215	1,268,475
38. FarmSite Total				628	2,133.03	37,245,110	
39. Road & Ditches	1,273	4,092.15	0	1,323	4,223.74	0	
40. Other- Non Ag Use	12	600.92	965,330	12	600.92	965,330	
41. Total Section VI				951	7,289.29	58,332,170	1,538,335

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	959.17	4.30%	3,716,815	4.40%	3,875.03
47. 2A1	1,944.66	8.72%	7,516,115	8.89%	3,865.00
48. 2A	1,186.71	5.32%	4,562,910	5.40%	3,845.01
49. 3A1	1,596.55	7.16%	6,106,820	7.23%	3,825.01
50. 3A	2,174.99	9.76%	8,264,965	9.78%	3,800.00
51. 4A1	9,722.34	43.62%	36,701,865	43.42%	3,775.00
52. 4A	4,706.38	21.11%	17,649,150	20.88%	3,750.05
53. Total	22,290.80	100.00%	84,518,640	100.00%	3,791.64
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	163.22	2.82%	329,695	3.38%	2,019.94
56. 2D1	631.59	10.91%	1,269,480	13.02%	2,009.97
57. 2D	336.74	5.81%	673,480	6.91%	2,000.00
58. 3D1	753.94	13.02%	1,394,810	14.31%	1,850.03
59. 3D	637.71	11.01%	1,167,005	11.97%	1,829.99
60. 4D1	2,525.22	43.61%	3,977,220	40.80%	1,575.00
61. 4D	742.68	12.82%	935,790	9.60%	1,260.02
62. Total	5,791.10	100.00%	9,747,480	100.00%	1,683.18
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	165.88	0.23%	200,805	0.27%	1,210.54
65. 2G1	816.48	1.12%	972,025	1.28%	1,190.51
66. 2G	623.79	0.86%	702,440	0.93%	1,126.08
67. 3G1	4,464.06	6.13%	5,022,780	6.63%	1,125.16
68. 3G	1,586.20	2.18%	1,673,540	2.21%	1,055.06
69. 4G1	15,369.36	21.10%	16,140,360	21.30%	1,050.16
70. 4G	49,806.28	68.39%	51,053,790	67.38%	1,025.05
71. Total	72,832.05	100.00%	75,765,740	100.00%	1,040.28
Irrigated Total					
	22,290.80	22.09%	84,518,640	49.71%	3,791.64
Dry Total					
	5,791.10	5.74%	9,747,480	5.73%	1,683.18
Grass Total					
	72,832.05	72.17%	75,765,740	44.56%	1,040.28
72. Waste	6.17	0.01%	1,240	0.00%	200.97
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	100,920.12	100.00%	170,033,100	100.00%	1,684.83

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	21,017.78	24.90%	106,980,510	28.38%	5,090.00
47. 2A1	15,136.65	17.93%	74,245,355	19.70%	4,905.01
48. 2A	3,477.42	4.12%	15,665,790	4.16%	4,505.00
49. 3A1	3,884.01	4.60%	17,109,075	4.54%	4,405.00
50. 3A	2,674.84	3.17%	11,394,805	3.02%	4,259.99
51. 4A1	17,951.58	21.27%	75,576,205	20.05%	4,210.00
52. 4A	20,263.93	24.01%	75,991,035	20.16%	3,750.06
53. Total	84,406.21	100.00%	376,962,775	100.00%	4,466.05
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,920.60	18.29%	12,867,420	20.78%	2,615.01
56. 2D1	5,381.05	20.00%	13,533,405	21.86%	2,515.01
57. 2D	870.03	3.23%	2,188,105	3.53%	2,514.98
58. 3D1	1,175.30	4.37%	2,838,345	4.58%	2,415.00
59. 3D	455.94	1.69%	1,055,505	1.70%	2,315.01
60. 4D1	6,682.50	24.83%	14,467,645	23.37%	2,165.00
61. 4D	7,424.02	27.59%	14,959,385	24.16%	2,015.00
62. Total	26,909.44	100.00%	61,909,810	100.00%	2,300.67
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4,042.88	2.90%	5,664,130	3.19%	1,401.01
65. 2G1	4,284.83	3.08%	5,703,240	3.21%	1,331.03
66. 2G	1,412.49	1.01%	1,879,225	1.06%	1,330.43
67. 3G1	1,225.20	0.88%	1,617,550	0.91%	1,320.23
68. 3G	1,428.84	1.03%	1,853,605	1.04%	1,297.28
69. 4G1	31,404.77	22.55%	40,429,620	22.75%	1,287.37
70. 4G	95,468.87	68.55%	120,578,730	67.85%	1,263.02
71. Total	139,267.88	100.00%	177,726,100	100.00%	1,276.15
Irrigated Total					
	84,406.21	33.55%	376,962,775	61.12%	4,466.05
Dry Total					
	26,909.44	10.70%	61,909,810	10.04%	2,300.67
Grass Total					
	139,267.88	55.36%	177,726,100	28.81%	1,276.15
72. Waste	1,005.42	0.40%	201,095	0.03%	200.01
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	251,588.95	100.00%	616,799,780	100.00%	2,451.62

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.80	154,525	2,970.19	13,284,095	103,691.02	448,042,795	106,697.01	461,481,415
77. Dry Land	1.09	2,835	772.08	1,650,095	31,927.37	70,004,360	32,700.54	71,657,290
78. Grass	11.62	13,720	4,558.63	5,526,125	207,529.68	247,951,995	212,099.93	253,491,840
79. Waste	0.00	0	127.95	25,590	883.64	176,745	1,011.59	202,335
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	48.51	171,080	8,428.85	20,485,905	344,031.71	766,175,895	352,509.07	786,832,880

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	106,697.01	30.27%	461,481,415	58.65%	4,325.16
Dry Land	32,700.54	9.28%	71,657,290	9.11%	2,191.32
Grass	212,099.93	60.17%	253,491,840	32.22%	1,195.15
Waste	1,011.59	0.29%	202,335	0.03%	200.02
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	352,509.07	100.00%	786,832,880	100.00%	2,232.09

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 Greeley Vill Residential	37	254,625	213	612,895	215	8,024,180	252	8,891,700	71,720
83.2 Market Area 2	7	266,440	5	48,820	14	408,085	21	723,345	0
83.3 Rural Res	13	102,310	31	580,070	33	2,910,625	46	3,593,005	75,105
83.4 Rural Res	22	331,455	50	725,035	50	4,887,280	72	5,943,770	23,925
83.5 Scotia Vill Residential	26	103,975	156	421,855	156	7,329,820	182	7,855,650	72,500
83.6 Spalding Vill Residential	32	61,345	229	447,205	230	11,993,780	262	12,502,330	120,211
83.7 Wolbach Vill Res	26	415,095	142	322,525	145	4,618,225	171	5,355,845	43,295
84 Residential Total	163	1,535,245	826	3,158,405	843	40,171,995	1,006	44,865,645	406,756

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	Greeley Vill Commercial	9	37,075	44	172,050	44	2,152,275	53	2,361,400	101,650
85.2	Greeley Vill Residential	0	0	1	2,800	1	93,855	1	96,655	93,855
85.3	Rural Commercial	4	36,600	17	293,875	21	4,592,485	25	4,922,960	0
85.4	Scotia Vill Commercial	4	1,845	21	23,505	24	1,260,315	28	1,285,665	0
85.5	Spalding Vill Commercial	9	65,465	47	188,705	51	2,431,685	60	2,685,855	167,820
85.6	Wolbach Vill Commercial	5	3,275	32	48,725	32	707,450	37	759,450	49,230
86	Commercial Total	31	144,260	162	729,660	173	11,238,065	204	12,111,985	412,555

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	162.20	0.22%	196,260	0.26%	1,209.99
89. 2G1	796.16	1.10%	947,435	1.26%	1,190.01
90. 2G	592.06	0.82%	666,110	0.88%	1,125.07
91. 3G1	4,435.78	6.12%	4,990,400	6.62%	1,125.03
92. 3G	1,581.59	2.18%	1,668,560	2.21%	1,054.99
93. 4G1	15,271.65	21.06%	16,035,325	21.26%	1,050.01
94. 4G	49,688.57	68.51%	50,930,785	67.52%	1,025.00
95. Total	72,528.01	100.00%	75,434,875	100.00%	1,040.08
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	3.68	1.21%	4,545	1.37%	1,235.05
98. 2C1	20.32	6.68%	24,590	7.43%	1,210.14
99. 2C	31.73	10.44%	36,330	10.98%	1,144.97
100. 3C1	28.28	9.30%	32,380	9.79%	1,144.98
101. 3C	4.61	1.52%	4,980	1.51%	1,080.26
102. 4C1	97.71	32.14%	105,035	31.75%	1,074.97
103. 4C	117.71	38.72%	123,005	37.18%	1,044.98
104. Total	304.04	100.00%	330,865	100.00%	1,088.23
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	72,528.01	99.58%	75,434,875	99.56%	1,040.08
CRP Total	304.04	0.42%	330,865	0.44%	1,088.23
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	72,832.05	100.00%	75,765,740	100.00%	1,040.28

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	3,877.74	2.83%	5,428,805	3.11%	1,399.99
89. 2G1	4,070.72	2.97%	5,414,175	3.10%	1,330.03
90. 2G	1,384.31	1.01%	1,841,170	1.05%	1,330.03
91. 3G1	1,207.29	0.88%	1,593,550	0.91%	1,319.94
92. 3G	1,415.36	1.03%	1,835,815	1.05%	1,297.07
93. 4G1	30,668.99	22.40%	39,462,065	22.59%	1,286.71
94. 4G	94,315.13	68.87%	119,096,190	68.18%	1,262.75
95. Total	136,939.54	100.00%	174,671,770	100.00%	1,275.54
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	165.14	7.09%	235,325	7.70%	1,425.00
98. 2C1	214.11	9.20%	289,065	9.46%	1,350.08
99. 2C	28.18	1.21%	38,055	1.25%	1,350.43
100. 3C1	17.91	0.77%	24,000	0.79%	1,340.03
101. 3C	13.48	0.58%	17,790	0.58%	1,319.73
102. 4C1	735.78	31.60%	967,555	31.68%	1,315.01
103. 4C	1,153.74	49.55%	1,482,540	48.54%	1,284.99
104. Total	2,328.34	100.00%	3,054,330	100.00%	1,311.81
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	136,939.54	98.33%	174,671,770	98.28%	1,275.54
CRP Total					
CRP Total	2,328.34	1.67%	3,054,330	1.72%	1,311.81
Timber Total					
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	139,267.88	100.00%	177,726,100	100.00%	1,276.15

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

39 Greeley

	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	41,704,260	44,865,645	3,161,385	7.58%	406,756	6.61%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	19,801,135	20,121,730	320,595	1.62%	269,860	0.26%
04. Total Residential (sum lines 1-3)	61,505,395	64,987,375	3,481,980	5.66%	676,616	4.56%
05. Commercial	11,598,765	12,111,985	513,220	4.42%	412,555	0.87%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	11,598,765	12,111,985	513,220	4.42%	412,555	0.87%
08. Ag-Farmsite Land, Outbuildings	36,790,380	37,245,110	454,730	1.24%	1,268,475	-2.21%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	877,120	965,330	88,210	10.06%		
11. Total Non-Agland (sum lines 8-10)	37,667,500	38,210,440	542,940	1.44%	1,268,475	-1.93%
12. Irrigated	493,257,135	461,481,415	-31,775,720	-6.44%		
13. Dryland	78,333,640	71,657,290	-6,676,350	-8.52%		
14. Grassland	227,919,350	253,491,840	25,572,490	11.22%		
15. Wasteland	209,435	202,335	-7,100	-3.39%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	799,719,560	786,832,880	-12,886,680	-1.61%		
18. Total Value of all Real Property (Locally Assessed)	910,491,220	902,142,680	-8,348,540	-0.92%	2,357,646	-1.18%

2017 Assessment Survey for Greeley County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	-
3.	Other full-time employees:
	-
4.	Other part-time employees:
	1
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$121,590
7.	Adopted budget, or granted budget if different from above:
	\$121,590
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$22,905
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,600
12.	Other miscellaneous funds:
	\$9,900
13.	Amount of last year's assessor's budget not used:
	\$14,882

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes greeley.gisworkshop.com
7.	Who maintains the GIS software and maps?
	Assessor staff and GIS Workshop Inc
8.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Scotia, Spalding, Greeley, and Wolbach
4.	When was zoning implemented?
	Spalding - 1998; Scotia and Greeley - 1999; Wolbach - 2008

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Inc
2.	GIS Services:
	GIS Workshop Inc
3.	Other services:
	-

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	-
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No, established by the assessor

2017 Residential Assessment Survey for Greeley County

1.	Valuation data collection done by:																												
	Appraisal staff																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Greeley/Scotia/Wolbach - Villages ranging in population from 280 to 460 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Spalding - Largest village in the county; population of about 480; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Acreage - All rural residential properties located outside the villages.</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	Greeley/Scotia/Wolbach - Villages ranging in population from 280 to 460 located within the same consolidated school system; limited trade. The housing market is limited, consisting of mainly older homes.	03	Spalding - Largest village in the county; population of about 480; has K-12 public and private school systems; limited trade center for an agricultural area more than 60 miles from any major trade center. The residential housing market is limited, but stable, consisting mainly of older homes	05	Acreage - All rural residential properties located outside the villages.	Ag	Agricultural homes and outbuildings															
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05	Acreage - All rural residential properties located outside the villages.																												
Ag	Agricultural homes and outbuildings																												
3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	The cost approach is applied using local depreciation derived from local market sales. The sales comparison approach is also utilized through unit of comparison studies.																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
	Depreciation tables are developed based on local market information.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Yes																												
6.	Describe the methodology used to determine the residential lot values?																												
	Sales comparison; lots are analyzed by the square foot.																												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																												
	All lots are treated the same; no applications to combine lots have been received.																												
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2012-2016</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">05</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2011-2016</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2015</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2011-2016</td> </tr> </tbody> </table>				<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	2015	2016	2012-2016	03	2016	2015	2016	2013	05	2016	2015	2016	2011-2016	Ag	2016	2015	2016	2011-2016
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01	2016	2015	2016	2012-2016																									
03	2016	2015	2016	2013																									
05	2016	2015	2016	2011-2016																									
Ag	2016	2015	2016	2011-2016																									

2017 Commercial Assessment Survey for Greeley County

1.	Valuation data collection done by:			
	Stanard Appraisal			
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	All commercial parcels within Greeley County		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	The cost approach is applied using Marshall & Swift with depreciation tables supplied by the CAMA vendor, adjusted as needed. The sales comparison approach is also utilized through unit of comparison studies.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Utilization of the state sales file query function and work through the liaisons.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Tables provided by the CAMA vendor are utilized and are adjusted as needed.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Yes			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison; lots are analyzed by the square foot.			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2016	2015	2016

2017 Agricultural Assessment Survey for Greeley County

1.	Valuation data collection done by:										
	Assessor staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.</td> <td style="text-align: center;">2012-2015</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.</td> <td style="text-align: center;">2012-2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.	2012-2015	02	This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.	2012-2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>									
01	This market area includes the northwesterly portion of Greeley County. The area is typical “sandhills” with excessively drained sandy soils. This area includes center pivot irrigation development which must be approved by county zoning where topography, soils and water table allow irrigated farming. This area is distinctively different to the remainder of the county.	2012-2015									
02	This market area includes all of Greeley County not included in Market Area 1. It includes the North Loup River valley to the southwest and Cedar River valley to the northeast. This area has a significant amount of uplands, silty soils, with center pivot irrigation development scattered throughout the area. Both the North Loup and Cedar River valleys have been extensively developed for gravity and center pivot irrigation.	2012-2015									
3.	Describe the process used to determine and monitor market areas.										
	The market areas are developed by topography, similar soil characteristics, and geographic characteristics.										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Rural residential/recreational land is identified by size of parcel, residence, and non-agricultural influences in the market. Questionnaires from buyers/owners are also used to determine the purpose of their land. Value is then based upon selling prices of vacant land.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Non-agricultural influences are identified by monitoring and reviewing sales; however, Greeley County has had little, if any, non-agricultural influence, with the understanding that recreation is an incidental use on all classes of property.										
	<i><u>If your county has special value applications, please answer the following</u></i>										
7a.	How many special valuation applications are on file?										
	N/A										
7b.	What process was used to determine if non-agricultural influences exist in the county?										
	N/A										

	<i><u>If your county recognizes a special value, please answer the following</u></i>
7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

2016 PLAN OF ASSESSMENT FOR GREELEY COUNTY
Assessment Years 2017, 2018 and 2019

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after any changes are made by either the appraiser or county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Greeley County:

Per the 2016 County Abstract, Greeley County consists of 3,058 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	974	31.85%	4.59%
Commercial	201	6.57%	1.29%
Industrial	NA	NA	NA
Recreational	NA	NA	NA
Agricultural	1,883	61.58%	94.12%
Special Value	NA	NA	NA

Agricultural land - taxable acres: 353,185.84

Other pertinent facts: Approximately 95% acres of the county is agricultural land and of that 60% is grassland, 30% is irrigated cropland and 10% consists of dry cropland and waste.

Current Resources:

- A. Staff –one Assessor, one Deputy Assessor, and one Staff Assistant. The assessor is required to obtain 60 hours of continuing education every 4 years. The Deputy is also required to meet the same required education. Both attend workshops and meetings to further their knowledge of the assessment field.

The Assessor is also licensed with the Nebraska Real Property Appraiser Board and is required to obtain 28 hours of continuing education every two years.

- B. Cadastral Maps –
The Greeley County cadastral maps were originally done in 1969. The assessment staff maintains the cadastral maps. All changes such as annexation and parcel splits are kept up to date, as well as ownership transfers.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
A concentrated effort towards a “paperless” property record card is in effect. Greeley County Assessment Office went on-line June, 2006 with the property record information.
- D. Software for CAMA, Assessment Administration.
Greeley County uses the MIPS software for CAMA and Assessment Administration. Greeley County does have a GIS system.
- E. Web based – property record information access – Property record information is available at: <http://greeley.gisworkshop.com> and www.nebraskaassessorsonline.us

- F. GIS software is used to measure rural parcels to aid the conversion from old alpha soil symbols to new numeric symbols. This change was completed for tax year 2010. This software program is also beneficial in processing splits of property.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews the sales, takes new pictures, and checks the accuracy of the data we currently are using, and visits with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.
- B. Data Collection – In accordance with Neb. Statute 77-1311.03 the county is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions with each Assessor Location. These are onsite inspections. The market areas are reviewed annually and compared for equity between like classes of property as well as other classes. If necessary, a market boundary will be adjusted to more accurately reflect the market activity. The statistics of the assessor locations are also reviewed annually to determine if new adjustments are necessary to stay current with the sales and building activity that is taking place.

The permit and sales review system offer opportunity for individual property reviews annually. Working with agricultural property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis to stay informed with trends in the market. This information is reviewed several times throughout the year. For each assessor location and market area consideration is given to the number of sales in the study and the time frames of the parcel data. Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.
- D. Approaches to Value
 - 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year

- 2) Cost Approach; cost manual used & date of manual and latest depreciation study—

The MIPS CAMA system is used for costing and applying market depreciation. Marshall & Swift cost manuals are updated when appropriate to revaluing and introducing updated depreciation tables. The latest depreciation study varies by assessor location and property class.

- 3) Income Approach; income and expense data collection/analysis from the market –

Gather income information as available on commercial properties. Rental income has been requested from residential rental property owners. The income approach generally is not used since income/expense data is not readily available.

- 4) Land valuation studies, establish market areas, special value for agricultural land -

Sales are plotted on a map indicate to the land use at 80% of each class i.e. irrigation, grassland, or dry cropland with the selling price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: Number of sales, time frame of sales, and number of acres sold. Further review is completed in an attempt to make note of any difference in price paid per acre to be classed as special value.

- E. Reconciliation of Final Value and documentation – The market is analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties and then applied to the entire population of properties within the sub-classes and classes within the county. Finally, a unit of comparison analysis is completed to insure uniformity with the class or sub-class.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1st of each year. These are mailed to the last known address of property owners. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed The office also sends out a letter informing the owner of what area of the county will be reviewed, and a reminder of the zoning requirements and removal of buildings. This notice is on a bright colored paper as to attract their attention.

Level of Value, Quality, and Uniformity for assessment year 2016:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95%	0	0
Commercial	100%	0	0
Agricultural Land	71%	0	0
Special Value Agland	N/A	N\A	N\A

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2016 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2017:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Greeley Village is to be reviewed for the six years cycle, which is approximately 285 parcels. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors or omissions and review all data on file.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. And last but not least correct data on the CAMA system to correct errors or omission and review all data on file.

Agricultural Land (and/or subclass): Update sales to the current study period for the current assessment year. Review statistics for any needed changes to remain in compliance for the year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. Continue the six-year review cycle which the office intends to do the precincts of Logan-O’Connor-Center and Wallace Creek which is approximately 201 parcels. We will also be applying the new Soil Conversion released from the State. And last but not least correct data on the CAMA system to correct errors or omissions and review all data on file.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none in Greeley County at this time.

Assessment Actions Planned for Assessment Year 2018:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle review which will include the Village of Wolbach to begin for the coming year which is approximately 178 parcels. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. We intend to keep up to date with market study on areas of each town to determine proper assessment figures.

Commercial (and/or subclasses): Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes. Dates and new photos and current information are listed in the computer system.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle of the rural review of Greeley County which we intend to review Scotia, Fish Creek, Brayton and Spring Creek Precincts which is approximately 169 parcels. This includes onsite inspections and new photos of the houses and outbuildings for current assessment year. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural: Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none at this time in Greeley County

Assessment Actions Planned for Assessment Year 2019:

Residential (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle review process for Greeley County. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses): Update sales to the current study period for the coming year. Review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Continue the six-year cycle of the rural review of Greeley County. When we do the reviews we inspect each property and verify current information with the owner if available, or we leave a door hanger stating we would like to discuss the review with them, we take new photos of all improvements and list the date, and who was there. We then attach photos to the property record card here in the office and list the date of review in the computer. Complete annual pickup work specific to permits, information statements and other relevant notification of property changes.

Special Value – Agricultural – Review sales within the current study period for a use other than agricultural. If so determine special value area and steps to implement. We have none at this time in Greeley County.

Other functions performed by the assessor's office, but not limited to:

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract of Real Property
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.

10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. Tax Equalization and Review Commission Appeals – appraiser prepares information and attends taxpayer appeal hearings before the Commission, defend valuation.
13. Tax Equalization and Review Commission Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the Commission.
14. Education: Assessor and/or Appraiser Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser license requires 28 hours of continuing education every two years.

Conclusion:

With all the entities of county government that utilize the assessment records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Joan M Goodrich
Assessor
For Greeley County