

NEBRASKA

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DEPARTMENT OF REVENUE

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

HARLAN 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 Harlan 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 Harlan 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: Kim Wessels, Harlan 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.

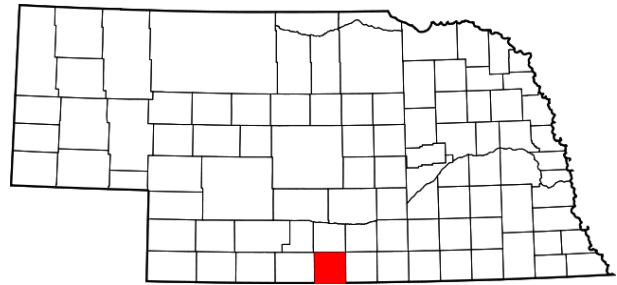
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

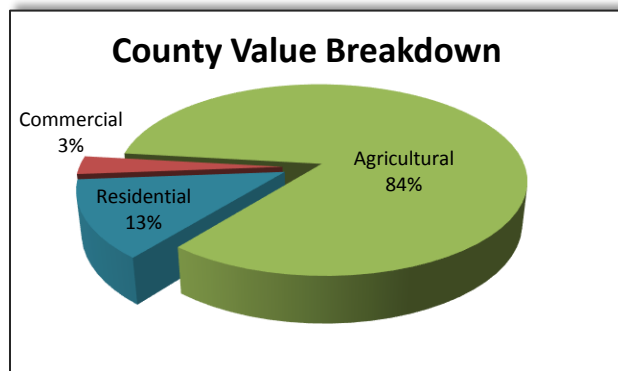
**Further information may be found in Exhibit 94*

County Overview

With a total area of 553 miles, Harlan had 3,492 residents, per the Census Bureau Quick Facts for 2015, a slight population increase over the 2010 US Census. In a review of the past fifty-five years, Harlan has seen a steady drop in population of 32% (Nebraska Department of Economic Development). Reports indicated that 79% of county residents were homeowners and 93% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Harlan convene in and around Alma; a number of commercial business cater to recreational opportunities at the Harlan County Reservoir. Per the



latest information available from the U.S. Census Bureau, there were 102 employer establishments in Harlan. Countywide employment was at 1,766 people, a 4% loss relative to the 2010 Census (Nebraska Department of Labor).

Simultaneously, the agricultural economy has remained another strong anchor for Harlan that has fortified the local rural area economies. Harlan is included in the Upper Lower Republican Natural Resources District (NRD). Agricultural land in the county is an even mix of all three primary land uses; irrigated, dry, and grassland. Some of the primary crops grown within the county include corn, soybeans, sorghum, winter wheat, oats, and alfalfa.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ALMA	1,214	1,153	-5%
HUNTLEY	67	44	-34%
ORLEANS	425	386	-9%
OXFORD	876	779	-11%
RAGAN	46	38	-17%
REPUBLICAN CIT	209	150	-28%
STAMFORD	202	183	-9%

2017 Residential Correlation for Harlan County

Assessment Actions

A physical inspection of rural residential properties was completed this year. For the rest of the residential class, only routine maintenance was completed. A sales analysis suggested that properties in Oxford and Orleans were slightly overvalued and that Taylor Manor and Republican City were below the acceptable range; as a result, adjustments were made to the depreciation tables to bring values within the acceptable range.

Description of Analysis

Residential sales are stratified into six valuation groupings within Harlan County based on varying economic conditions.

Valuation Grouping	Assessor Location
01	Alma
02	Acreages
03	Hunter's Hill, North Shore Cabin, Hanchetts
04	Republican City, Taylor Manor
05	Oxford, Orleans
06	Huntley, Ragan, Stamford

Analysis of sales within the study period support that adjustments were made in accordance with the reported assessment actions. The measures of central tendency support a level of value within the acceptable range, and the coefficient of dispersion (COD) is low enough to support the use of the median as the point estimate of the level of value. The valuation change in the abstract of assessment correlates to the change in the sales file, suggesting that overall residential value only increased slightly.

All valuation groups appear to be assessed within the acceptable range, only group 02 and 03 have an unreliably small sample. These two groups were reappraised for 2016, using the same cost and depreciation tables with only differences in the land value to account for locational differences. The sales were combined for analysis purposes, and had measures of central tendency that were tightly clustered between 94-96%. Additionally, the sales that have occurred since last year's reappraisal are at the same statistical level as those used for the reappraisal, supporting that values are within the acceptable range.

Assessment Practice Review

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

2017 Residential Correlation for Harlan County

One aspect of the review is to examine the sales verification and qualification processes. Review of the documentation in the state sales file shows that sales utilization rates within the county have increased over a six-year period; the review supported that qualification determinations were made without a bias. The review of sales data also included processes that ensured that sales information and assessed values were accurately filed with the Division. Harlan County consistently complies with the Division's regulations and directives regarding data submission timelines, sales and value information are accurately reported.

The frequency and completeness of the physical review cycle was also examined. The county has a cyclical process for reviewing sales and complies with the statutory review requirements. Review of the property record cards revealed that the process is thorough and well documented. The inspection process always includes an attempt to make contact with the property owner to conduct an interior inspection or at least interview the owner regarding the condition of the home, recent updates, and general listing information.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. The review involves comparing the frequency and percent valuation change of sold properties to unsold properties. In Harlan County, values were found to be uniformly and proportionately assessed.

During the review, the valuation groups within the residential class were examined to ensure that the valuation groups being utilized represent true economic areas within the county. Residential properties were valued this year using three valuation models with locational differences accounted for in the land assessment. Valuation groups one through four were valued with the same model; although these areas could have been combined into one valuation group, most of the valuation groups have a sufficient number of sales and keeping them separated seems reasonable to assist in evaluating the effectiveness of the land value contribution in achieving actual market value. The small villages are stratified into the final two valuation groups, with a valuation model established for each valuation group. The market in Oxford and Orleans is more active than Huntley, Ragan, and Stamford, but the market is not predictable in any of the small towns.

The final section of the assessment practices review that pertains to the residential class included a review of the vacant land valuation methodologies. The county conducts a price per square foot sales analysis when establishing land values, all land values were analyzed for the 2016 assessment year, with updates being made as warranted.

Equalization and Quality of Assessment

The analysis supports that all valuation groupings have been assessed within the acceptable range.

2017 Residential Correlation for Harlan County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	58	97.50	100.70	91.12	23.22	110.51
02	8	92.05	93.71	86.55	18.11	108.27
03	4	96.60	99.86	100.09	05.38	99.77
04	24	94.38	102.42	91.75	23.52	111.63
05	21	100.14	92.39	92.46	27.53	99.92
06	11	93.41	91.38	83.00	20.93	110.10
<u>ALL</u>	126	95.66	98.36	91.57	23.28	107.42

The COD is low enough to support that assessments are uniform. The PRD is slightly high at 107% and is impacted by 36 low dollar sales; the PRD and COD decline as low dollar sales are removed from the sample. The individual assessment ratios on the low dollar sales range from 36% to 206% with approximately 60% of the ratios lying above 100%, the low dollar properties are scattered among all valuation groups, except 03. Based on the spread of ratios and the distribution of the higher ratios among the valuation groupings, there is no clear pattern that assessments are not uniformly established. Based on the analysis and review of assessment practices, the quality of assessment of residential property in Harlan County complies with generally accepted mass appraisal standards.

Level of Value

Based on analysis of all available information, the level of value of residential property in Harlan County is 96%.

2017 Commercial Correlation for Harlan County

Assessment Actions

Only routine maintenance occurred within the commercial class for 2017.

Description of Analysis

There are no valuation groups within the commercial class of property as there are too few properties to warrant stratifying them by location. The class was last reappraised by a contract appraisal service for assessment year 2013, and since that time only routine maintenance has been conducted. The county's reported actions are supported by the 2017 County Abstract of Assessment when compared to the 2016 Certificate of Taxes levied, which shows that values are flat this year.

The statistical analysis indicates that the median and weighted mean are at the low end of the acceptable range, and the mean is slightly high. The median fluctuates about three percentage points when extreme outliers are removed from either side of the ratio array, from a low of 90% to a high of 97%. While this analysis generally supports an acceptable level of value, it does not provide confidence in the selection of a single point estimate level of value. Over 60% of the value in the commercial class is in Alma, Republican City, and the marina areas at the Harlan County Reservoir. Over the past decade, valuation changes in Alma and Republican City have increased at a pace that is very similar to the residential increase in these areas, supporting that the county has kept up with market value.

Assessment Practice Review

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

One aspect of the review is to examine the sales verification and qualification processes. In Harlan County, sales verification questionnaires are used to determine how the selling price was established and whether any personal property or business interest was included in the sales price. Review of the documentation in the state sales file shows that sales utilization rates within the county have increased over a six-year period; the review supported that qualification determinations were made without a bias. The review of sales data also included processes that ensured that sales information and assessed values were accurately filed with the Division. Harlan County consistently complies with the Division's regulations and directives regarding data submission timelines, sales and value information are accurately reported.

2017 Commercial Correlation for Harlan County

The frequency and completeness of the physical review cycle was also examined. As there are few commercial properties within the county, the class is typically inspected and reappraised all at once; the frequency of the review complies with the statutory requirement.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Harlan County, few valuation changes were made and the changes discovered were documented and were attributable to new construction.

During the review, the valuation groups within the commercial class were examined to ensure that the groups being utilized represent true economic areas within the county. As there are few commercial properties outside of Alma and the area around Harlan County Reservoir, the class is not stratified into valuation groups.

The final section of the assessment practices review that pertains to the commercial class included a review of the vacant land valuation methodologies. The county conducts a price per square foot sales analysis when establishing land values, all land values were analyzed for 2016 using current sales information.

Equalization and Quality of Assessment

The qualitative measures are both high. Three extreme outliers are inflating the COD by as much as nine percentage points. The sale price substratum shows low ratios at both ends of the sale price spectrum, and does not indicate a pattern of regressive assessments. Although there are not clear statistical indicators to provide conclusions regarding assessment quality, both the review of assessment practices and the analysis of valuation changes over time supports that properties within the county are uniformly assessed. The quality of assessment complies with generally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	24	94.29	103.64	93.76	32.28	110.54
___ALL___	24	94.29	103.64	93.76	32.28	110.54

Level of Value

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

2017 Agricultural Correlation for Harlan County

Assessment Actions

For the improved agricultural properties, only routine maintenance was completed for 2017. A sales analysis was completed of unimproved agricultural land, which indicated that agricultural land values had stabilized in the study-period; as a result, land values were not changed. Two spot codes on specific soil types were removed, which resulted in slight decreases to both irrigated and dry land, grassland values were not changed.

Description of Analysis

Review of the sales analysis within the county shows a median below the acceptable range. The sample of sales within the county is small, particularly so when stratified down to three market areas and multiple majority land use (MLU) subclasses. Over half of the sales in the sample are from the oldest time-period, which has a median that is 11 to 12 percentage points lower than the more recent years. Additionally, over 20% of the sample represents a single auction from the peak of the market in November 2013. Because of the low volume of sales in this region of the state, the sample was supplemented with sales from up to 12 miles from the county border. The supplementation resulted in a sample that was no longer heavily weighted towards the oldest time-period, and suggested a level of value at the low end of the acceptable range. The expanded sample more accurately represents current market conditions; it will be relied upon to determine the level of value for agricultural land in the county.

Even with the supplementation of comparable sales from outside the county, many of the subclass samples are too small. Market area two is the largest in the county, and the statistics indicate that it is within an acceptable range; however, ten dry land sales from area two are well below the range. Of those ten sales, six are from the oldest study period year. The market area one and three samples contain small samples of 10 to 13 sales, and have medians outside of the acceptable range. Market area three is valued using the same schedule of values that area two is, with the exception of irrigated land. There are no irrigated sales in the area three sample, so the two areas were combined for analysis. Collectively, the sales indicate a median of 71%. Market area one has historically had small samples, but it has been annually increased at the same rate that area two is adjusted. The area one sample also contains increasing medians within the study period, supporting that land values are not below the acceptable range.

Although few of the subclass samples contain a reliable number of sales, the resulting values are very comparable to adjoining counties. The only comparability issues that arise are comparison between Harlan and Franklin Counties, there are non-binding recommendations made for Franklin County that would improve equalization between the counties.

Assessment Practice Review

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

2017 Agricultural Correlation for Harlan County

One aspect of the review is to examine the sales verification and qualification processes. The county uses a sales verification questionnaire to discover sale terms and reports a good response rate. Review of the sales rosters showed that reasons for excluding sales were well documented and were made without a bias, over all the percentage of sales used has been increasing over the past five years. The agricultural sales review also includes a review process to ensure that the qualified sales were not affected by non-agricultural influences or special factors that may have caused a premium to be paid. The county assessor had adequately screened sales transactions with the county.

The frequency and completeness of the physical review cycle was also examined. The county has a systematic process for reviewing agricultural improvements as well as vacant agricultural land in accordance with the six-year review requirement; review of property record card confirmed that the review process is thoroughly completed.

The annual review also includes an analysis of assessed value changes to ensure that assessment actions are systematic, and are evenly distributed to sold and unsold property. In Harlan County, values were uniformly extended to agricultural parcels using the same schedule of values.

During the review, the market areas were reviewed to ensure that they represent unique characteristics that influence market value. Harlan County is stratified into three market areas; all three areas have unique geographic differences. While there are typically not many sales in market areas one and three, the county has a history of making uniform valuation adjustments to all three market areas. The few sales that do occur within market area one typically confirm that the land is more desirable than the rest of the county. Only irrigation in market area three is valued differently, and there are only 3,800 acres of irrigated land within the area; while it is unlikely that sales data could ever justify the market area, the topography is significantly different and values are annually adjusted based on the overall market. Based on the review, the market areas are believed to be reasonably constructed.

The final portion of the review that related to agricultural land included a discussion of the primary use of a parcel and identification of agricultural and horticultural uses. Smaller acreages are reviewed using imagery, physical inspection, and sales questionnaires to determine the primary use of the land, and will typically be considered rural residential if the parcel is not being used for an agricultural purpose.

Equalization

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

Although few of the subclasses have a reliable sample of sales, the analysis supports that agricultural land values in Harlan County are equalized both within the county and with adjoining

2017 Agricultural Correlation for Harlan County

comparable counties. The quality of assessment complies with generally accepted mass appraisal standards.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	13	66.69	69.30	66.24	20.39	104.62
2	35	71.05	80.14	71.97	32.70	111.35
3	10	80.02	86.21	73.25	32.07	117.69

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u> Irrigated </u>						
County	11	65.44	67.22	64.53	16.38	104.17
1	5	65.18	64.94	62.53	17.21	103.85
2	6	65.94	69.13	67.10	15.56	103.03
<u> Dry </u>						
County	15	56.10	76.83	62.97	47.13	122.01
1	3	54.81	53.94	53.45	03.16	100.92
2	10	56.09	86.29	67.36	66.80	128.10
3	2	63.84	63.84	66.08	06.67	96.61
<u> Grass </u>						
County	9	78.92	78.60	78.23	11.26	100.47
1	2	75.21	75.21	74.77	04.93	100.59
2	5	79.33	79.01	80.19	05.37	98.53
3	2	80.97	80.97	72.81	31.41	111.21
<u> ALL </u>						
10/01/2013 To 09/30/2016	58	68.82	78.76	70.34	31.46	111.97

Level of Value

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

2017 Opinions of the Property Tax Administrator for Harlan 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	96	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 Harlan County

Residential Real Property - Current

Number of Sales	126	Median	95.66
Total Sales Price	\$9,570,971	Mean	98.36
Total Adj. Sales Price	\$9,570,971	Wgt. Mean	91.57
Total Assessed Value	\$8,764,499	Average Assessed Value of the Base	\$57,614
Avg. Adj. Sales Price	\$75,960	Avg. Assessed Value	\$69,560

Confidence Interval - Current

95% Median C.I	89.30 to 102.37
95% Wgt. Mean C.I	86.93 to 96.22
95% Mean C.I	93.43 to 103.29
% of Value of the Class of all Real Property Value in the County	14.03
% of Records Sold in the Study Period	5.36
% of Value Sold in the Study Period	6.47

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	133	99	99.27
2015	141	97	97.32
2014	138	99	98.53
2013	104	100	100.48

2017 Commission Summary for Harlan County

Commercial Real Property - Current

Number of Sales	24	Median	94.29
Total Sales Price	\$2,117,071	Mean	103.64
Total Adj. Sales Price	\$2,127,071	Wgt. Mean	93.76
Total Assessed Value	\$1,994,370	Average Assessed Value of the Base	\$96,227
Avg. Adj. Sales Price	\$88,628	Avg. Assessed Value	\$83,099

Confidence Interval - Current

95% Median C.I	78.43 to 129.14
95% Wgt. Mean C.I	74.73 to 112.79
95% Mean C.I	85.67 to 121.61
% of Value of the Class of all Real Property Value in the County	2.99
% of Records Sold in the Study Period	8.00
% of Value Sold in the Study Period	6.91

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	25	94	93.76
2015	27	100	93.76
2014	22	100	98.43
2013	18		98.43

**42 Harlan
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 : 126
 Total Sales Price : 9,570,971
 Total Adj. Sales Price : 9,570,971
 Total Assessed Value : 8,764,499
 Avg. Adj. Sales Price : 75,960
 Avg. Assessed Value : 69,560

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 98
 COD : 23.28
 PRD : 107.42

COV : 28.72
 STD : 28.25
 Avg. Abs. Dev : 22.27
 MAX Sales Ratio : 205.88
 MIN Sales Ratio : 36.35

95% Median C.I. : 89.30 to 102.37
 95% Wgt. Mean C.I. : 86.93 to 96.22
 95% Mean C.I. : 93.43 to 103.29

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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-14 To 31-DEC-14	13	79.51	85.11	78.23	22.70	108.79	55.68	124.86	66.59 to 105.88	87,615	68,539
01-JAN-15 To 31-MAR-15	11	97.86	101.15	96.50	11.13	104.82	82.55	138.49	87.51 to 114.60	67,213	64,859
01-APR-15 To 30-JUN-15	18	86.43	96.24	92.32	26.58	104.25	59.82	146.76	69.54 to 119.24	82,858	76,492
01-JUL-15 To 30-SEP-15	23	94.98	97.58	86.06	24.06	113.39	44.90	164.50	79.34 to 109.27	81,652	70,270
01-OCT-15 To 31-DEC-15	16	111.53	114.97	96.63	23.85	118.98	64.30	205.88	93.78 to 136.92	63,619	61,478
01-JAN-16 To 31-MAR-16	8	103.81	106.54	105.03	19.46	101.44	77.40	144.71	77.40 to 144.71	92,350	96,997
01-APR-16 To 30-JUN-16	15	89.30	94.30	92.04	25.42	102.46	36.35	146.32	74.87 to 117.34	71,983	66,252
01-JUL-16 To 30-SEP-16	22	99.72	95.05	95.08	22.74	99.97	46.34	135.51	73.05 to 116.82	67,579	64,254
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	65	93.41	95.32	87.61	22.00	108.80	44.90	164.50	85.66 to 98.32	80,735	70,731
01-OCT-15 To 30-SEP-16	61	99.94	101.60	96.39	23.68	105.41	36.35	205.88	93.53 to 112.28	70,872	68,311
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	68	96.45	101.89	91.49	23.26	111.37	44.90	205.88	88.84 to 103.15	75,393	68,973
<u>ALL</u>	126	95.66	98.36	91.57	23.28	107.42	36.35	205.88	89.30 to 102.37	75,960	69,560

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	58	97.50	100.70	91.12	23.22	110.51	44.90	164.50	88.84 to 111.30	76,237	69,469
02	8	92.05	93.71	86.55	18.11	108.27	69.54	136.98	69.54 to 136.98	102,625	88,821
03	4	96.60	99.86	100.09	05.38	99.77	93.97	112.28	N/A	238,750	238,976
04	24	94.38	102.42	91.75	23.52	111.63	64.26	205.88	79.98 to 116.82	80,975	74,290
05	21	100.14	92.39	92.46	27.53	99.92	36.35	146.32	66.59 to 117.34	49,905	46,142
06	11	93.41	91.38	83.00	20.93	110.10	50.89	145.47	62.93 to 119.24	34,712	28,809
<u>ALL</u>	126	95.66	98.36	91.57	23.28	107.42	36.35	205.88	89.30 to 102.37	75,960	69,560

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	126	95.66	98.36	91.57	23.28	107.42	36.35	205.88	89.30 to 102.37	75,960	69,560
06											
07											
<u>ALL</u>	126	95.66	98.36	91.57	23.28	107.42	36.35	205.88	89.30 to 102.37	75,960	69,560

**42 Harlan
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 : 126
 Total Sales Price : 9,570,971
 Total Adj. Sales Price : 9,570,971
 Total Assessed Value : 8,764,499
 Avg. Adj. Sales Price : 75,960
 Avg. Assessed Value : 69,560

MEDIAN : 96
 WGT. MEAN : 92
 MEAN : 98
 COD : 23.28
 PRD : 107.42

COV : 28.72
 STD : 28.25
 Avg. Abs. Dev : 22.27
 MAX Sales Ratio : 205.88
 MIN Sales Ratio : 36.35

95% Median C.I. : 89.30 to 102.37
 95% Wgt. Mean C.I. : 86.93 to 96.22
 95% Mean C.I. : 93.43 to 103.29

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	119.24	119.24	119.24	00.00	100.00	119.24	119.24	N/A	3,300	3,935	
Less Than 15,000	9	102.50	112.75	113.30	21.16	99.51	75.32	205.88	87.89 to 123.25	10,578	11,984	
Less Than 30,000	36	112.80	108.91	109.04	22.93	99.88	36.35	205.88	95.50 to 123.25	18,971	20,685	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	125	95.56	98.19	91.56	23.28	107.24	36.35	205.88	89.30 to 101.53	76,541	70,085	
Greater Than 14,999	117	95.50	97.25	91.36	23.19	106.45	36.35	164.50	88.59 to 100.14	80,989	73,988	
Greater Than 29,999	90	93.47	94.14	90.23	21.14	104.33	44.90	146.76	85.24 to 97.84	98,756	89,109	
<u>Incremental Ranges</u>												
0 TO 4,999	1	119.24	119.24	119.24	00.00	100.00	119.24	119.24	N/A	3,300	3,935	
5,000 TO 14,999	8	102.02	111.94	113.08	21.87	98.99	75.32	205.88	75.32 to 205.88	11,488	12,991	
15,000 TO 29,999	27	115.42	107.63	108.35	22.63	99.34	36.35	164.50	93.33 to 132.16	21,768	23,585	
30,000 TO 59,999	28	106.93	106.87	104.69	22.72	102.08	59.82	146.76	85.66 to 125.63	44,366	46,446	
60,000 TO 99,999	32	88.18	89.73	89.68	19.81	100.06	45.21	133.30	79.34 to 103.15	76,262	68,391	
100,000 TO 149,999	15	79.51	85.04	83.70	19.13	101.60	64.30	129.22	69.24 to 100.14	127,727	106,911	
150,000 TO 249,999	8	86.19	87.57	86.51	16.19	101.23	64.26	114.78	64.26 to 114.78	176,750	152,901	
250,000 TO 499,999	7	94.98	90.36	90.85	12.42	99.46	44.90	112.28	44.90 to 112.28	267,929	243,423	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	126	95.66	98.36	91.57	23.28	107.42	36.35	205.88	89.30 to 102.37	75,960	69,560	

**42 Harlan
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 : 24
 Total Sales Price : 2,117,071
 Total Adj. Sales Price : 2,127,071
 Total Assessed Value : 1,994,370
 Avg. Adj. Sales Price : 88,628
 Avg. Assessed Value : 83,099

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 104
 COD : 32.28
 PRD : 110.54

COV : 41.05
 STD : 42.54
 Avg. Abs. Dev : 30.44
 MAX Sales Ratio : 195.68
 MIN Sales Ratio : 19.73

95% Median C.I. : 78.43 to 129.14
 95% Wgt. Mean C.I. : 74.73 to 112.79
 95% Mean C.I. : 85.67 to 121.61

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	4	71.22	77.99	71.74	19.80	108.71	63.78	105.73	N/A	185,888	133,353
01-JAN-14 To 31-MAR-14	3	97.57	92.57	92.02	06.02	100.60	81.27	98.88	N/A	58,988	54,280
01-APR-14 To 30-JUN-14	4	76.95	78.14	78.87	07.69	99.07	68.81	89.85	N/A	106,500	83,996
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	1	78.43	78.43	78.43	00.00	100.00	78.43	78.43	N/A	15,000	11,765
01-APR-15 To 30-JUN-15	2	75.83	75.83	108.13	73.98	70.13	19.73	131.93	N/A	82,500	89,208
01-JUL-15 To 30-SEP-15	3	185.09	154.25	134.46	17.01	114.72	91.59	186.06	N/A	58,268	78,345
01-OCT-15 To 31-DEC-15	1	131.11	131.11	131.11	00.00	100.00	131.11	131.11	N/A	40,000	52,445
01-JAN-16 To 31-MAR-16	1	96.98	96.98	96.98	00.00	100.00	96.98	96.98	N/A	76,400	74,090
01-APR-16 To 30-JUN-16	3	129.14	122.81	131.45	16.06	93.43	88.53	150.76	N/A	89,833	118,090
01-JUL-16 To 30-SEP-16	2	147.84	147.84	140.82	32.36	104.99	100.00	195.68	N/A	19,925	28,058
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	11	78.45	82.02	76.66	14.24	106.99	63.78	105.73	63.99 to 98.88	122,411	93,840
01-OCT-14 To 30-SEP-15	6	111.76	115.47	119.84	46.73	96.35	19.73	186.06	19.73 to 186.06	59,134	70,869
01-OCT-15 To 30-SEP-16	7	129.14	127.46	126.11	21.24	101.07	88.53	195.68	88.53 to 195.68	60,821	76,703
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	7	81.27	84.32	82.73	11.18	101.92	68.81	98.88	68.81 to 98.88	86,138	71,261
01-JAN-15 To 31-DEC-15	7	131.11	117.71	120.99	34.14	97.29	19.73	186.06	19.73 to 186.06	56,401	68,237
<u>ALL</u>	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099
<u>ALL</u>	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	96.98	96.98	96.98	00.00	100.00	96.98	96.98	N/A	76,400	74,090
03	23	91.59	103.92	93.64	34.43	110.98	19.73	195.68	78.43 to 129.14	89,160	83,490
04											
<u>ALL</u>	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099

**42 Harlan
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 : 24
 Total Sales Price : 2,117,071
 Total Adj. Sales Price : 2,127,071
 Total Assessed Value : 1,994,370
 Avg. Adj. Sales Price : 88,628
 Avg. Assessed Value : 83,099

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 104
 COD : 32.28
 PRD : 110.54

COV : 41.05
 STD : 42.54
 Avg. Abs. Dev : 30.44
 MAX Sales Ratio : 195.68
 MIN Sales Ratio : 19.73

95% Median C.I. : 78.43 to 129.14
 95% Wgt. Mean C.I. : 74.73 to 112.79
 95% Mean C.I. : 85.67 to 121.61

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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												
Less Than 30,000	5	78.43	102.74	98.27	39.79	104.55	63.99	195.68	N/A	20,380	20,028	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099	
Greater Than 14,999	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099	
Greater Than 29,999	19	96.98	103.87	93.53	30.17	111.06	19.73	186.06	78.45 to 131.11	106,588	99,696	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	5	78.43	102.74	98.27	39.79	104.55	63.99	195.68	N/A	20,380	20,028	
30,000 TO 59,999	6	130.13	125.00	127.98	32.60	97.67	19.73	186.06	19.73 to 186.06	40,628	51,997	
60,000 TO 99,999	8	90.72	90.04	90.61	08.74	99.37	68.81	105.73	68.81 to 105.73	78,300	70,945	
100,000 TO 149,999	1	131.93	131.93	131.93	00.00	100.00	131.93	131.93	N/A	130,000	171,510	
150,000 TO 249,999	3	78.45	102.49	97.92	30.80	104.67	78.27	150.76	N/A	185,000	181,145	
250,000 TO 499,999	1	63.78	63.78	63.78	00.00	100.00	63.78	63.78	N/A	470,000	299,745	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099	

42 Harlan
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 : 24
 Total Sales Price : 2,117,071
 Total Adj. Sales Price : 2,127,071
 Total Assessed Value : 1,994,370
 Avg. Adj. Sales Price : 88,628
 Avg. Assessed Value : 83,099

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 104
 COD : 32.28
 PRD : 110.54

COV : 41.05
 STD : 42.54
 Avg. Abs. Dev : 30.44
 MAX Sales Ratio : 195.68
 MIN Sales Ratio : 19.73

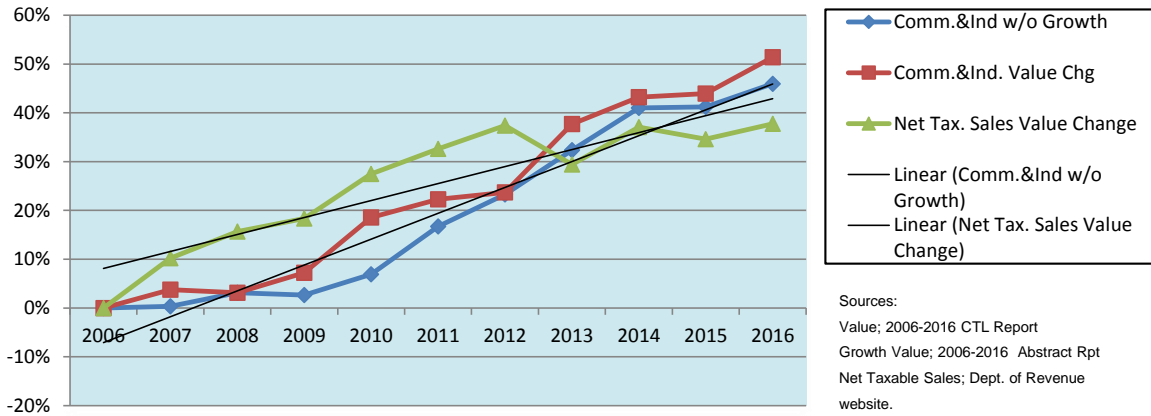
95% Median C.I. : 78.43 to 129.14
 95% Wgt. Mean C.I. : 74.73 to 112.79
 95% Mean C.I. : 85.67 to 121.61

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
303	1	78.45	78.45	78.45	00.00	100.00	78.45	78.45	N/A	160,000	125,525
305	1	150.76	150.76	150.76	00.00	100.00	150.76	150.76	N/A	150,000	226,140
326	1	63.99	63.99	63.99	00.00	100.00	63.99	63.99	N/A	28,551	18,270
340	1	81.27	81.27	81.27	00.00	100.00	81.27	81.27	N/A	63,000	51,200
344	2	73.54	73.54	76.05	06.43	96.70	68.81	78.27	N/A	160,000	121,688
349	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	22,850	22,850
350	1	131.93	131.93	131.93	00.00	100.00	131.93	131.93	N/A	130,000	171,510
352	2	94.29	94.29	93.99	02.86	100.32	91.59	96.98	N/A	85,700	80,553
353	5	97.57	115.68	111.16	35.41	104.07	75.62	195.68	N/A	34,100	37,904
386	1	105.73	105.73	105.73	00.00	100.00	105.73	105.73	N/A	85,000	89,870
406	2	137.30	137.30	120.74	35.52	113.72	88.53	186.06	N/A	48,153	58,140
407	1	185.09	185.09	185.09	00.00	100.00	185.09	185.09	N/A	48,000	88,845
477	1	98.88	98.88	98.88	00.00	100.00	98.88	98.88	N/A	33,965	33,585
557	1	19.73	19.73	19.73	00.00	100.00	19.73	19.73	N/A	35,000	6,905
595	1	89.85	89.85	89.85	00.00	100.00	89.85	89.85	N/A	87,500	78,620
851	2	96.46	96.46	70.62	33.88	136.59	63.78	129.14	N/A	262,500	185,385
<u> </u> ALL <u> </u>	24	94.29	103.64	93.76	32.28	110.54	19.73	195.68	78.43 to 129.14	88,628	83,099

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	\$ 18,229,015	\$ 94,095	0.52%	\$ 18,134,920	-	\$ 10,539,735	-
2007	\$ 18,912,715	\$ 623,645	3.30%	\$ 18,289,070	0.33%	\$ 11,617,512	10.23%
2008	\$ 18,796,625	\$ -	0.00%	\$ 18,796,625	-0.61%	\$ 12,190,279	4.93%
2009	\$ 19,542,515	\$ 828,825	4.24%	\$ 18,713,690	-0.44%	\$ 12,471,032	2.30%
2010	\$ 21,615,250	\$ 2,129,370	9.85%	\$ 19,485,880	-0.29%	\$ 13,436,600	7.74%
2011	\$ 22,291,590	\$ 1,017,650	4.57%	\$ 21,273,940	-1.58%	\$ 13,978,335	4.03%
2012	\$ 22,552,465	\$ 83,857	0.37%	\$ 22,468,608	0.79%	\$ 14,481,200	3.60%
2013	\$ 25,098,790	\$ 970,544	3.87%	\$ 24,128,246	6.99%	\$ 13,639,920	-5.81%
2014	\$ 26,104,780	\$ 401,052	1.54%	\$ 25,703,728	2.41%	\$ 14,446,347	5.91%
2015	\$ 26,239,590	\$ 492,752	1.88%	\$ 25,746,838	-1.37%	\$ 14,188,555	-1.78%
2016	\$ 27,595,415	\$ 988,274	3.58%	\$ 26,607,141	1.40%	\$ 14,518,506	2.33%
Ann %chg	4.23%			Average	0.76%	3.36%	3.35%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.33%	3.75%	10.23%
2008	3.11%	3.11%	15.66%
2009	2.66%	7.21%	18.32%
2010	6.89%	18.58%	27.49%
2011	16.70%	22.29%	32.63%
2012	23.26%	23.72%	37.40%
2013	32.36%	37.69%	29.41%
2014	41.00%	43.20%	37.07%
2015	41.24%	43.94%	34.62%
2016	45.96%	51.38%	37.75%

County Number: 42
 County Name: Harlan

42 Harlan
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 : 29
Total Sales Price : 15,262,980
Total Adj. Sales Price : 15,262,980
Total Assessed Value : 9,802,260
Avg. Adj. Sales Price : 526,310
Avg. Assessed Value : 338,009

MEDIAN : 65
WGT. MEAN : 64
MEAN : 72
COD : 26.79
PRD : 111.37

COV : 44.20
STD : 31.61
Avg. Abs. Dev : 17.53
MAX Sales Ratio : 183.48
MIN Sales Ratio : 44.21

95% Median C.I. : 55.54 to 69.54
95% Wgt. Mean C.I. : 59.75 to 68.70
95% Mean C.I. : 59.50 to 83.54

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	10	54.10	69.58	59.14	41.22	117.65	44.21	183.48	44.44 to 96.48	491,860	290,895
01-JAN-14 To 31-MAR-14	3	73.63	76.33	73.58	20.05	103.74	55.54	99.83	N/A	288,333	212,160
01-APR-14 To 30-JUN-14	1	54.62	54.62	54.62	00.00	100.00	54.62	54.62	N/A	994,000	542,905
01-JUL-14 To 30-SEP-14	2	60.84	60.84	61.28	14.30	99.28	52.14	69.54	N/A	618,865	379,213
01-OCT-14 To 31-DEC-14	1	67.02	67.02	67.02	00.00	100.00	67.02	67.02	N/A	1,615,000	1,082,440
01-JAN-15 To 31-MAR-15	3	66.69	66.11	61.16	14.51	108.09	51.31	80.34	N/A	330,333	202,045
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	63.88	63.88	63.88	00.00	100.00	63.88	63.88	N/A	718,000	458,635
01-OCT-15 To 31-DEC-15	2	61.62	61.62	62.47	02.58	98.64	60.03	63.20	N/A	422,500	263,940
01-JAN-16 To 31-MAR-16	1	65.44	65.44	65.44	00.00	100.00	65.44	65.44	N/A	785,000	513,740
01-APR-16 To 30-JUN-16	5	74.28	91.03	77.02	29.82	118.19	66.95	164.67	N/A	458,730	353,335
01-JUL-16 To 30-SEP-16											
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	16	55.86	68.82	60.47	33.98	113.81	44.21	183.48	48.16 to 73.63	500,958	302,922
01-OCT-14 To 30-SEP-15	5	66.69	65.85	64.60	09.64	101.93	51.31	80.34	N/A	664,800	429,442
01-OCT-15 To 30-SEP-16	8	67.53	80.48	71.57	24.54	112.45	60.03	164.67	60.03 to 164.67	490,456	351,037
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	7	67.02	67.47	64.10	17.20	105.26	52.14	99.83	52.14 to 99.83	673,104	431,464
01-JAN-15 To 31-DEC-15	6	63.54	64.24	62.36	09.54	103.01	51.31	80.34	51.31 to 80.34	425,667	265,442
<u>ALL</u>	29	65.44	71.52	64.22	26.79	111.37	44.21	183.48	55.54 to 69.54	526,310	338,009

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	3	66.69	63.51	62.72	05.10	101.26	56.81	67.02	N/A	1,075,333	674,483
2	20	61.62	66.76	61.74	25.46	108.13	44.21	183.48	52.01 to 69.54	477,349	294,710
3	6	82.29	91.42	75.69	35.13	120.78	55.54	164.67	55.54 to 164.67	415,000	314,103
<u>ALL</u>	29	65.44	71.52	64.22	26.79	111.37	44.21	183.48	55.54 to 69.54	526,310	338,009

42 Harlan
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 : 29
 Total Sales Price : 15,262,980
 Total Adj. Sales Price : 15,262,980
 Total Assessed Value : 9,802,260
 Avg. Adj. Sales Price : 526,310
 Avg. Assessed Value : 338,009

MEDIAN : 65
 WGT. MEAN : 64
 MEAN : 72
 COD : 26.79
 PRD : 111.37

COV : 44.20
 STD : 31.61
 Avg. Abs. Dev : 17.53
 MAX Sales Ratio : 183.48
 MIN Sales Ratio : 44.21

95% Median C.I. : 55.54 to 69.54
 95% Wgt. Mean C.I. : 59.75 to 68.70
 95% Mean C.I. : 59.50 to 83.54

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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	66.23	66.23	66.51	01.19	99.58	65.44	67.02	N/A	1,200,000	798,090
1	1	67.02	67.02	67.02	00.00	100.00	67.02	67.02	N/A	1,615,000	1,082,440
2	1	65.44	65.44	65.44	00.00	100.00	65.44	65.44	N/A	785,000	513,740
_____Dry_____											
County	4	47.88	50.00	49.21	08.56	101.61	44.21	60.03	N/A	336,250	165,483
2	4	47.88	50.00	49.21	08.56	101.61	44.21	60.03	N/A	336,250	165,483
_____Grass_____											
County	1	55.54	55.54	55.54	00.00	100.00	55.54	55.54	N/A	350,000	194,400
3	1	55.54	55.54	55.54	00.00	100.00	55.54	55.54	N/A	350,000	194,400
_____ALL_____	29	65.44	71.52	64.22	26.79	111.37	44.21	183.48	55.54 to 69.54	526,310	338,009

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	5	65.44	62.07	62.17	06.74	99.84	54.62	67.02	N/A	1,151,120	715,629
1	2	61.92	61.92	62.37	08.25	99.28	56.81	67.02	N/A	1,482,500	924,690
2	3	65.44	62.17	61.95	06.02	100.36	54.62	66.44	N/A	930,200	576,255
_____Dry_____											
County	9	52.14	69.19	58.77	39.76	117.73	44.21	183.48	47.59 to 68.10	383,637	225,458
2	8	52.08	69.32	55.77	40.96	124.30	44.21	183.48	44.21 to 183.48	326,591	182,139
3	1	68.10	68.10	68.10	00.00	100.00	68.10	68.10	N/A	840,000	572,015
_____Grass_____											
County	2	64.59	64.59	63.50	14.01	101.72	55.54	73.63	N/A	312,500	198,440
2	1	73.63	73.63	73.63	00.00	100.00	73.63	73.63	N/A	275,000	202,480
3	1	55.54	55.54	55.54	00.00	100.00	55.54	55.54	N/A	350,000	194,400
_____ALL_____	29	65.44	71.52	64.22	26.79	111.37	44.21	183.48	55.54 to 69.54	526,310	338,009

Harlan County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Harlan	1	n/a	5,240	4,375	3,790	n/a	n/a	2,520	2,520	4,794
Phelps	1	4,629	5,899	4,900	4,497	4,300	4,100	4,000	3,600	5,535
Kearney	1	n/a	6,594	6,110	5,820	4,850	3,395	3,395	3,395	5,847
Harlan	2	5,085	4,643	3,962	3,445	2,858	2,617	2,520	2,520	4,014
Franklin	2	4,295	4,306	4,074	4,012	3,808	3,670	3,538	3,472	4,101
Furnas	1	4,790	4,790	3,875	3,650	2,850	2,680	2,565	2,565	4,236
Harlan	3	n/a	3,490	2,985	2,570	2,340	n/a	2,340	2,340	3,108
Franklin	1	3,449	3,384	3,125	3,023	2,485	2,387	2,390	2,383	3,076

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Harlan	1	n/a	2,695	2,405	2,385	n/a	n/a	1,630	1,630	2,511
Phelps	1	2,800	2,800	2,700	2,500	2,399	2,300	2,100	1,800	2,648
Kearney	1	n/a	3,500	3,100	3,100	2,500	2,000	2,000	2,000	3,097
Harlan	2	2,060	2,025	1,711	1,670	1,440	1,411	1,420	1,420	1,875
Franklin	2	3,505	3,505	2,865	2,865	2,520	2,520	2,170	2,170	3,119
Furnas	1	1,900	1,900	1,480	1,480	1,305	1,305	1,190	1,190	1,676
Harlan	3	0	2,025	1,720	1,665	n/a	n/a	1,420	1,420	1,871
Franklin	1	2,770	2,770	2,665	2,665	1,915	1,915	1,690	1,690	2,277

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Harlan	1	n/a	1,200	1,200	1,200	n/a	n/a	1,200	1,200	1,200
Phelps	1	1,502	1,856	1,774	1,650	1,349	1,395	1,364	1,311	1,498
Kearney	1	n/a	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300
Harlan	2	n/a	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Franklin	2	1,149	1,150	1,150	1,153	1,125	1,125	1,125	1,126	1,129
Furnas	1	1,310	1,310	1,240	1,240	1,020	1,020	950	950	987
Harlan	3	n/a	1,200	1,200	1,200	n/a	n/a	1,200	1,200	1,200
Franklin	1	1,150	1,150	1,150	1,150	1,125	1,125	1,125	1,125	1,128

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

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	58	Median :	69	COV :	42.93	95% Median C.I. :	63.88 to 78.35
Total Sales Price :	29,371,517	Wgt. Mean :	70	STD :	33.81	95% Wgt. Mean C.I. :	65.82 to 74.86
Total Adj. Sales Price :	29,221,517	Mean :	79	Avg. Abs. Dev :	21.65	95% Mean C.I. :	70.06 to 87.46
Total Assessed Value :	20,555,435						
Avg. Adj. Sales Price :	503,819	COD :	31.46	MAX Sales Ratio :	202.01		
Avg. Assessed Value :	354,404	PRD :	111.97	MIN Sales Ratio :	44.21		

Printed : 03/29/2017

DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Qrtrs</u>											
10/01/2013 To 12/31/2013	10	54.10	69.58	59.14	41.22	117.65	44.21	183.48	44.44 to 96.48	491,860	290,895
01/01/2014 To 03/31/2014	6	64.59	70.34	60.30	28.78	116.65	44.90	99.83	44.90 to 99.83	527,167	317,862
04/01/2014 To 06/30/2014	6	84.25	83.78	77.62	22.04	107.94	54.62	128.06	54.62 to 128.06	586,833	455,491
07/01/2014 To 09/30/2014	5	56.10	61.02	61.82	15.29	98.71	50.92	76.42	N/A	610,807	377,593
10/01/2014 To 12/31/2014	2	86.68	86.68	74.22	22.68	116.79	67.02	106.33	N/A	988,500	733,678
01/01/2015 To 03/31/2015	5	79.33	95.94	76.90	41.43	124.76	51.31	202.01	N/A	270,206	207,796
04/01/2015 To 06/30/2015	1	97.26	97.26	97.26		100.00	97.26	97.26	N/A	483,000	469,779
07/01/2015 To 09/30/2015	4	64.53	64.58	62.36	07.45	103.56	55.66	73.59	N/A	565,609	352,695
10/01/2015 To 12/31/2015	4	61.62	89.31	72.55	50.34	123.10	56.55	177.47	N/A	323,750	234,889
01/01/2016 To 03/31/2016	3	71.05	71.61	71.68	06.05	99.90	65.44	78.35	N/A	611,667	438,413
04/01/2016 To 06/30/2016	10	77.72	88.55	82.20	25.81	107.73	61.59	164.67	66.95 to 106.40	460,142	378,233
07/01/2016 To 09/30/2016	2	88.02	88.02	91.37	10.34	96.33	78.92	97.11	N/A	380,000	347,199
<u>Study Yrs</u>											
10/01/2013 To 09/30/2014	27	56.81	71.32	64.39	35.57	110.76	44.21	183.48	52.14 to 81.44	542,838	349,519
10/01/2014 To 09/30/2015	12	70.31	84.05	72.23	31.90	116.36	51.31	202.01	63.88 to 97.26	506,122	365,575
10/01/2015 To 09/30/2016	19	74.28	85.98	79.27	27.67	108.46	56.55	177.47	65.44 to 97.11	446,917	354,290
<u>Calendar Yrs</u>											
01/01/2014 To 12/31/2014	19	69.54	73.85	68.25	25.91	108.21	44.90	128.06	54.81 to 91.93	616,581	420,812
01/01/2015 To 12/31/2015	14	65.94	85.18	71.58	39.10	119.00	51.31	202.01	56.55 to 97.26	385,105	275,650

AGRICULTURAL SAMPLE

Type : Qualified

Number of Sales :	58	Median :	69	COV :	42.93	95% Median C.I. :	63.88 to 78.35
Total Sales Price :	29,371,517	Wgt. Mean :	70	STD :	33.81	95% Wgt. Mean C.I. :	65.82 to 74.86
Total Adj. Sales Price :	29,221,517	Mean :	79	Avg. Abs. Dev :	21.65	95% Mean C.I. :	70.06 to 87.46
Total Assessed Value :	20,555,435						
Avg. Adj. Sales Price :	503,819	COD :	31.46	MAX Sales Ratio :	202.01		
Avg. Assessed Value :	354,404	PRD :	111.97	MIN Sales Ratio :	44.21		

Printed : 03/29/2017

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
1	13	66.69	69.30	66.24	20.39	104.62	44.90	100.00	54.81 to 90.81	707,515	468,652
2	35	71.05	80.14	71.97	32.70	111.35	44.21	202.01	61.59 to 79.33	456,570	328,589
3	10	80.02	86.21	73.25	32.07	117.69	55.54	164.67	55.66 to 106.40	404,388	296,234

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	5	65.44	69.00	70.17	11.03	98.33	56.55	90.81	N/A	788,642	553,371
1	3	67.02	74.34	73.01	12.74	101.82	65.18	90.81	N/A	946,070	690,719
2	2	61.00	61.00	62.87	07.30	97.03	56.55	65.44	N/A	552,500	347,350
<u>Dry</u>											
County	8	52.87	52.68	52.24	09.38	100.84	44.21	60.03	44.21 to 60.03	423,672	221,333
1	3	54.81	53.94	53.45	03.16	100.92	50.92	56.10	N/A	594,792	317,940
2	4	47.88	50.00	49.21	08.56	101.61	44.21	60.03	N/A	336,250	165,483
3	1	59.58	59.58	59.58		100.00	59.58	59.58	N/A	260,000	154,915
<u>Grass</u>											
County	6	79.13	80.14	77.58	13.64	103.30	55.54	106.40	55.54 to 106.40	262,484	203,632
1	1	78.92	78.92	78.92		100.00	78.92	78.92	N/A	240,000	189,408
2	3	79.33	79.99	80.32	05.66	99.59	73.59	87.06	N/A	268,333	215,524
3	2	80.97	80.97	72.81	31.41	111.21	55.54	106.40	N/A	264,953	192,906
<u>ALL</u>											
10/01/2013 To 09/30/2016	58	68.82	78.76	70.34	31.46	111.97	44.21	202.01	63.88 to 78.35	503,819	354,404

AGRICULTURAL SAMPLE

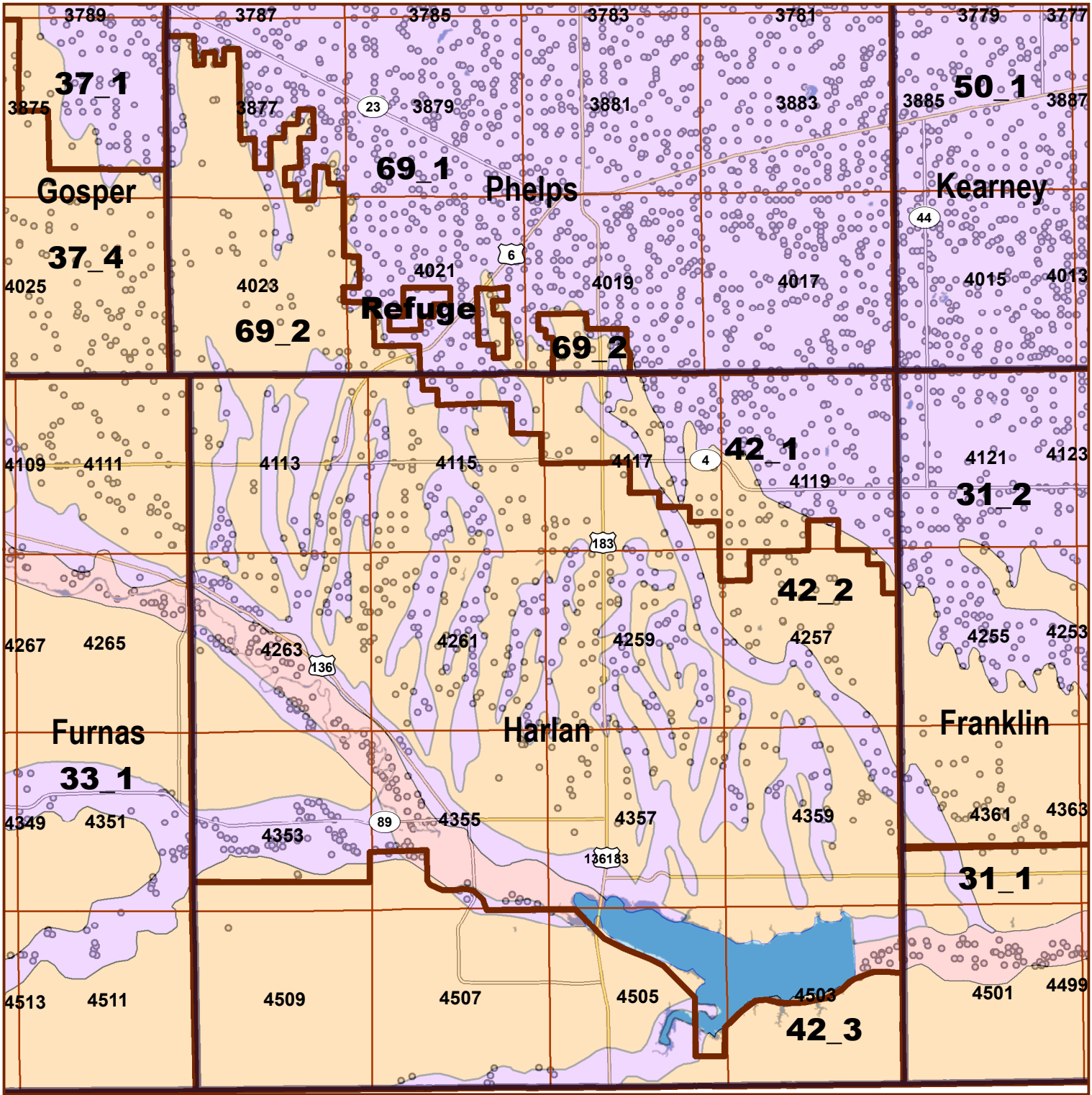
Type : Qualified

Number of Sales :	58	Median :	69	COV :	42.93	95% Median C.I. :	63.88 to 78.35
Total Sales Price :	29,371,517	Wgt. Mean :	70	STD :	33.81	95% Wgt. Mean C.I. :	65.82 to 74.86
Total Adj. Sales Price :	29,221,517	Mean :	79	Avg. Abs. Dev :	21.65	95% Mean C.I. :	70.06 to 87.46
Total Assessed Value :	20,555,435						
Avg. Adj. Sales Price :	503,819	COD :	31.46	MAX Sales Ratio :	202.01		
Avg. Assessed Value :	354,404	PRD :	111.97	MIN Sales Ratio :	44.21		

Printed : 03/29/2017

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Value
<u>Irrigated</u>											
County	11	65.44	67.22	64.53	16.38	104.17	44.90	93.35	54.62 to 90.81	877,892	566,483
1	5	65.18	64.94	62.53	17.21	103.85	44.90	90.81	N/A	1,087,242	679,885
2	6	65.94	69.13	67.10	15.56	103.03	54.62	93.35	54.62 to 93.35	703,433	471,981
<u>Dry</u>											
County	15	56.10	76.83	62.97	47.13	122.01	44.21	202.01	50.92 to 68.10	398,609	251,016
1	3	54.81	53.94	53.45	03.16	100.92	50.92	56.10	N/A	594,792	317,940
2	10	56.09	86.29	67.36	66.80	128.10	44.21	202.01	47.59 to 183.48	309,476	208,449
3	2	63.84	63.84	66.08	06.67	96.61	59.58	68.10	N/A	550,000	363,465
<u>Grass</u>											
County	9	78.92	78.60	78.23	11.26	100.47	55.54	106.40	71.50 to 87.06	390,632	305,608
1	2	75.21	75.21	74.77	04.93	100.59	71.50	78.92	N/A	272,893	204,029
2	5	79.33	79.01	80.19	05.37	98.53	73.59	87.06	N/A	488,000	391,321
3	2	80.97	80.97	72.81	31.41	111.21	55.54	106.40	N/A	264,953	192,906
<u>ALL</u>											
10/01/2013 To 09/30/2016	58	68.82	78.76	70.34	31.46	111.97	44.21	202.01	63.88 to 78.35	503,819	354,404



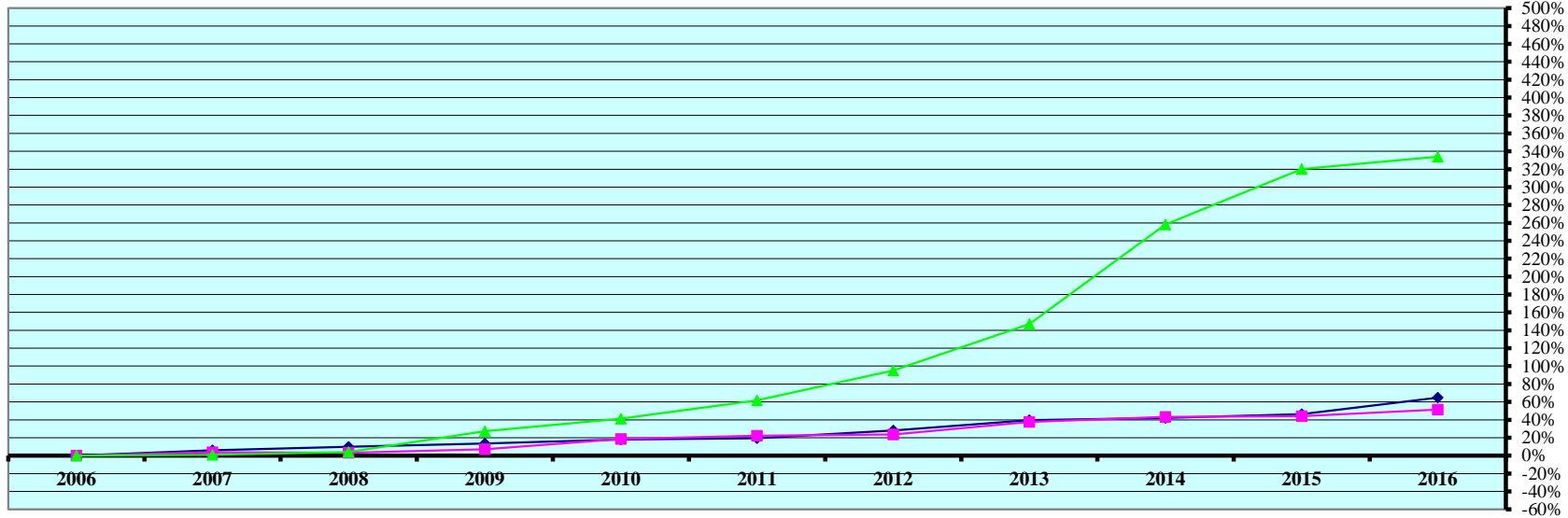
Legend

- 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

Harlan 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	80,751,715	--	--	--	18,229,015	--	--	--	177,684,525	--	--	--
2007	85,547,400	4,795,685	5.94%	5.94%	18,912,715	683,700	3.75%	3.75%	179,164,605	1,480,080	0.83%	0.83%
2008	88,621,245	3,073,845	3.59%	9.75%	18,796,625	-116,090	-0.61%	3.11%	184,650,880	5,486,275	3.06%	3.92%
2009	91,703,875	3,082,630	3.48%	13.56%	19,542,515	745,890	3.97%	7.21%	225,939,655	41,288,775	22.36%	27.16%
2010	95,192,475	3,488,600	3.80%	17.88%	21,615,250	2,072,735	10.61%	18.58%	251,096,585	25,156,930	11.13%	41.32%
2011	96,467,885	1,275,410	1.34%	19.46%	22,291,590	676,340	3.13%	22.29%	287,282,840	36,186,255	14.41%	61.68%
2012	103,501,220	7,033,335	7.29%	28.17%	22,552,465	260,875	1.17%	23.72%	346,448,595	59,165,755	20.59%	94.98%
2013	112,688,625	9,187,405	8.88%	39.55%	25,098,790	2,546,325	11.29%	37.69%	438,670,205	92,221,610	26.62%	146.88%
2014	114,787,435	2,098,810	1.86%	42.15%	26,104,780	1,005,990	4.01%	43.20%	636,641,120	197,970,915	45.13%	258.30%
2015	118,201,012	3,413,577	2.97%	46.38%	26,239,590	134,810	0.52%	43.94%	746,298,200	109,657,080	17.22%	320.01%
2016	133,042,105	14,841,093	12.56%	64.75%	27,595,415	1,355,825	5.17%	51.38%	771,001,320	24,703,120	3.31%	333.92%

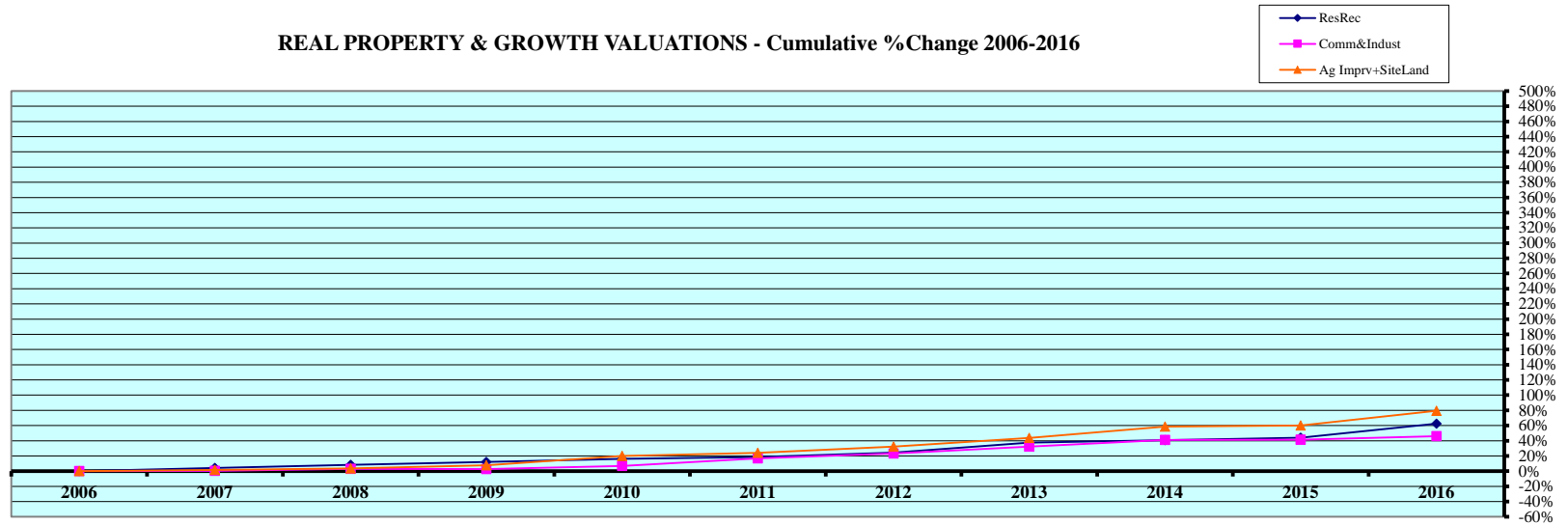
Rate Annual %chg: Residential & Recreational **5.12%** Commercial & Industrial **4.23%** Agricultural Land **15.81%**

Cnty# **42**
County **HARLAN**

CHART 1 EXHIBIT 42B 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	80,751,715	1,444,365	1.79%	79,307,350	--	--	18,229,015	94,095	0.52%	18,134,920	--	--
2007	85,547,400	1,380,460	1.61%	84,166,940	4.23%	4.23%	18,912,715	623,645	3.30%	18,289,070	0.33%	0.33%
2008	88,621,245	1,163,735	1.31%	87,457,510	2.23%	8.30%	18,796,625	0	0.00%	18,796,625	-0.61%	3.11%
2009	91,703,875	1,200,785	1.31%	90,503,090	2.12%	12.08%	19,542,515	828,825	4.24%	18,713,690	-0.44%	2.66%
2010	95,192,475	1,293,040	1.36%	93,899,435	2.39%	16.28%	21,615,250	2,129,370	9.85%	19,485,880	-0.29%	6.89%
2011	96,467,885	660,135	0.68%	95,807,750	0.65%	18.64%	22,291,590	1,017,650	4.57%	21,273,940	-1.58%	16.70%
2012	103,501,220	3,014,816	2.91%	100,486,404	4.17%	24.44%	22,552,465	83,857	0.37%	22,468,608	0.79%	23.26%
2013	112,688,625	1,624,682	1.44%	111,063,943	7.31%	37.54%	25,098,790	970,544	3.87%	24,128,246	6.99%	32.36%
2014	114,787,435	1,123,449	0.98%	113,663,986	0.87%	40.76%	26,104,780	401,052	1.54%	25,703,728	2.41%	41.00%
2015	118,201,012	1,976,790	1.67%	116,224,222	1.25%	43.93%	26,239,590	492,752	1.88%	25,746,838	-1.37%	41.24%
2016	133,042,105	1,844,993	1.39%	131,197,112	10.99%	62.47%	27,595,415	988,274	3.58%	26,607,141	1.40%	45.96%
Rate Ann%chg	5.12%			3.62%			4.23%			C & I w/o growth 0.76%		

Tax Year	Ag Improvements & Site Land ⁽¹⁾				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	12,848,125	7,701,390	20,549,515	238,820	1.16%	20,310,695	--	--
2007	13,478,125	7,744,205	21,222,330	328,645	1.55%	20,893,685	1.67%	1.67%
2008	13,949,330	7,723,895	21,673,225	372,070	1.72%	21,301,155	0.37%	3.66%
2009	15,165,065	7,649,730	22,814,795	709,435	3.11%	22,105,360	1.99%	7.57%
2010	17,147,110	8,107,540	25,254,650	577,185	2.29%	24,677,465	8.16%	20.09%
2011	14,315,975	11,558,960	25,874,935	394,790	1.53%	25,480,145	0.89%	23.99%
2012	18,941,605	9,377,945	28,319,550	1,141,104	4.03%	27,178,446	5.04%	32.26%
2013	20,979,055	11,375,715	32,354,770	2,857,976	8.83%	29,496,794	4.16%	43.54%
2014	21,682,575	11,831,315	33,513,890	909,536	2.71%	32,604,354	0.77%	58.66%
2015	22,110,135	12,405,605	34,515,740	1,612,339	4.67%	32,903,401	-1.82%	60.12%
2016	24,757,805	13,894,130	38,651,935	1,785,535	4.62%	36,866,400	6.81%	79.40%
Rate Ann%chg	6.78%	6.08%	6.52%	Ag Imprv+Site w/o growth		2.81%		

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

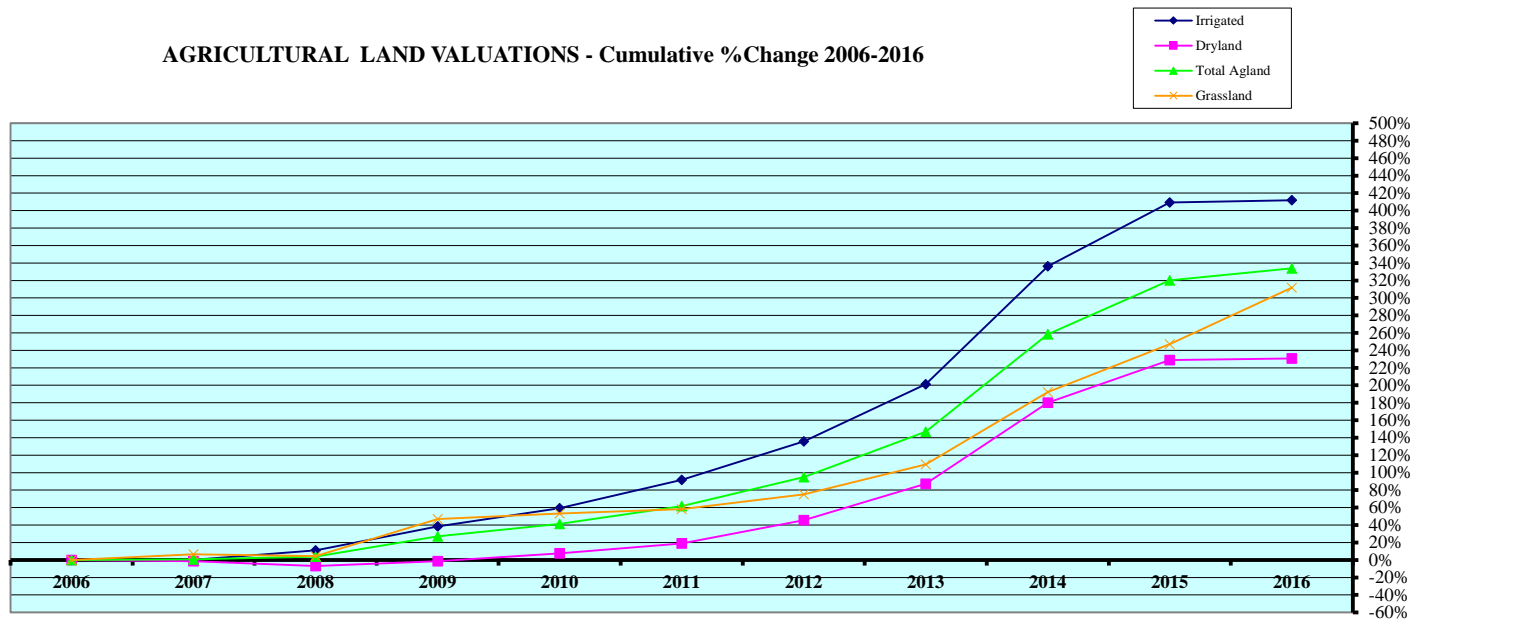
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

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County HARLAN

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	86,601,235	--	--	--	57,610,260	--	--	--	33,210,780	--	--	--
2007	86,717,020	115,785	0.13%	0.13%	56,845,800	-764,460	-1.33%	-1.33%	35,341,335	2,130,555	6.42%	6.42%
2008	96,115,950	9,398,930	10.84%	10.99%	53,649,130	-3,196,670	-5.62%	-6.88%	34,635,950	-705,385	-2.00%	4.29%
2009	119,993,685	23,877,735	24.84%	38.56%	56,859,515	3,210,385	5.98%	-1.30%	48,808,820	14,172,870	40.92%	46.97%
2010	137,980,695	17,987,010	14.99%	59.33%	61,992,690	5,133,175	9.03%	7.61%	50,882,310	2,073,490	4.25%	53.21%
2011	166,017,535	28,036,840	20.32%	91.70%	68,510,245	6,517,555	10.51%	18.92%	52,513,540	1,631,230	3.21%	58.12%
2012	204,155,445	38,137,910	22.97%	135.74%	83,895,035	15,384,790	22.46%	45.63%	58,158,215	5,644,675	10.75%	75.12%
2013	260,750,135	56,594,690	27.72%	201.09%	107,932,340	24,037,305	28.65%	87.35%	69,506,430	11,348,215	19.51%	109.29%
2014	377,692,590	116,942,455	44.85%	336.13%	161,422,915	53,490,575	49.56%	180.20%	97,045,315	27,538,885	39.62%	192.21%
2015	441,021,515	63,328,925	16.77%	409.26%	189,506,555	28,083,640	17.40%	228.95%	115,290,230	18,244,915	18.80%	247.15%
2016	443,247,230	2,225,715	0.50%	411.83%	190,529,975	1,023,420	0.54%	230.72%	136,744,915	21,454,685	18.61%	311.75%

Rate Ann.%chg: Irrigated Dryland Grassland

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	262,250	--	--	--	0	--	--	--	177,684,525	--	--	--
2007	260,450	-1,800	-0.69%	-0.69%	0	0			179,164,605	1,480,080	0.83%	0.83%
2008	249,850	-10,600	-4.07%	-4.73%	0	0			184,650,880	5,486,275	3.06%	3.92%
2009	239,250	-10,600	-4.24%	-8.77%	38,385	38,385			225,939,655	41,288,775	22.36%	27.16%
2010	240,890	1,640	0.69%	-8.14%	0	-38,385	-100.00%		251,096,585	25,156,930	11.13%	41.32%
2011	241,520	630	0.26%	-7.90%	0	0			287,282,840	36,186,255	14.41%	61.68%
2012	239,900	-1,620	-0.67%	-8.52%	0	0			346,448,595	59,165,755	20.59%	94.98%
2013	481,300	241,400	100.63%	83.53%	0	0			438,670,205	92,221,610	26.62%	146.88%
2014	480,300	-1,000	-0.21%	83.15%	0	0			636,641,120	197,970,915	45.13%	258.30%
2015	479,900	-400	-0.08%	82.99%	0	0			746,298,200	109,657,080	17.22%	320.01%
2016	479,200	-700	-0.15%	82.73%	0	0			771,001,320	24,703,120	3.31%	333.92%

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Rate Ann.%chg: Total Agric Land

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	86,611,750	93,524	926			57,594,960	99,965	576			33,189,410	119,227	278		
2007	86,711,155	95,263	910	-1.71%	-1.71%	56,874,900	98,685	576	0.03%	0.03%	35,351,075	118,910	297	6.80%	6.80%
2008	96,327,835	103,710	929	2.04%	0.29%	53,583,395	93,632	572	-0.70%	-0.67%	34,641,405	116,783	297	-0.22%	6.56%
2009	120,049,295	103,557	1,159	24.81%	25.18%	57,025,650	96,052	594	3.74%	3.04%	48,714,150	116,143	419	41.40%	50.67%
2010	137,994,145	103,488	1,333	15.02%	43.99%	61,944,660	95,939	646	8.75%	12.07%	50,874,645	116,249	438	4.34%	57.21%
2011	165,832,440	103,478	1,603	20.19%	73.05%	68,544,755	95,758	716	10.86%	24.24%	52,493,865	116,431	451	3.02%	61.96%
2012	204,018,065	103,612	1,969	22.87%	112.62%	83,777,180	95,943	873	21.99%	51.56%	58,012,675	115,921	500	11.00%	79.78%
2013	261,565,670	103,871	2,518	27.89%	171.92%	107,536,605	96,059	1,119	28.21%	94.30%	69,498,915	115,793	600	19.93%	115.61%
2014	377,686,500	103,465	3,650	44.96%	294.17%	161,417,200	96,769	1,668	49.00%	189.52%	97,062,955	115,480	841	40.04%	201.94%
2015	441,050,635	103,389	4,266	16.86%	360.64%	189,521,200	97,079	1,952	17.04%	238.84%	115,290,230	115,257	1,000	19.01%	259.34%
2016	442,771,605	103,801	4,266	-0.01%	360.60%	191,189,350	98,217	1,947	-0.29%	237.86%	136,211,515	113,777	1,197	19.68%	330.07%

Rate Annual %chg Average Value/Acre: 16.50%

12.95%

15.71%

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	262,350	5,247	50			0	0				177,658,470	317,963	559		
2007	259,750	5,195	50	0.00%	0.00%	0	0				179,196,880	318,053	563	0.84%	0.84%
2008	249,700	4,994	50	0.00%	0.00%	0	0				184,802,335	319,119	579	2.78%	3.64%
2009	240,500	4,810	50	0.00%	0.00%	150	3	50			226,029,745	320,565	705	21.76%	26.19%
2010	241,660	4,820	50	0.27%	0.27%	150	3	50	0.00%		251,055,260	320,499	783	11.09%	40.20%
2011	240,790	4,807	50	-0.09%	0.18%	150	3	50	0.00%		287,112,000	320,477	896	14.37%	60.34%
2012	239,900	4,798	50	-0.18%	0.00%	0	0				346,047,820	320,274	1,080	20.60%	93.38%
2013	479,900	4,799	100	100.00%	100.00%	0	0				439,081,090	320,522	1,370	26.79%	145.18%
2014	480,900	4,809	100	0.00%	100.00%	0	0				636,647,555	320,523	1,986	44.99%	255.49%
2015	479,900	4,799	100	0.00%	100.00%	0	0				746,341,965	320,523	2,329	17.23%	316.74%
2016	474,600	4,746	100	0.00%	100.00%	0	0				770,647,070	320,540	2,404	3.25%	330.29%

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HARLAN

Rate Annual %chg Average Value/Acre: 15.71%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
3,423	HARLAN	42,229,239	6,737,457	7,931,097	120,822,370	27,595,415	0	12,219,735	771,001,320	24,757,805	13,894,130	2,671,790	1,029,860,358
cnty.sector.value % of total value:		4.10%	0.65%	0.77%	11.73%	2.68%		1.19%	74.86%	2.40%	1.35%	0.26%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,153	ALMA	1,227,370	320,646	127,782	41,152,020	12,414,850	0	0	183,625	0	3,045	0	55,429,338
33.68%	%sector of county sector	2.91%	4.76%	1.61%	34.06%	44.99%			0.02%		0.02%		5.38%
	%sector of municipality	2.21%	0.58%	0.23%	74.24%	22.40%			0.33%		0.01%		100.00%
44	HUNTLEY	105,871	61,501	6,507	870,925	134,660	0	0	0	0	0	0	1,179,464
1.29%	%sector of county sector	0.25%	0.91%	0.08%	0.72%	0.49%							0.11%
	%sector of municipality	8.96%	5.21%	0.56%	73.84%	11.42%							100.00%
386	ORLEANS	36,156	405,635	111,179	8,332,905	1,052,995	0	0	0	0	4,000	0	9,942,870
11.28%	%sector of county sector	0.09%	6.02%	1.40%	6.90%	3.82%					0.03%		0.97%
	%sector of municipality	0.36%	4.08%	1.12%	83.81%	10.59%					0.04%		100.00%
779	OXFORD	220,820	128,240	295,303	5,148,175	947,865	0	0	98,800	34,305	9,695	0	6,883,203
22.76%	%sector of county sector	0.52%	1.90%	3.72%	4.26%	3.43%			0.01%	0.14%	0.07%		0.67%
	%sector of municipality	3.21%	1.86%	4.29%	74.79%	13.77%			1.44%	0.50%	0.14%		100.00%
38	RAGAN	100,222	126,340	6,150	702,885	2,377,810	0	0	123,490	0	0	0	3,436,897
1.11%	%sector of county sector	0.24%	1.88%	0.08%	0.58%	8.62%			0.02%				0.33%
	%sector of municipality	2.92%	3.68%	0.18%	20.45%	69.18%			3.59%				100.00%
150	REPUBLICAN CITY	46,675	388,636	67,894	11,661,765	2,038,705	0	167,990	0	0	0	0	14,371,665
4.38%	%sector of county sector	0.11%	5.77%	0.86%	9.65%	7.39%		1.37%					1.40%
	%sector of municipality	0.32%	2.70%	0.47%	81.14%	14.19%		1.17%					100.00%
183	STAMFORD	53,303	101,081	33,651	2,809,695	271,070	0	0	0	0	2,800	0	3,271,000
5.35%	%sector of county sector	0.13%	1.50%	0.42%	2.33%	0.98%					0.02%		0.32%
	%sector of municipality	1.63%	3.09%	1.03%	85.88%	8.29%					0.09%		100.00%
2,733	Total Municipalities	1,790,417	1,532,079	648,466	70,678,370	19,237,955	0	167,990	405,915	34,305	19,540	0	94,515,037
79.84%	%all municip.sect of cnty	4.24%	22.74%	8.18%	58.50%	69.71%		1.37%	0.05%	0.14%	0.14%		9.18%

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

Cnty#	County
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CHART 5

EXHIBIT

42B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,934	Value : 965,571,709	Growth 4,040,687	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	233	554,470	63	911,275	19	93,370	315	1,559,115	
02. Res Improve Land	1,262	5,681,030	177	5,157,625	227	4,563,990	1,666	15,402,645	
03. Res Improvements	1,262	63,946,405	177	18,694,284	227	23,448,205	1,666	106,088,894	
04. Res Total	1,495	70,181,905	240	24,763,184	246	28,105,565	1,981	123,050,654	1,509,777
% of Res Total	75.47	57.03	12.12	20.12	12.42	22.84	40.15	12.74	37.36
05. Com UnImp Land	41	132,905	1	1,500	2	11,160	44	145,565	
06. Com Improve Land	236	1,316,365	7	34,775	13	82,680	256	1,433,820	
07. Com Improvements	236	19,508,845	7	2,259,145	13	5,520,620	256	27,288,610	
08. Com Total	277	20,958,115	8	2,295,420	15	5,614,460	300	28,867,995	1,413,930
% of Com Total	92.33	72.60	2.67	7.95	5.00	19.45	6.08	2.99	34.99
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	1	10,200	0	0	1	10,200	
14. Rec Improve Land	13	0	355	2,847,205	1	12,180	369	2,859,385	
15. Rec Improvements	13	170,315	355	9,358,360	1	750	369	9,529,425	
16. Rec Total	13	170,315	356	12,215,765	1	12,930	370	12,399,010	248,695
% of Rec Total	3.51	1.37	96.22	98.52	0.27	0.10	7.50	1.28	6.15
Res & Rec Total	1,508	70,352,220	596	36,978,949	247	28,118,495	2,351	135,449,664	1,758,472
% of Res & Rec Total	64.14	51.94	25.35	27.30	10.51	20.76	47.65	14.03	43.52
Com & Ind Total	277	20,958,115	8	2,295,420	15	5,614,460	300	28,867,995	1,413,930
% of Com & Ind Total	92.33	72.60	2.67	7.95	5.00	19.45	6.08	2.99	34.99
17. Taxable Total	1,785	91,310,335	604	39,274,369	262	33,732,955	2,651	164,317,659	3,172,402
% of Taxable Total	67.33	55.57	22.78	23.90	9.88	20.53	53.73	17.02	78.51

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	5	225,990	2,497,155	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	5	225,990	2,497,155
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				5	225,990	2,497,155

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	14	2,853,560	14	2,853,560	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	0	0	14	2,853,560	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	111	0	84	195

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	9	438,165	9	170,495	1,803	589,551,220	1,821	590,159,880
28. Ag-Improved Land	1	33,560	2	16,000	429	173,929,735	432	173,979,295
29. Ag Improvements	1	31,145	2	40,580	445	34,189,590	448	34,261,315
30. Ag Total							2,269	798,400,490

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	15,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	21,450	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	4.00	4,000	7	14.00	7,000	
36. FarmSite Improv Land	1	0.00	0	2	3.00	16,000	
37. FarmSite Improvements	1	0.00	9,695	2	0.00	40,580	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	23.00	113,000	23	23.00	113,000	
32. HomeSite Improv Land	289	299.00	4,209,000	290	300.00	4,224,000	
33. HomeSite Improvements	289	0.00	20,542,610	290	0.00	20,564,060	266,805
34. HomeSite Total				313	323.00	24,901,060	
35. FarmSite UnImp Land	74	146.60	95,300	82	164.60	106,300	
36. FarmSite Improv Land	418	1,301.03	683,945	421	1,304.03	699,945	
37. FarmSite Improvements	434	0.00	13,646,980	437	0.00	13,697,255	601,480
38. FarmSite Total				519	1,468.63	14,503,500	
39. Road & Ditches	0	6,409.30	0	0	6,409.30	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				832	8,200.93	39,404,560	868,285

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	19,146.00	81.20%	100,325,040	88.76%	5,240.00
47. 2A1	772.00	3.27%	3,377,500	2.99%	4,375.00
48. 2A	84.00	0.36%	318,360	0.28%	3,790.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	1,203.00	5.10%	3,031,560	2.68%	2,520.00
52. 4A	2,374.00	10.07%	5,982,480	5.29%	2,520.00
53. Total	23,579.00	100.00%	113,034,940	100.00%	4,793.88
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,759.00	79.48%	20,910,505	85.31%	2,695.00
56. 2D1	405.00	4.15%	974,025	3.97%	2,405.00
57. 2D	29.00	0.30%	69,165	0.28%	2,385.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	656.00	6.72%	1,069,280	4.36%	1,630.00
61. 4D	913.00	9.35%	1,488,190	6.07%	1,630.00
62. Total	9,762.00	100.00%	24,511,165	100.00%	2,510.88
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	914.00	16.59%	1,096,800	16.59%	1,200.00
65. 2G1	224.00	4.07%	268,800	4.07%	1,200.00
66. 2G	71.00	1.29%	85,200	1.29%	1,200.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	379.00	6.88%	454,800	6.88%	1,200.00
70. 4G	3,920.00	71.17%	4,704,000	71.17%	1,200.00
71. Total	5,508.00	100.00%	6,609,600	100.00%	1,200.00
Irrigated Total					
Irrigated Total	23,579.00	60.48%	113,034,940	78.40%	4,793.88
Dry Total					
Dry Total	9,762.00	25.04%	24,511,165	17.00%	2,510.88
Grass Total					
Grass Total	5,508.00	14.13%	6,609,600	4.58%	1,200.00
72. Waste	140.00	0.36%	14,000	0.01%	100.00
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	38,989.00	100.00%	144,169,705	100.00%	3,697.70

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	83.70	0.11%	425,615	0.14%	5,085.01
46. 1A	49,366.03	64.57%	229,225,660	74.69%	4,643.39
47. 2A1	5,675.00	7.42%	22,486,025	7.33%	3,962.30
48. 2A	770.00	1.01%	2,652,650	0.86%	3,445.00
49. 3A1	606.00	0.79%	1,731,680	0.56%	2,857.56
50. 3A	1,076.00	1.41%	2,816,095	0.92%	2,617.19
51. 4A1	4,160.70	5.44%	10,484,965	3.42%	2,520.00
52. 4A	14,716.00	19.25%	37,084,320	12.08%	2,520.00
53. Total	76,453.43	100.00%	306,907,010	100.00%	4,014.30
Dry					
54. 1D1	5.00	0.01%	10,300	0.01%	2,060.00
55. 1D	43,887.75	73.92%	88,872,795	79.83%	2,025.00
56. 2D1	1,401.00	2.36%	2,396,955	2.15%	1,710.89
57. 2D	261.00	0.44%	435,870	0.39%	1,670.00
58. 3D1	162.00	0.27%	233,280	0.21%	1,440.00
59. 3D	141.00	0.24%	198,980	0.18%	1,411.21
60. 4D1	4,543.00	7.65%	6,451,060	5.79%	1,420.00
61. 4D	8,968.36	15.11%	12,735,070	11.44%	1,420.00
62. Total	59,369.11	100.00%	111,334,310	100.00%	1,875.29
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	7,989.00	11.24%	9,586,800	11.24%	1,200.00
65. 2G1	914.00	1.29%	1,096,800	1.29%	1,200.00
66. 2G	472.00	0.66%	566,400	0.66%	1,200.00
67. 3G1	62.00	0.09%	74,400	0.09%	1,200.00
68. 3G	103.00	0.14%	123,600	0.14%	1,200.00
69. 4G1	4,213.00	5.93%	5,055,600	5.93%	1,200.00
70. 4G	57,301.06	80.64%	68,761,795	80.64%	1,200.01
71. Total	71,054.06	100.00%	85,265,395	100.00%	1,200.01
Irrigated Total					
	76,453.43	36.25%	306,907,010	60.90%	4,014.30
Dry Total					
	59,369.11	28.15%	111,334,310	22.09%	1,875.29
Grass Total					
	71,054.06	33.69%	85,265,395	16.92%	1,200.01
72. Waste	4,048.00	1.92%	404,800	0.08%	100.00
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	210,924.60	100.00%	503,911,515	100.00%	2,389.06

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	2,443.20	63.51%	8,525,630	71.30%	3,489.53
47. 2A1	225.00	5.85%	671,625	5.62%	2,985.00
48. 2A	7.00	0.18%	17,990	0.15%	2,570.00
49. 3A1	3.00	0.08%	7,020	0.06%	2,340.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	166.00	4.31%	388,440	3.25%	2,340.00
52. 4A	1,003.00	26.07%	2,347,020	19.63%	2,340.00
53. Total	3,847.20	100.00%	11,957,725	100.00%	3,108.16
Dry					
54. 1D1	2.00	0.01%	0	0.00%	0.00
55. 1D	21,373.00	74.01%	43,281,795	80.13%	2,025.07
56. 2D1	229.00	0.79%	393,880	0.73%	1,720.00
57. 2D	38.00	0.13%	63,270	0.12%	1,665.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	1,672.00	5.79%	2,374,240	4.40%	1,420.00
61. 4D	5,563.00	19.26%	7,901,980	14.63%	1,420.45
62. Total	28,877.00	100.00%	54,015,165	100.00%	1,870.53
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,797.00	10.15%	4,556,400	10.15%	1,200.00
65. 2G1	51.00	0.14%	61,200	0.14%	1,200.00
66. 2G	88.00	0.24%	105,600	0.24%	1,200.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,823.00	4.87%	2,187,600	4.87%	1,200.00
70. 4G	31,642.60	84.60%	37,971,120	84.60%	1,200.00
71. Total	37,401.60	100.00%	44,881,920	100.00%	1,200.00
Irrigated Total	3,847.20	5.44%	11,957,725	10.78%	3,108.16
Dry Total	28,877.00	40.83%	54,015,165	48.70%	1,870.53
Grass Total	37,401.60	52.88%	44,881,920	40.47%	1,200.00
72. Waste	599.00	0.85%	59,900	0.05%	100.00
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	70,724.80	100.00%	110,914,710	100.00%	1,568.26

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	67.79	278,655	0.00	0	103,811.84	431,621,020	103,879.63	431,899,675
77. Dry Land	52.00	99,670	90.00	163,495	97,866.11	189,597,475	98,008.11	189,860,640
78. Grass	62.00	74,400	0.00	0	113,901.66	136,682,515	113,963.66	136,756,915
79. Waste	0.00	0	0.00	0	4,787.00	478,700	4,787.00	478,700
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	181.79	452,725	90.00	163,495	320,366.61	758,379,710	320,638.40	758,995,930

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	103,879.63	32.40%	431,899,675	56.90%	4,157.69
Dry Land	98,008.11	30.57%	189,860,640	25.01%	1,937.19
Grass	113,963.66	35.54%	136,756,915	18.02%	1,200.00
Waste	4,787.00	1.49%	478,700	0.06%	100.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	320,638.40	100.00%	758,995,930	100.00%	2,367.14

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 Acreages	20	111,450	246	4,833,940	246	24,374,895	266	29,320,285	555,857
83.2 Alma	29	238,000	531	4,358,950	531	35,648,650	560	40,245,600	244,070
83.3 B & R Trl Park	0	0	92	30,000	92	1,026,845	92	1,056,845	25,595
83.4 Hanchetts	8	92,990	32	1,023,615	32	7,106,995	40	8,223,600	249,050
83.5 Hunters Hill	2	100,000	20	1,060,285	20	2,857,645	22	4,017,930	29,205
83.6 N Shore Cabin	3	27,265	25	1,417,040	25	2,264,145	28	3,708,450	5,955
83.7 N Shore Marina	0	0	132	795,000	132	4,151,320	132	4,946,320	89,540
83.8 Orleans	67	73,990	247	252,875	247	8,051,060	314	8,377,925	49,320
83.9 Oxford	17	17,035	103	139,040	103	5,028,730	120	5,184,805	39,075
83.10 Patterson	0	0	97	1,630,000	97	3,069,015	97	4,699,015	133,560
83.11 Republican City	17	72,410	234	740,510	234	11,536,975	251	12,349,895	204,770
83.12 Stamford\huntley\rag	104	150,735	162	192,605	162	3,981,930	266	4,325,270	2,450
83.13 Taylor Manor	49	685,440	114	1,788,170	114	6,520,114	163	8,993,724	130,025
84 Residential Total	316	1,569,315	2,035	18,262,030	2,035	115,618,319	2,351	135,449,664	1,758,472

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	Acreages	5	21,420	24	167,020	24	5,516,370	29	5,704,810	1,375,860
85.2	Alma	12	88,950	111	891,660	111	10,947,300	123	11,927,910	19,500
85.3	B & R Trl Park	0	0	1	22,750	1	276,995	1	299,745	10,195
85.4	Huntley/ragan	10	3,635	16	22,230	16	2,486,605	26	2,512,470	0
85.5	N Shore Cabin	0	0	2	0	2	1,775,940	2	1,775,940	0
85.6	Orleans	10	6,050	45	30,885	45	1,019,290	55	1,056,225	5,685
85.7	Oxford	2	2,680	5	18,620	5	926,565	7	947,865	0
85.8	Patterson	0	0	2	0	2	2,057,975	2	2,057,975	0
85.9	Republican City	3	15,355	31	236,335	31	1,853,925	34	2,105,615	2,690
85.10	Stamford	2	7,475	16	9,545	16	253,650	18	270,670	0
85.11	Taylor Manor	0	0	3	34,775	3	173,995	3	208,770	0
86	Commercial Total	44	145,565	256	1,433,820	256	27,288,610	300	28,867,995	1,413,930

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	561.00	10.88%	673,200	10.88%	1,200.00
89. 2G1	224.00	4.35%	268,800	4.35%	1,200.00
90. 2G	71.00	1.38%	85,200	1.38%	1,200.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	379.00	7.35%	454,800	7.35%	1,200.00
94. 4G	3,920.00	76.04%	4,704,000	76.04%	1,200.00
95. Total	5,155.00	100.00%	6,186,000	100.00%	1,200.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	353.00	100.00%	423,600	100.00%	1,200.00
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	353.00	100.00%	423,600	100.00%	1,200.00
<hr/>					
Grass Total	5,155.00	93.59%	6,186,000	93.59%	1,200.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	353.00	6.41%	423,600	6.41%	1,200.00
114. Market Area Total	5,508.00	100.00%	6,609,600	100.00%	1,200.00

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	3,766.00	5.64%	4,519,200	5.64%	1,200.00
89. 2G1	914.00	1.37%	1,096,800	1.37%	1,200.00
90. 2G	472.00	0.71%	566,400	0.71%	1,200.00
91. 3G1	62.00	0.09%	74,400	0.09%	1,200.00
92. 3G	103.00	0.15%	123,600	0.15%	1,200.00
93. 4G1	4,213.00	6.30%	5,055,600	6.30%	1,200.00
94. 4G	57,301.06	85.74%	68,761,795	85.74%	1,200.01
95. Total	66,831.06	100.00%	80,197,795	100.00%	1,200.01
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	4,223.00	100.00%	5,067,600	100.00%	1,200.00
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	4,223.00	100.00%	5,067,600	100.00%	1,200.00
<hr/>					
Grass Total	66,831.06	94.06%	80,197,795	94.06%	1,200.01
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	4,223.00	5.94%	5,067,600	5.94%	1,200.00
114. Market Area Total	71,054.06	100.00%	85,265,395	100.00%	1,200.01

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	2,152.00	6.02%	2,582,400	6.02%	1,200.00
89. 2G1	51.00	0.14%	61,200	0.14%	1,200.00
90. 2G	88.00	0.25%	105,600	0.25%	1,200.00
91. 3G1	0.00	0.00%	0	0.00%	0.00
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,823.00	5.10%	2,187,600	5.10%	1,200.00
94. 4G	31,642.60	88.49%	37,971,120	88.49%	1,200.00
95. Total	35,756.60	100.00%	42,907,920	100.00%	1,200.00
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	1,645.00	100.00%	1,974,000	100.00%	1,200.00
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	1,645.00	100.00%	1,974,000	100.00%	1,200.00
<hr/>					
Grass Total	35,756.60	95.60%	42,907,920	95.60%	1,200.00
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	1,645.00	4.40%	1,974,000	4.40%	1,200.00
114. Market Area Total	37,401.60	100.00%	44,881,920	100.00%	1,200.00

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

42 Harlan

	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	120,822,370	123,050,654	2,228,284	1.84%	1,509,777	0.59%
02. Recreational	12,219,735	12,399,010	179,275	1.47%	248,695	-0.57%
03. Ag-Homesite Land, Ag-Res Dwelling	24,757,805	24,901,060	143,255	0.58%	266,805	-0.50%
04. Total Residential (sum lines 1-3)	157,799,910	160,350,724	2,550,814	1.62%	2,025,277	0.33%
05. Commercial	27,595,415	28,867,995	1,272,580	4.61%	1,413,930	-0.51%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	27,595,415	28,867,995	1,272,580	4.61%	1,413,930	-0.51%
08. Ag-Farmsite Land, Outbuildings	13,894,130	14,503,500	609,370	4.39%	601,480	0.06%
09. Minerals	2,671,790	2,853,560	181,770	6.80	0	6.80%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	16,565,920	17,357,060	791,140	4.78%	601,480	1.14%
12. Irrigated	443,247,230	431,899,675	-11,347,555	-2.56%		
13. Dryland	190,529,975	189,860,640	-669,335	-0.35%		
14. Grassland	136,744,915	136,756,915	12,000	0.01%		
15. Wasteland	479,200	478,700	-500	-0.10%		
16. Other Agland	0	0	0			
17. Total Agricultural Land	771,001,320	758,995,930	-12,005,390	-1.56%		
18. Total Value of all Real Property (Locally Assessed)	972,962,565	965,571,709	-7,390,856	-0.76%	4,040,687	-1.17%

2017 Assessment Survey for Harlan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$135,754
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$1,700 for the oil and gas mineral appraisal.
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:
	\$40,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,000
12.	Other miscellaneous funds:
	n/a
13.	Amount of last year's assessor's budget not used:
	\$19,736

B. Computer, Automation Information and GIS

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

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?
	Alma
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	Pritchard & Abbott
2.	GIS Services:
	GIS Workshop, Inc.
3.	Other services:
	n/a

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for the appraisal of oil and gas minerals only.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	The contract does not specify requirements; however, the appraisal firms employ qualified professionals.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	Yes

2017 Residential Assessment Survey for Harlan County

1.	Valuation data collection done by:																
	The assessor																
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Alma - largest community in the county. Alma offers more services and amenities than the other towns and is influenced by its proximity to Harlan County Reservoir. The market is stable and active here.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Acreages - all residential parcels not located in the political boundaries of a Village, except those around the reservoir.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Lake homes - includes Hunters Hill, N Shore Cabin and Hanchetts - these are houses in areas around the lake. Properties here tend to be year round homes rather than cabins and are generally better quality than those found in area four.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Lake trailers - includes Republican City and Taylor Manor - these properties are lake influenced, but the majority of properties will be mobile homes or lower quality structures. These properties are a mixture of year-round homes and seasonal cabins.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Oxford & Orleans - small communities with some amenities and market activity, but the market will generally be less active than it is in areas 1-4.</td> </tr> <tr> <td style="text-align: center;">06</td> <td>Huntley, Ragan, and Stamford - very small villages with little activity and no organized market.</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	Alma - largest community in the county. Alma offers more services and amenities than the other towns and is influenced by its proximity to Harlan County Reservoir. The market is stable and active here.	02	Acreages - all residential parcels not located in the political boundaries of a Village, except those around the reservoir.	03	Lake homes - includes Hunters Hill, N Shore Cabin and Hanchetts - these are houses in areas around the lake. Properties here tend to be year round homes rather than cabins and are generally better quality than those found in area four.	04	Lake trailers - includes Republican City and Taylor Manor - these properties are lake influenced, but the majority of properties will be mobile homes or lower quality structures. These properties are a mixture of year-round homes and seasonal cabins.	05	Oxford & Orleans - small communities with some amenities and market activity, but the market will generally be less active than it is in areas 1-4.	06	Huntley, Ragan, and Stamford - very small villages with little activity and no organized market.	Ag	Agricultural Homes and Outbuildings
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Ag	Agricultural Homes and Outbuildings																
3.	List and describe the approach(es) used to estimate the market value of residential properties.																
	Only the cost approach is used.																
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																
	Depreciation tables are developed using local market information.																
5.	Are individual depreciation tables developed for each valuation grouping?																
	The same depreciation table is used for valuation groups one through four; land value is used to differentiate locational differences. Valuation groups fives and six have separate depreciation models.																
6.	Describe the methodology used to determine the residential lot values?																
	Residential lot values are valued using a sales price per square foot analysis.																
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																
	No applications were received to combine lots being held for resale; lots held for sale are valued the same as all other lots within the neighborhood.																

8.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2016	2015	2016	2015
02	2016	2015	2016	2016
03	2016	2015	2016	2014
04	2016	2015	2016	2011-2016
05	2016	2015	2016	2013-2015
06	2016	2015	2016	2012-2013
Ag	2016	2015	2016	2014

2017 Commercial Assessment Survey for Harlan County

1.	Valuation data collection done by:			
	The assessor			
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	There are not valuation groupings within the commercial class; values are based more on occupancy than by location. Any locational differences are accounted for in the land values.		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	All three approaches to value are developed.			
3a.	Describe the process used to determine the value of unique commercial properties.			
	A county wide reappraisal was completed by Stanard Appraisal in 2012; the appraisal service established values on the unique properties using a database of sales information that they have developed from across the state.			
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?			
	Depreciation is developed using local market information.			
5.	Are individual depreciation tables developed for each valuation grouping?			
	n/a			
6.	Describe the methodology used to determine the commercial lot values.			
	Lots are valued 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	2012	2012	2002
				<u>Date of Last Inspection</u>
				2012
	Although the land values were last established in 2002, the values are reviewed on an annual basis.			

2017 Agricultural Assessment Survey for Harlan County

1.	Valuation data collection done by:													
	The assessor													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>The northeast part of the county where the best farmland is found; well depths are shallow and irrigation is more viable than it is in the rest of the county.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Rolling hills with poorer soil types. There are areas of good level farm ground where the majority of the irrigated parcels lie; however, well depths will vary in this area.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">03</td> <td>South of the Republican River - the terrain in this market area is rough and the soil quality is generally the poorest here. Irrigation is not feasible except near stream beds. The majority of this area is pasture land with small dry land tracts where farming is feasible.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	The northeast part of the county where the best farmland is found; well depths are shallow and irrigation is more viable than it is in the rest of the county.	2016	02	Rolling hills with poorer soil types. There are areas of good level farm ground where the majority of the irrigated parcels lie; however, well depths will vary in this area.	2016	03	South of the Republican River - the terrain in this market area is rough and the soil quality is generally the poorest here. Irrigation is not feasible except near stream beds. The majority of this area is pasture land with small dry land tracts where farming is feasible.	2016
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03	South of the Republican River - the terrain in this market area is rough and the soil quality is generally the poorest here. Irrigation is not feasible except near stream beds. The majority of this area is pasture land with small dry land tracts where farming is feasible.	2016												
3.	Describe the process used to determine and monitor market areas.													
	The market areas were developed based on soil types and topographic characteristics. Annually, a sales study is completed to monitor the market areas.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Land is classified based on the findings of the periodic land use studies. Generally, parcels of less than 20 acres will be examined more carefully for alternative uses. Sales verification questionnaires and normal discovery also help to identify non-agricultural uses.													
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?													
	Yes, farm home sites and rural residential home sites are valued the same.													
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.													
	n/a													

**2016 PLAN OF ASSESSMENT
FOR
HARLAN COUNTY**

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 the budget is approved by the 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 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 (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.

See Neb. Rev. Stat. §77-201 (2009).

General Description of Real Property in Harlan County:

Per the 2016 County Abstract, Harlan County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1997	40%	17%
Commercial	301	6%	4%
Recreational	372	8%	2%
Agricultural	2670	46%	77%
Mineral	14	0	0
Exempt	197	0	0

Agricultural land - taxable acres 320,540.40

Other pertinent facts: For agland 35% of county is grass, 32% is irrigated, 31% is dry, and 2% is other.

For more information see 2016 Reports & Opinion, Abstract and Assessor Survey.

Current Resources:

A. Staff/Budget/Training

1 Assessor

1 Clerk – started April 18, 2016

Harlan County budget \$135,753 for 2016-2017.

The Assessor & Deputy are required to obtain 60 hours of continuing education every 4 years. The assessor & deputy are still working on meeting all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

B. Cadastral Maps

The Harlan County cadastral maps were purchased in 1982. The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers. At the present time, the cadastral maps are in dire need of updating and repair work as the 34 years of use have taken its toll. We have received a \$23,742 grant through the NE Records Board and GIS was implemented in August 2012.

C. Property Record Cards

We utilize the property record cards available from the old Terra Scan system & the new Orion System. We also have aerial photos of rural parcels from a 1984 flight. The information from our re-appraisal of 1995-6 is on the computer as reference. We add new information as we gather it in review and pick-up work to further enhance our records. These records are in good condition. We implemented our new Orion CAMA system on 7-18-2011 and have been working through all the transfer challenges.

D. Software for CAMA, Assessment Administration, GIS

Harlan County became a State assumed county in July 1998 and then went back to the County after 14 years on July 1, 2012. Alma, Oxford and Taylor Manor residential were all reviewed in 2008-2009. In 2010-2011 we finished the rural res review, we reviewed all residential in the North Shore Cabin Area, Orleans & Republican City. On July 18, 2011 we changed to the new CAMA system with Orion by Tyler Technologies. We are still working on redoing all of our sketches that did not transfer over onto our new APEX sketching program in Orion. In 2012 we finished reviewing Orleans, Huntley & Ragan.

E. Web based – property record information access is provided by Tyler Technologies website: <http://harlanrealproperty.nebraska.gov> and by GIS Workshop at <http://harlan.gisworkshop.com>

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property.
- B. Data Collection.
- C. Review assessment sales ratio studies before assessment actions.
- D. Approaches to Value;
 - 1) Market Approach; sales comparisons,
 - 2) Cost Approach; cost manual used & date of manual and latest depreciation study,
 - 3) Income Approach; income and expense data collection/analysis from the market,
 - 4) Land valuation studies, establish market areas, special value for agricultural land
- E. Reconciliation of Final Value and documentation
- F. Review assessment sales ratio studies after assessment actions.
- G. Notices and Public Relations

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	99.27	23.54	109.99
Commercial	N/A	N/A	N/A
Agricultural Land	69.53	23.34	105.34
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:

Review Orleans, North Shore Cabin, Republican City, Hall Trailer Court & Anchor Court. Review statistics to determine if any major adjustments need to be made. Review market areas and start the TIF parcel granted to Tripe Motor by the City of Alma. Also monitor the implementation of Phase 2 of the 3 phase Annexed planned by the City of Alma. The CAMA system was updated with 2016 Costing from Marshal & Swift. Do Regular pick-up work based on building permits and information from zoning director. Continue use of GIS sending them all of our splits, combinations and changes in ag land.

Assessment Actions Planned for Assessment Year 2018:

Review Patterson Harbor, North Shore Marina, Huntley and Ragan. Schedule Commercial Review with Stanard Appraisal. Review statistics to determine if any major or minor adjustments need to be made. Review market areas and any new TIF projects that develop. Do regular pick-up work and sale reviews. Verify accuracy of depreciation tables and site improvements tables with information from the market data.

Assessment Actions Planned for Assessment Year 2019:

Review Farms, B&R and Stamford. Review statistics to see if any new data has appeared that would change any of our tables that are developed from the market. Do regular pick-up work based on building permits and information from the zoning director. Continue use of GIS.

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. Abstracts - Real Property & Personal (new for 2016)
 - 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 568 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 194 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.

9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

With all the entities of county government that utilize the assessor 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:

Date: 09/09/2016

Assessor

Kim Wessels