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DEPARTMENT OF REVENUE

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

HOWARD 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 Howard 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 Howard 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: Neal Dethlefs, Howard 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.

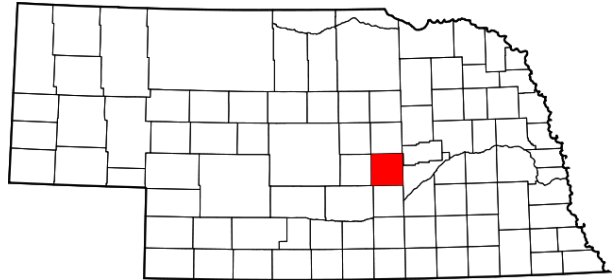
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

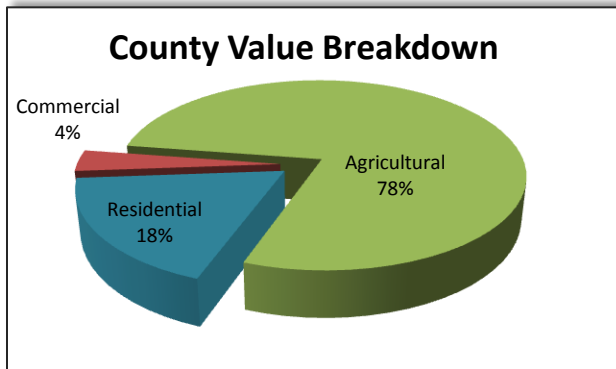
**Further information may be found in Exhibit 94*

County Overview

With a total area of 569 miles, Howard had 6,409 residents, per the Census Bureau Quick Facts for 2015, a 2% population increase over the 2010 US Census. In a review of the past fifty-five years, Howard has maintained a steady population (Nebraska Department of Economic Development). Reports indicated that 78% of county residents were homeowners and 91% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Howard convene in and around the county seat of St. Paul. Per the latest information available from the U.S. Census Bureau, there were 152 employer establishments in Howard. County-wide employment was at 3,198 people, a comparable number relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BOELUS	221	189	-14%
COTESFIELD	66	46	-30%
CUSHING	31	32	3%
DANNEBROG	352	303	-14%
ELBA	243	215	-12%
FARWELL	148	122	-18%
ST PAUL	2,218	2,299	4%

Simultaneously, the agricultural economy has remained another strong anchor for Howard that has fortified the local rural area economies. Howard is included in both the Central Platte and Lower Loup Natural Resource Districts (NRD). A mix of grass and irrigated land makes up a majority of the land in the county. In top livestock inventory items, Howard ranks fourth in sheep and lambs (USDA AgCensus).

2017 Residential Correlation for Howard County

Assessment Actions

For the 2017 assessment actions, all properties in valuation grouping 01-St. Paul were reviewed and inspected, with updated lot values, new costing and depreciation put on. New costing was also put on all improvements in valuation groups 02 and 03.

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

Description of Analysis

Residential sales are stratified into three valuation groupings. The majority of sales occur within grouping 01-St. Paul that accounts for approximately 61% of the qualified residential sales.

Valuation Grouping	Description
01	St. Paul
02	Small Town
03	Rural

The statistical sampling of 142 residential sales is an adequate and reliable sample for the measurement of the residential property, and supports a level of value within the acceptable range. All three measures of central tendency correlate very closely. The qualitative measures meet the prescribed parameters of the International Association of Assessing Officers (IAAO) standards.

The assessment actions in Howard County are applied uniformly. An analysis of the sold properties in each valuation grouping and the abstract shows similar movement of the unsold properties, which supports the use of the median in determining the level of value for the class. The movement of the residential market in Howard County is consistent with that of other counties in this region.

The coefficient of dispersion also supports that sales are sufficiently clustered around the median and support that residential property within Howard County has been assessed at an acceptable level of value.

Assessment Practice Review

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

2017 Residential Correlation for Howard County

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then a realtor, if involved; the county has found the response rate to be much better utilizing this method as opposed to sending a questionnaire. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out, however the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

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

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff. The inspection date and type of inspection are recorded on the property record card; photographs are taken.

The county has identified three valuation groupings within the residential class of property: St. Paul, Small Towns, and Rural. Costing was updated in all three valuation groups in 2017. Depreciation tables and lot values were updated in 2017 for valuation group 01-St.Paul. The county has established valuation groupings that represent economic areas within the county.

Equalization and Quality of Assessment

All valuation groups with a sufficient number of sales have met an acceptable level of value. The statistical analysis and a review of the assessment practices indicate that there is uniformity and equalization with the assessment of the residential property.

The COD and PRD both support that values are equitably assessed. All the evidence supports that assessment practices in Howard County comply with generally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	86	98.81	99.33	98.86	04.01	100.48
02	37	100.24	101.75	101.28	19.28	100.48
03	19	92.69	95.10	90.87	15.75	104.66
<u>ALL</u>	142	98.81	99.40	97.57	09.58	101.88

2017 Residential Correlation for Howard County

Level of Value

Based on the review of all available information, the level of value of residential property in Howard County is 99%.

2017 Commercial Correlation for Howard County

Assessment Actions

Only routine maintenance was completed for the current assessment year, as last year the commercial was reviewed and revalued.

Description of Analysis

Currently there are three valuation groupings within the commercial class.

Valuation Grouping	Description
01	St. Paul
02	Small Towns
03	Rural

Both the median and mean measures of central tendency are within the acceptable range, while the weighted mean is high, but can be attributed to one high dollar sale. With the hypothetical removal of this sale the weighted mean falls to 93.84. The COD and PRD also improve by removing the high dollar sale to 18.83 and 100.72.

When reviewing the historical movement of the commercial values (excluding growth) over time Howard County exhibits an average change of 4% over 10 years. Most comparable counties within the same region also demonstrate value increases (excluding growth) of an average of 2-4% over this ten-year period. The trend is a reasonable indicator that values have remained equalized with other counties.

Another test performed for reliability is hypothetically removing the two lowest sales from the statistical profile, which in this case the median moves to 96.96%. If the two highest sales are hypothetically removed, the median moves to 96.16%. In all cases the median remains within an acceptable range as well as the COD.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then a realtor, if involved; the county has found the response rate to be much better utilizing this

2017 Commercial Correlation for Howard County

method as opposed to sending a questionnaire. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out; however, the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

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

The county's inspection and review cycle for all real property was discussed with the county assessor. The inspection process entails an on-site physical inspection of the property by the county assessor and/or staff and contracted appraiser. The inspection date and type of inspection are recorded on the property record card; photographs are taken. As mentioned above, the commercial class was reviewed and inspected for 2016.

The county has identified three valuation groupings within the commercial class of property: St. Paul, Small Towns, and Rural. Cost and depreciation tables were last updated in 2008 after the review and inspection. Lot value studies were conducted in conjunction with the six-year review and inspection cycle which was in 2015. The county has established valuation groupings that represent economic areas within the county.

Equalization and Quality of Assessment

Review of assessment practices and a review of valuation changes over time support that properties have been assessed at an acceptable level of value. The assessment practices of commercial property in Howard County comply with generally accepted mass appraisal practices.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	FRD
01	10	95.26	90.01	93.81	16.82	95.95
02	11	96.18	98.60	94.09	20.80	104.79
03	1	180.81	180.81	180.81	00.00	100.00
____ALL____	22	96.26	98.43	116.71	21.95	84.34

2017 Commercial Correlation for Howard County

Level of Value

Based on the review of all available information, the level of value of commercial property in Howard County is determined to be 96%.

2017 Agricultural Correlation for Howard County

Assessment Actions

For the 2017 assessment year, the county assessor analyzed the agricultural market within Howard County as well as looking at adjoining counties. From the analysis it was determined that agricultural values would remain the same as the 2016 assessment year. Several acres that were classified as dry land were changed back to grass land. This was meadow type land. This will continue to be studied and analyzed. Acres that previously were classified as ditch and canal are now coded as non-agricultural use land. Wetland Reserve Program acres are also now coded as non-agricultural use land within the computer system.

All farm homes and improvements were updated with new costing.

Description of Analysis

The agricultural land in Howard County is made up of 48% grassland, 41% irrigated and 10% dry land. Although the county has identified three market areas within the agricultural class of property, one valuation model is applied to the entire county. All counties adjoining Howard are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

Analysis of the sample reveals forty qualified sales with all three overall measures of central tendency falling within acceptable range. Both overall qualitative statistics are also within their prescribed parameters. The 80% majority land use grass (MLU) subclass statistics support that values are within the acceptable range. Even though the ten irrigated 80% MLU sample is statistically just under the acceptable range, the county assessor historically has kept up with the general movement of the market and is comparable to the neighboring counties. The additional analysis including comparable sales also support the decision and both demonstrate overall acceptable levels of value.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The county's sales verification process includes a telephone interview starting with the seller, then buyer, then a realtor, if involved. The county has found the response rate to be much better using this method as opposed to sending a questionnaire in the mail. The interview questions are based on a sample questionnaire provided by the Division. If the county does not receive any response during the telephone interview then a follow-up letter is sent out, however the response rate to that letter is poor. On-site review of the property is conducted only if the verification process indicates that

2017 Agricultural Correlation for Howard County

the property is different than reflected on the property record card. Adjustments for any personal property are made only after verification that an adjustment is warranted. Review by the Division of the non-qualified sales indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

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

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

The county's inspection and review cycle for the agricultural class was discussed with the county assessor. The review was determined to be systematic and comprehensive; land use is reviewed as new imagery is available. Additionally, physical inspections are used to gather information and other characteristics that impact value. Inspection of agricultural improvements is completed within the six-year cycle and on the same schedule as rural residential properties.

Although the county has identified three market areas within the agricultural class of property, one valuation model is applied to the entire county. A sales analysis is studied each year and supports the one valuation model.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. The county also reviews information from the land owner, such as personal property schedules, and records from the Farm Service Agency and Natural Resources District. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

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

The analysis supports that the county has achieved equalization; comparison of Howard County values compared to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

2017 Agricultural Correlation for Howard County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	10	68.29	69.07	66.71	11.63	103.54
7100	10	68.29	69.07	66.71	11.63	103.54
<u>Dry</u>						
County	1	66.40	66.40	66.40	00.00	100.00
7100	1	66.40	66.40	66.40	00.00	100.00
<u>Grass</u>						
County	15	69.88	70.06	63.28	21.02	110.71
7100	15	69.88	70.06	63.28	21.02	110.71
<u>ALL</u>						
	40	69.80	71.87	69.62	17.98	103.23

Level of Value

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

2017 Opinions of the Property Tax Administrator for Howard 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	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	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 Howard County

Residential Real Property - Current

Number of Sales	142	Median	98.81
Total Sales Price	\$15,337,161	Mean	99.40
Total Adj. Sales Price	\$15,334,161	Wgt. Mean	97.57
Total Assessed Value	\$14,961,140	Average Assessed Value of the Base	\$98,716
Avg. Adj. Sales Price	\$107,987	Avg. Assessed Value	\$105,360

Confidence Interval - Current

95% Median C.I	97.58 to 99.80
95% Wgt. Mean C.I	95.26 to 99.88
95% Mean C.I	96.81 to 101.99
% of Value of the Class of all Real Property Value in the County	18.96
% of Records Sold in the Study Period	5.73
% of Value Sold in the Study Period	6.11

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	154	94	93.52
2015	155	95	95.38
2014	120	98	97.71
2013	128	99	98.71

2017 Commission Summary for Howard County

Commercial Real Property - Current

Number of Sales	22	Median	96.26
Total Sales Price	\$1,673,240	Mean	98.43
Total Adj. Sales Price	\$1,673,240	Wgt. Mean	116.71
Total Assessed Value	\$1,952,812	Average Assessed Value of the Base	\$119,717
Avg. Adj. Sales Price	\$76,056	Avg. Assessed Value	\$88,764

Confidence Interval - Current

95% Median C.I	88.80 to 107.22
95% Wgt. Mean C.I	77.54 to 155.87
95% Mean C.I	83.46 to 113.40
% of Value of the Class of all Real Property Value in the County	3.53
% of Records Sold in the Study Period	5.79
% of Value Sold in the Study Period	4.29

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	15	100	97.33
2015	18	100	99.84
2014	11	100	84.08
2013	13		98.60

**47 Howard
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 : 142
 Total Sales Price : 15,337,161
 Total Adj. Sales Price : 15,334,161
 Total Assessed Value : 14,961,140
 Avg. Adj. Sales Price : 107,987
 Avg. Assessed Value : 105,360

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 09.58
 PRD : 101.88

COV : 15.81
 STD : 15.72
 Avg. Abs. Dev : 09.47
 MAX Sales Ratio : 168.44
 MIN Sales Ratio : 50.04

95% Median C.I. : 97.58 to 99.80
 95% Wgt. Mean C.I. : 95.26 to 99.88
 95% Mean C.I. : 96.81 to 101.99

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DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qrtrs</u>												
01-OCT-14 To 31-DEC-14	11	99.97	101.56	99.53	08.00	102.04	73.21	125.51	96.97 to 116.22	83,082	82,694	
01-JAN-15 To 31-MAR-15	15	100.09	101.63	98.64	08.03	103.03	79.09	134.72	94.38 to 104.35	97,600	96,275	
01-APR-15 To 30-JUN-15	23	99.30	98.20	97.91	06.77	100.30	55.57	129.50	96.59 to 99.99	123,589	121,000	
01-JUL-15 To 30-SEP-15	23	97.65	96.58	95.44	09.67	101.19	73.58	122.96	91.59 to 100.88	109,591	104,592	
01-OCT-15 To 31-DEC-15	13	95.99	97.17	89.99	11.52	107.98	70.94	143.93	88.09 to 101.32	98,693	88,814	
01-JAN-16 To 31-MAR-16	10	97.91	104.21	102.15	09.88	102.02	86.89	126.69	95.69 to 125.83	94,730	96,764	
01-APR-16 To 30-JUN-16	26	98.63	96.31	96.96	07.57	99.33	50.04	117.15	95.34 to 100.20	119,858	116,211	
01-JUL-16 To 30-SEP-16	21	99.74	103.97	101.27	14.88	102.67	55.26	168.44	95.97 to 105.83	106,976	108,337	
<u>Study Yrs</u>												
01-OCT-14 To 30-SEP-15	72	99.28	98.91	97.43	08.17	101.52	55.57	134.72	97.58 to 100.05	107,515	104,755	
01-OCT-15 To 30-SEP-16	70	98.27	99.90	97.70	11.01	102.25	50.04	168.44	96.39 to 99.85	108,473	105,982	
<u>Calendar Yrs</u>												
01-JAN-15 To 31-DEC-15	74	98.48	98.21	96.02	08.91	102.28	55.57	143.93	96.39 to 99.85	109,597	105,234	
<u>ALL</u>	142	98.81	99.40	97.57	09.58	101.88	50.04	168.44	97.58 to 99.80	107,987	105,360	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	86	98.81	99.33	98.86	04.01	100.48	55.57	134.72	97.65 to 99.74	111,741	110,464	
02	37	100.24	101.75	101.26	19.28	100.48	50.04	168.44	88.09 to 109.90	67,484	68,336	
03	19	92.69	95.10	90.87	15.75	104.66	71.89	123.19	79.23 to 112.77	169,868	154,357	
<u>ALL</u>	142	98.81	99.40	97.57	09.58	101.88	50.04	168.44	97.58 to 99.80	107,987	105,360	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	142	98.81	99.40	97.57	09.58	101.88	50.04	168.44	97.58 to 99.80	107,987	105,360	
06												
07												
<u>ALL</u>	142	98.81	99.40	97.57	09.58	101.88	50.04	168.44	97.58 to 99.80	107,987	105,360	

47 Howard
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 : 142
 Total Sales Price : 15,337,161
 Total Adj. Sales Price : 15,334,161
 Total Assessed Value : 14,961,140
 Avg. Adj. Sales Price : 107,987
 Avg. Assessed Value : 105,360

MEDIAN : 99
 WGT. MEAN : 98
 MEAN : 99
 COD : 09.58
 PRD : 101.88

COV : 15.81
 STD : 15.72
 Avg. Abs. Dev : 09.47
 MAX Sales Ratio : 168.44
 MIN Sales Ratio : 50.04

95% Median C.I. : 97.58 to 99.80
 95% Wgt. Mean C.I. : 95.26 to 99.88
 95% Mean C.I. : 96.81 to 101.99

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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	125.83	125.83	125.83	00.00	100.00	125.83	125.83	N/A	4,000	5,033	
Less Than 15,000	2	114.62	114.62	109.01	09.79	105.15	103.40	125.83	N/A	8,000	8,721	
Less Than 30,000	15	100.54	107.01	104.51	13.51	102.39	74.67	143.93	95.97 to 125.51	22,100	23,097	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	141	98.70	99.21	97.56	09.47	101.69	50.04	168.44	97.58 to 99.75	108,725	106,072	
Greater Than 14,999	140	98.65	99.18	97.56	09.51	101.66	50.04	168.44	97.40 to 99.75	109,415	106,741	
Greater Than 29,999	127	98.56	98.50	97.41	09.07	101.12	50.04	168.44	97.35 to 99.74	118,131	115,076	
<u>Incremental Ranges</u>												
0 TO 4,999	1	125.83	125.83	125.83	00.00	100.00	125.83	125.83	N/A	4,000	5,033	
5,000 TO 14,999	1	103.40	103.40	103.40	00.00	100.00	103.40	103.40	N/A	12,000	12,408	
15,000 TO 29,999	13	100.48	105.84	104.28	13.44	101.50	74.67	143.93	95.34 to 125.51	24,269	25,308	
30,000 TO 59,999	20	98.86	97.29	96.86	17.38	100.44	50.04	168.44	91.59 to 107.72	43,540	42,174	
60,000 TO 99,999	40	99.42	101.67	101.62	08.50	100.05	70.94	163.49	98.16 to 100.56	76,159	77,390	
100,000 TO 149,999	38	97.49	98.57	98.71	06.85	99.86	73.23	129.50	96.29 to 100.05	123,629	122,040	
150,000 TO 249,999	20	97.90	95.18	95.00	04.70	100.19	73.58	103.75	93.78 to 99.30	188,580	179,142	
250,000 TO 499,999	9	98.35	94.17	93.85	11.02	100.34	71.89	117.31	79.23 to 103.54	290,667	272,802	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	142	98.81	99.40	97.57	09.58	101.88	50.04	168.44	97.58 to 99.80	107,987	105,360	

47 Howard
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 : 22
Total Sales Price : 1,673,240
Total Adj. Sales Price : 1,673,240
Total Assessed Value : 1,952,812
Avg. Adj. Sales Price : 76,056
Avg. Assessed Value : 88,764

MEDIAN : 96
WGT. MEAN : 117
MEAN : 98
COD : 21.95
PRD : 84.34

COV : 34.29
STD : 33.75
Avg. Abs. Dev : 21.13
MAX Sales Ratio : 180.81
MIN Sales Ratio : 36.42

95% Median C.I. : 88.80 to 107.22
95% Wgt. Mean C.I. : 77.54 to 155.87
95% Mean C.I. : 83.46 to 113.40

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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	2	108.42	108.42	101.78	10.00	106.52	97.58	119.25	N/A	62,000	63,101
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	4	96.82	101.28	97.17	08.76	104.23	92.66	118.82	N/A	160,865	156,305
01-JUL-14 To 30-SEP-14	1	84.34	84.34	84.34	00.00	100.00	84.34	84.34	N/A	7,000	5,904
01-OCT-14 To 31-DEC-14	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	34,000	34,063
01-JAN-15 To 31-MAR-15	1	96.18	96.18	96.18	00.00	100.00	96.18	96.18	N/A	18,000	17,312
01-APR-15 To 30-JUN-15	2	101.35	101.35	98.14	05.15	103.27	96.13	106.56	N/A	6,500	6,379
01-JUL-15 To 30-SEP-15	1	180.81	180.81	180.81	00.00	100.00	180.81	180.81	N/A	440,000	795,571
01-OCT-15 To 31-DEC-15	4	95.26	114.23	96.78	23.87	118.03	88.80	177.60	N/A	13,445	13,012
01-JAN-16 To 31-MAR-16	1	107.22	107.22	107.22	00.00	100.00	107.22	107.22	N/A	175,000	187,642
01-APR-16 To 30-JUN-16	2	45.09	45.09	45.70	19.23	98.67	36.42	53.75	N/A	56,000	25,593
01-JUL-16 To 30-SEP-16	3	65.86	75.01	84.73	30.94	88.53	49.01	110.15	N/A	17,667	14,968
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	7	97.58	100.90	97.79	10.07	103.18	84.34	119.25	84.34 to 119.25	110,637	108,190
01-OCT-14 To 30-SEP-15	5	100.19	115.97	170.24	18.97	68.12	96.13	180.81	N/A	101,000	171,941
01-OCT-15 To 30-SEP-16	10	91.49	87.93	85.27	31.88	103.12	36.42	177.60	49.01 to 110.15	39,378	33,578
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	6	96.57	98.28	97.18	08.59	101.13	84.34	118.82	84.34 to 118.82	114,077	110,865
01-JAN-15 To 31-DEC-15	8	96.26	117.08	167.25	24.15	70.00	88.80	180.81	88.80 to 180.81	65,598	109,711
<u>ALL</u>	22	96.26	98.43	116.71	21.95	84.34	36.42	180.81	88.80 to 107.22	76,056	88,764

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	10	95.26	90.01	93.81	16.82	95.95	36.42	118.82	53.75 to 110.15	110,428	103,590
02	11	96.18	98.60	94.09	20.80	104.79	49.01	177.60	65.86 to 119.25	11,724	11,031
03	1	180.81	180.81	180.81	00.00	100.00	180.81	180.81	N/A	440,000	795,571
<u>ALL</u>	22	96.26	98.43	116.71	21.95	84.34	36.42	180.81	88.80 to 107.22	76,056	88,764

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	110.15	110.15	110.15	00.00	100.00	110.15	110.15	N/A	30,000	33,044
03	21	96.18	97.87	116.83	22.33	83.77	36.42	180.81	88.80 to 106.56	78,250	91,418
04											
<u>ALL</u>	22	96.26	98.43	116.71	21.95	84.34	36.42	180.81	88.80 to 107.22	76,056	88,764

47 Howard
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 : 22
Total Sales Price : 1,673,240
Total Adj. Sales Price : 1,673,240
Total Assessed Value : 1,952,812
Avg. Adj. Sales Price : 76,056
Avg. Assessed Value : 88,764

MEDIAN : 96
WGT. MEAN : 117
MEAN : 98
COD : 21.95
PRD : 84.34

COV : 34.29
STD : 33.75
Avg. Abs. Dev : 21.13
MAX Sales Ratio : 180.81
MIN Sales Ratio : 36.42

95% Median C.I. : 88.80 to 107.22
95% Wgt. Mean C.I. : 77.54 to 155.87
95% Mean C.I. : 83.46 to 113.40

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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	4	97.68	109.71	98.07	33.15	111.87	65.86	177.60	N/A	2,625	2,574	
Less Than 15,000	8	96.24	102.04	95.41	18.97	106.95	65.86	177.60	65.86 to 177.60	5,968	5,694	
Less Than 30,000	11	96.18	98.25	92.49	20.44	106.23	49.01	177.60	65.86 to 119.25	9,931	9,185	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	18	96.26	95.93	116.83	19.36	82.11	36.42	180.81	92.66 to 107.22	92,374	107,918	
Greater Than 14,999	14	96.88	96.37	117.33	23.51	82.14	36.42	180.81	53.75 to 118.82	116,107	136,233	
Greater Than 29,999	11	97.58	98.61	118.40	23.04	83.29	36.42	180.81	53.75 to 118.82	142,182	168,343	
<u>Incremental Ranges</u>												
0 TO 4,999	4	97.68	109.71	98.07	33.15	111.87	65.86	177.60	N/A	2,625	2,574	
5,000 TO 14,999	4	96.24	94.38	94.67	04.30	99.69	84.34	100.70	N/A	9,310	8,814	
15,000 TO 29,999	3	96.18	88.15	90.22	24.34	97.71	49.01	119.25	N/A	20,500	18,496	
30,000 TO 59,999	4	97.19	85.24	78.81	20.52	108.16	36.42	110.15	N/A	37,750	29,752	
60,000 TO 99,999	1	53.75	53.75	53.75	00.00	100.00	53.75	53.75	N/A	60,000	32,249	
100,000 TO 149,999	3	97.58	103.11	103.35	08.84	99.77	92.94	118.82	N/A	104,333	107,831	
150,000 TO 249,999	1	107.22	107.22	107.22	00.00	100.00	107.22	107.22	N/A	175,000	187,642	
250,000 TO 499,999	2	136.74	136.74	137.50	32.24	99.45	92.66	180.81	N/A	432,500	594,692	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	22	96.26	98.43	116.71	21.95	84.34	36.42	180.81	88.80 to 107.22	76,056	88,764	

47 Howard
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 : 22
Total Sales Price : 1,673,240
Total Adj. Sales Price : 1,673,240
Total Assessed Value : 1,952,812
Avg. Adj. Sales Price : 76,056
Avg. Assessed Value : 88,764

MEDIAN : 96
WGT. MEAN : 117
MEAN : 98
COD : 21.95
PRD : 84.34

COV : 34.29
STD : 33.75
Avg. Abs. Dev : 21.13
MAX Sales Ratio : 180.81
MIN Sales Ratio : 36.42

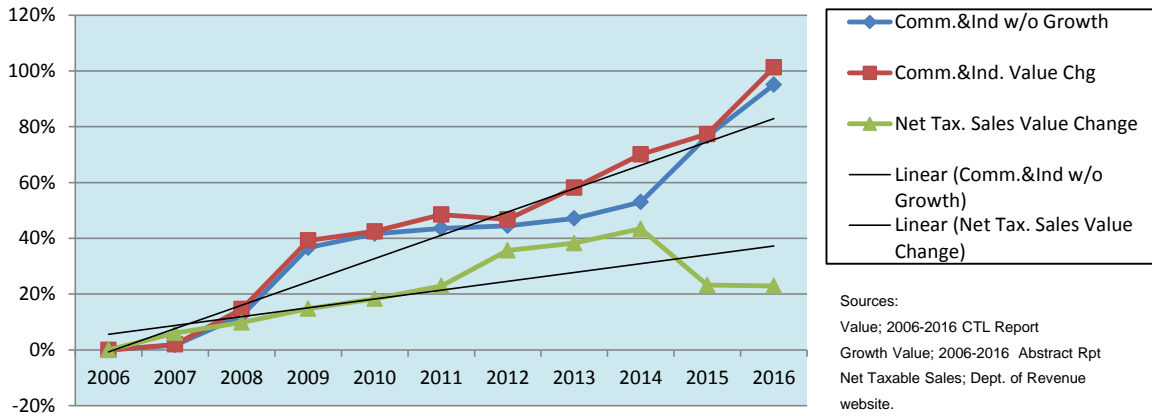
95% Median C.I. : 88.80 to 107.22
95% Wgt. Mean C.I. : 77.54 to 155.87
95% Mean C.I. : 83.46 to 113.40

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	3	100.70	85.46	65.13	27.42	131.21	36.42	119.25	N/A	27,153	17,685
304	3	106.56	124.32	114.17	27.78	108.89	88.80	177.60	N/A	2,333	2,664
344	1	94.18	94.18	94.18	00.00	100.00	94.18	94.18	N/A	35,000	32,963
351	1	107.22	107.22	107.22	00.00	100.00	107.22	107.22	N/A	175,000	187,642
352	1	110.15	110.15	110.15	00.00	100.00	110.15	110.15	N/A	30,000	33,044
353	1	53.75	53.75	53.75	00.00	100.00	53.75	53.75	N/A	60,000	32,249
386	1	118.82	118.82	118.82	00.00	100.00	118.82	118.82	N/A	108,000	128,328
406	3	65.86	66.40	59.22	17.89	112.12	49.01	84.34	N/A	10,000	5,922
418	1	96.18	96.18	96.18	00.00	100.00	96.18	96.18	N/A	18,000	17,312
442	1	100.19	100.19	100.19	00.00	100.00	100.19	100.19	N/A	34,000	34,063
447	1	96.13	96.13	96.13	00.00	100.00	96.13	96.13	N/A	10,500	10,094
470	3	96.34	95.62	95.28	01.61	100.36	92.94	97.58	N/A	73,093	69,641
528	2	136.74	136.74	137.50	32.24	99.45	92.66	180.81	N/A	432,500	594,692
<u>ALL</u>	<u>22</u>	96.26	98.43	116.71	21.95	84.34	36.42	180.81	88.80 to 107.22	76,056	88,764

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	\$ 21,085,090	\$ 280,517	1.33%	\$ 20,804,573	-	\$ 28,128,263	-
2007	\$ 21,495,773	\$ 48,916	0.23%	\$ 21,446,857	1.72%	\$ 29,839,337	6.08%
2008	\$ 24,167,831	\$ 495,248	2.05%	\$ 23,672,583	10.13%	\$ 30,883,648	3.50%
2009	\$ 29,357,282	\$ 550,018	1.87%	\$ 28,807,264	19.20%	\$ 32,284,057	4.53%
2010	\$ 30,042,850	\$ 184,371	0.61%	\$ 29,858,479	1.71%	\$ 33,294,630	3.13%
2011	\$ 31,311,062	\$ 1,045,208	3.34%	\$ 30,265,854	0.74%	\$ 34,579,090	3.86%
2012	\$ 30,940,991	\$ 478,739	1.55%	\$ 30,462,252	-2.71%	\$ 38,159,288	10.35%
2013	\$ 33,346,953	\$ 2,320,952	6.96%	\$ 31,026,001	0.27%	\$ 38,894,787	1.93%
2014	\$ 35,857,594	\$ 3,594,306	10.02%	\$ 32,263,288	-3.25%	\$ 40,332,970	3.70%
2015	\$ 37,395,066	\$ 148,974	0.40%	\$ 37,246,092	3.87%	\$ 34,660,599	-14.06%
2016	\$ 42,445,569	\$ 1,318,709	3.11%	\$ 41,126,860	9.98%	\$ 34,583,777	-0.22%
Ann %chg	7.25%			Average	4.17%	2.35%	2.28%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	1.72%	1.95%	6.08%
2008	12.27%	14.62%	9.80%
2009	36.62%	39.23%	14.77%
2010	41.61%	42.48%	18.37%
2011	43.54%	48.50%	22.93%
2012	44.47%	46.74%	35.66%
2013	47.15%	58.15%	38.28%
2014	53.01%	70.06%	43.39%
2015	76.65%	77.35%	23.22%
2016	95.05%	101.31%	22.95%

County Number: 47
 County Name: Howard

47 Howard
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 : 40
Total Sales Price : 21,578,589
Total Adj. Sales Price : 22,479,589
Total Assessed Value : 15,651,104
Avg. Adj. Sales Price : 561,990
Avg. Assessed Value : 391,278

MEDIAN : 70
WGT. MEAN : 70
MEAN : 72
COD : 17.98
PRD : 103.23

COV : 25.94
STD : 18.64
Avg. Abs. Dev : 12.55
MAX Sales Ratio : 149.21
MIN Sales Ratio : 36.26

95% Median C.I. : 64.32 to 76.27
95% Wgt. Mean C.I. : 64.79 to 74.46
95% Mean C.I. : 66.09 to 77.65

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrrs</u>											
01-OCT-13 To 31-DEC-13	4	73.69	73.77	72.19	09.42	102.19	66.40	81.31	N/A	309,819	223,658
01-JAN-14 To 31-MAR-14	6	67.10	68.54	62.74	20.39	109.24	47.24	105.23	47.24 to 105.23	235,027	147,463
01-APR-14 To 30-JUN-14	2	61.02	61.02	60.45	03.43	100.94	58.93	63.10	N/A	1,062,934	642,545
01-JUL-14 To 30-SEP-14	4	67.23	61.25	64.98	18.24	94.26	36.26	74.29	N/A	362,303	235,413
01-OCT-14 To 31-DEC-14	3	77.79	98.96	79.05	33.99	125.19	69.88	149.21	N/A	656,000	518,553
01-JAN-15 To 31-MAR-15	7	81.35	77.45	79.71	11.60	97.16	54.67	94.74	54.67 to 94.74	600,863	478,953
01-APR-15 To 30-JUN-15	2	80.37	80.37	82.15	05.19	97.83	76.20	84.53	N/A	511,850	420,498
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	61.03	61.03	61.03	00.00	100.00	61.03	61.03	N/A	320,000	195,303
01-JAN-16 To 31-MAR-16	6	68.45	70.94	66.70	15.41	106.36	48.07	90.36	48.07 to 90.36	900,379	600,542
01-APR-16 To 30-JUN-16	3	60.46	64.56	67.62	10.65	95.47	56.94	76.27	N/A	522,667	353,440
01-JUL-16 To 30-SEP-16	2	60.62	60.62	58.67	14.34	103.32	51.93	69.31	N/A	883,530	518,378
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	16	66.83	67.09	64.36	16.03	104.24	36.26	105.23	58.93 to 74.29	389,032	250,385
01-OCT-14 To 30-SEP-15	12	80.58	83.31	79.88	16.27	104.29	54.67	149.21	69.88 to 85.50	599,812	479,111
01-OCT-15 To 30-SEP-16	12	66.54	66.80	65.09	14.14	102.63	48.07	90.36	56.94 to 76.27	754,778	491,302
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	15	69.88	71.68	67.12	22.52	106.79	36.26	149.21	58.93 to 74.29	463,549	311,145
01-JAN-15 To 31-DEC-15	10	80.58	76.39	79.08	11.75	96.60	54.67	94.74	61.03 to 85.50	554,974	438,897
<u>ALL</u>	40	69.80	71.87	69.62	17.98	103.23	36.26	149.21	64.32 to 76.27	561,990	391,278

AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
7100	40	69.80	71.87	69.62	17.98	103.23	36.26	149.21	64.32 to 76.27	561,990	391,278
<u>ALL</u>	40	69.80	71.87	69.62	17.98	103.23	36.26	149.21	64.32 to 76.27	561,990	391,278

47 Howard
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 : 40
Total Sales Price : 21,578,589
Total Adj. Sales Price : 22,479,589
Total Assessed Value : 15,651,104
Avg. Adj. Sales Price : 561,990
Avg. Assessed Value : 391,278

MEDIAN : 70
WGT. MEAN : 70
MEAN : 72
COD : 17.98
PRD : 103.23

COV : 25.94
STD : 18.64
Avg. Abs. Dev : 12.55
MAX Sales Ratio : 149.21
MIN Sales Ratio : 36.26

95% Median C.I. : 64.32 to 76.27
95% Wgt. Mean C.I. : 64.79 to 74.46
95% Mean C.I. : 66.09 to 77.65

Printed:3/23/2017 8:32:54AM

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	3	64.32	69.12	65.77	08.92	105.09	62.91	80.12	N/A	549,825	361,596
7100	3	64.32	69.12	65.77	08.92	105.09	62.91	80.12	N/A	549,825	361,596
Dry											
County	1	66.40	66.40	66.40	00.00	100.00	66.40	66.40	N/A	334,775	222,285
7100	1	66.40	66.40	66.40	00.00	100.00	66.40	66.40	N/A	334,775	222,285
Grass											
County	10	66.64	71.55	62.49	29.07	114.50	36.26	149.21	47.24 to 81.31	200,782	125,461
7100	10	66.64	71.55	62.49	29.07	114.50	36.26	149.21	47.24 to 81.31	200,782	125,461
ALL	40	69.80	71.87	69.62	17.98	103.23	36.26	149.21	64.32 to 76.27	561,990	391,278

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	10	68.29	69.07	66.71	11.63	103.54	48.07	84.53	62.91 to 81.35	705,160	470,436
7100	10	68.29	69.07	66.71	11.63	103.54	48.07	84.53	62.91 to 81.35	705,160	470,436
Dry											
County	1	66.40	66.40	66.40	00.00	100.00	66.40	66.40	N/A	334,775	222,285
7100	1	66.40	66.40	66.40	00.00	100.00	66.40	66.40	N/A	334,775	222,285
Grass											
County	15	69.88	70.06	63.28	21.02	110.71	36.26	149.21	58.93 to 76.20	290,024	183,515
7100	15	69.88	70.06	63.28	21.02	110.71	36.26	149.21	58.93 to 76.20	290,024	183,515
ALL	40	69.80	71.87	69.62	17.98	103.23	36.26	149.21	64.32 to 76.27	561,990	391,278

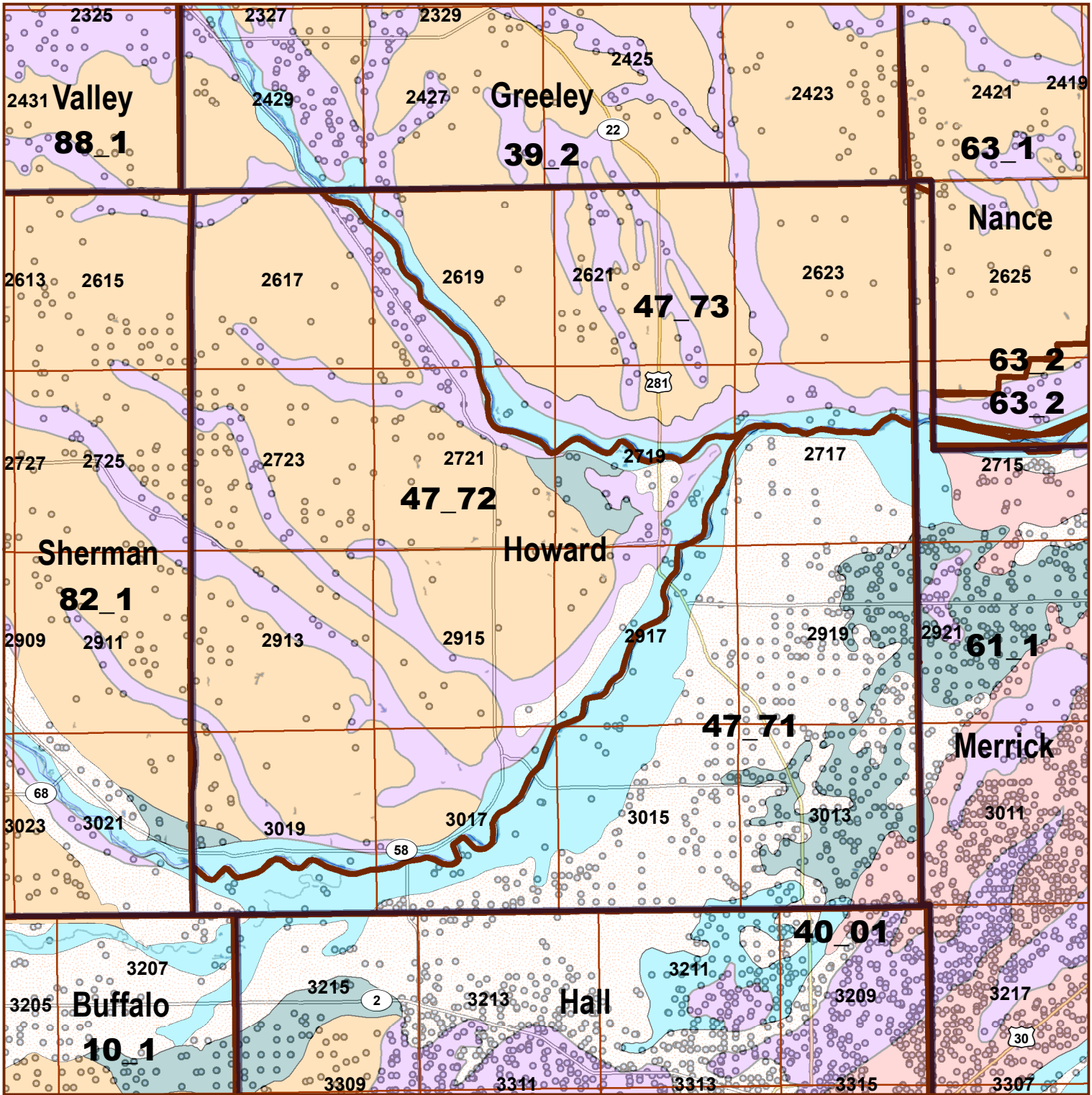
Howard County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Howard	7100	4950	4950	4500	4400	4100	3900	3600	3600	4065
Howard	7200	4950	4950	4500	4400	4100	3900	3600	3600	4456
Howard	7300	4950	4950	4500	4400	4100	3900	3600	3600	4467
Valley	1	n/a	5060	5060	4350	4110	4110	3360	3360	4411
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4466
Sherman	1	n/a	4820	4645	4645	4485	4485	4380	4375	4540
Nance	1	5156	5150	5142	5128	5064	5058	5033	5031	5105
Merrick	1	6215	5990	5765	5540	5200	5000	4635	4070	5359
Hall	1	7040	7043	6217	6197	4962	4961	4702	4703	6379
Buffalo	1	5850	5850	5600	5500	4915	5150	4725	4725	5274

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Howard	7100	2650	2650	2550	2550	2450	2350	2200	2050	2391
Howard	7200	2650	2650	2550	2550	2450	2350	2200	2050	2325
Howard	7300	2650	2650	2550	2550	2450	2350	2200	2050	2394
Valley	1	n/a	2150	2150	2150	2115	2115	2115	1980	2096
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2301
Sherman	1	n/a	2180	2070	2070	1960	1960	1850	1850	1946
Nance	1	3388	3390	3367	3342	3341	3327	3344	3345	3360
Merrick	1	3410	3075	2860	2725	2530	2505	2200	2140	2595
Hall	1	3624	3624	3201	3198	2736	2667	2404	2391	3156
Buffalo	1	2750	2750	2550	2550	2375	2275	2225	2225	2424

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Howard	7100	1550	1550	1400	1400	1350	1300	1250	1250	1292
Howard	7200	1550	1549	1400	1400	1350	1300	1250	1250	1286
Howard	7300	1550	1550	1400	1400	1350	1300	1250	1250	1269
Valley	1	n/a	1401	1402	1362	1400	1317	1231	1258	1267
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1276
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	1347
Nance	1	1500	1501	1480	1471	1470	1425	1396	1396	1416
Merrick	1	2350	2200	2044	1902	1750	1595	1477	1260	1577
Hall	1	2398	2393	1970	1974	1523	1523	1519	1521	1650
Buffalo	1	1700	1700	1675	1650	1625	1600	1550	1525	1558

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



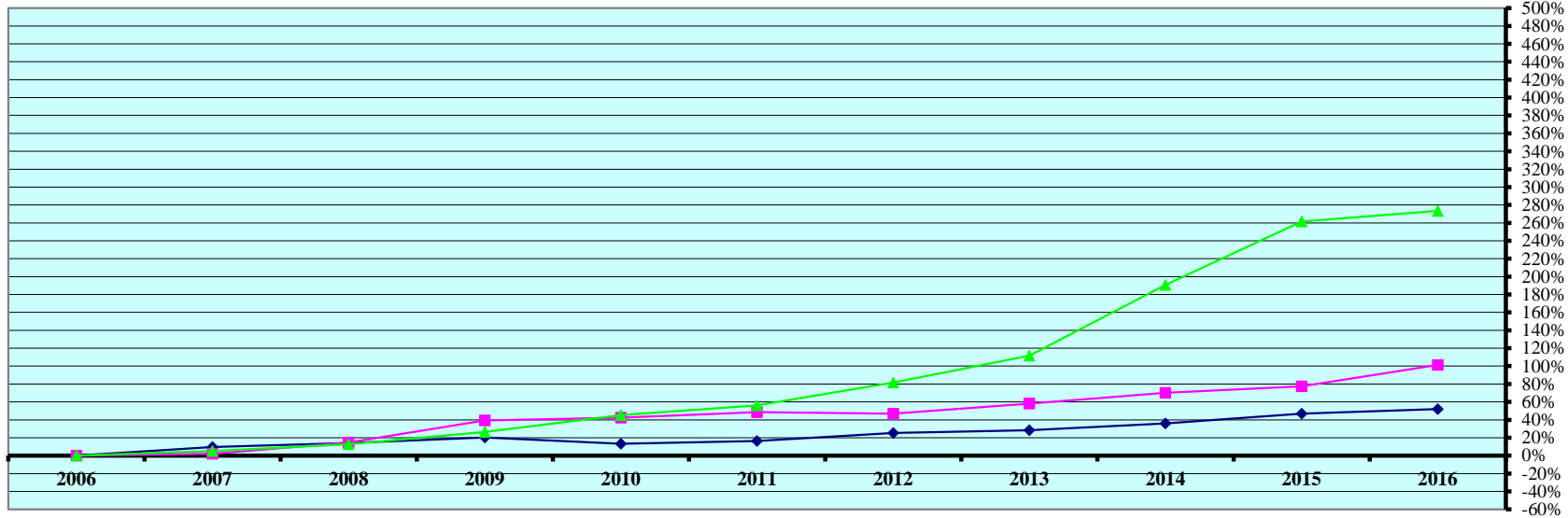
Legend

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

Howard 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	139,147,556	--	--	--	21,085,090	--	--	--	239,651,748	--	--	--
2007	152,685,230	13,537,674	9.73%	9.73%	21,495,773	410,683	1.95%	1.95%	251,803,995	12,152,247	5.07%	5.07%
2008	158,918,107	6,232,877	4.08%	14.21%	24,167,831	2,672,058	12.43%	14.62%	269,840,099	18,036,104	7.16%	12.60%
2009	167,277,323	8,359,216	5.26%	20.22%	29,357,282	5,189,451	21.47%	39.23%	302,738,114	32,898,015	12.19%	26.32%
2010	157,749,513	-9,527,810	-5.70%	13.37%	30,042,850	685,568	2.34%	42.48%	347,888,605	45,150,491	14.91%	45.16%
2011	161,901,694	4,152,181	2.63%	16.35%	31,311,062	1,268,212	4.22%	48.50%	374,007,369	26,118,764	7.51%	56.06%
2012	174,424,013	12,522,319	7.73%	25.35%	30,940,991	-370,071	-1.18%	46.74%	435,090,320	61,082,951	16.33%	81.55%
2013	178,579,326	4,155,313	2.38%	28.34%	33,346,953	2,405,962	7.78%	58.15%	507,036,796	71,946,476	16.54%	111.57%
2014	189,176,901	10,597,575	5.93%	35.95%	35,857,594	2,510,641	7.53%	70.06%	696,405,034	189,368,238	37.35%	190.59%
2015	204,444,175	15,267,274	8.07%	46.93%	37,395,066	1,537,472	4.29%	77.35%	866,831,944	170,426,910	24.47%	261.70%
2016	211,522,217	7,078,042	3.46%	52.01%	42,445,569	5,050,503	13.51%	101.31%	894,949,900	28,117,956	3.24%	273.44%

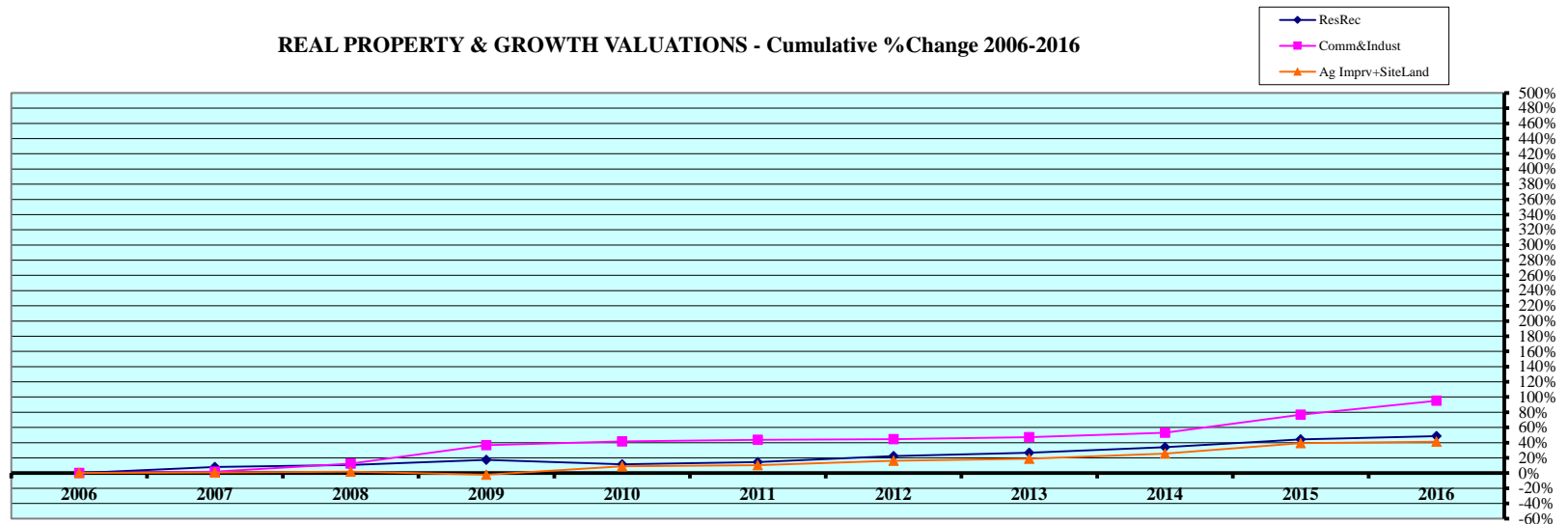
Rate Annual %chg: Residential & Recreational **4.28%** Commercial & Industrial **7.25%** Agricultural Land **14.08%**

Cnty# **47**
County **HOWARD**

CHART 1 EXHIBIT 47B 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	139,147,556	2,373,741	1.71%	136,773,815	--	--	21,085,090	280,517	1.33%	20,804,573	--	--	
2007	152,685,230	2,337,020	1.53%	150,348,210	8.05%	8.05%	21,495,773	48,916	0.23%	21,446,857	1.72%	1.72%	
2008	158,918,107	4,823,975	3.04%	154,094,132	0.92%	10.74%	24,167,831	495,248	2.05%	23,672,583	10.13%	12.27%	
2009	167,277,323	3,905,506	2.33%	163,371,817	2.80%	17.41%	29,357,282	550,018	1.87%	28,807,264	19.20%	36.62%	
2010	157,749,513	2,599,031	1.65%	155,150,482	-7.25%	11.50%	30,042,850	184,371	0.61%	29,858,479	1.71%	41.61%	
2011	161,901,694	2,656,395	1.64%	159,245,299	0.95%	14.44%	31,311,062	1,045,208	3.34%	30,265,854	0.74%	43.54%	
2012	174,424,013	4,264,008	2.44%	170,160,005	5.10%	22.29%	30,940,991	478,739	1.55%	30,462,252	-2.71%	44.47%	
2013	178,579,326	2,438,651	1.37%	176,140,675	0.98%	26.59%	33,346,953	2,320,952	6.96%	31,026,001	0.27%	47.15%	
2014	189,176,901	2,833,190	1.50%	186,343,711	4.35%	33.92%	35,857,594	3,594,306	10.02%	32,263,288	-3.25%	53.01%	
2015	204,444,175	3,712,607	1.82%	200,731,568	6.11%	44.26%	37,395,066	148,974	0.40%	37,246,092	3.87%	76.65%	
2016	211,522,217	4,853,424	2.29%	206,668,793	1.09%	48.52%	42,445,569	1,318,709	3.11%	41,126,860	9.98%	95.05%	
Rate Ann%chg	4.28%					2.31%	7.25%					C & I w/o growth	4.17%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	51,259,876	19,609,483	70,869,359	1,786,157	2.52%	69,083,202	--	--
2007	52,517,779	19,783,156	72,300,935	949,823	1.31%	71,351,112	0.68%	0.68%
2008	54,136,998	20,206,483	74,343,481	2,071,429	2.79%	72,272,052	-0.04%	1.98%
2009	50,532,015	21,618,578	72,150,593	2,840,345	3.94%	69,310,248	-6.77%	-2.20%
2010	54,904,083	24,089,259	78,993,342	1,779,800	2.25%	77,213,542	7.02%	8.95%
2011	55,178,876	24,505,190	79,684,066	1,522,615	1.91%	78,161,451	-1.05%	10.29%
2012	55,655,280	28,649,847	84,305,127	1,969,154	2.34%	82,335,973	3.33%	16.18%
2013	56,596,889	29,399,145	85,996,034	1,702,503	1.98%	84,293,531	-0.01%	18.94%
2014	60,422,489	30,612,568	91,035,057	2,080,936	2.29%	88,954,121	3.44%	25.52%
2015	66,436,653	35,119,980	101,556,633	2,837,793	2.79%	98,718,840	8.44%	39.30%
2016	66,531,323	34,967,929	101,499,252	1,392,750	1.37%	100,106,502	-1.43%	41.25%
Rate Ann%chg	2.64%	5.95%	3.66%	Ag Imprv+Site w/o growth		1.36%		

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

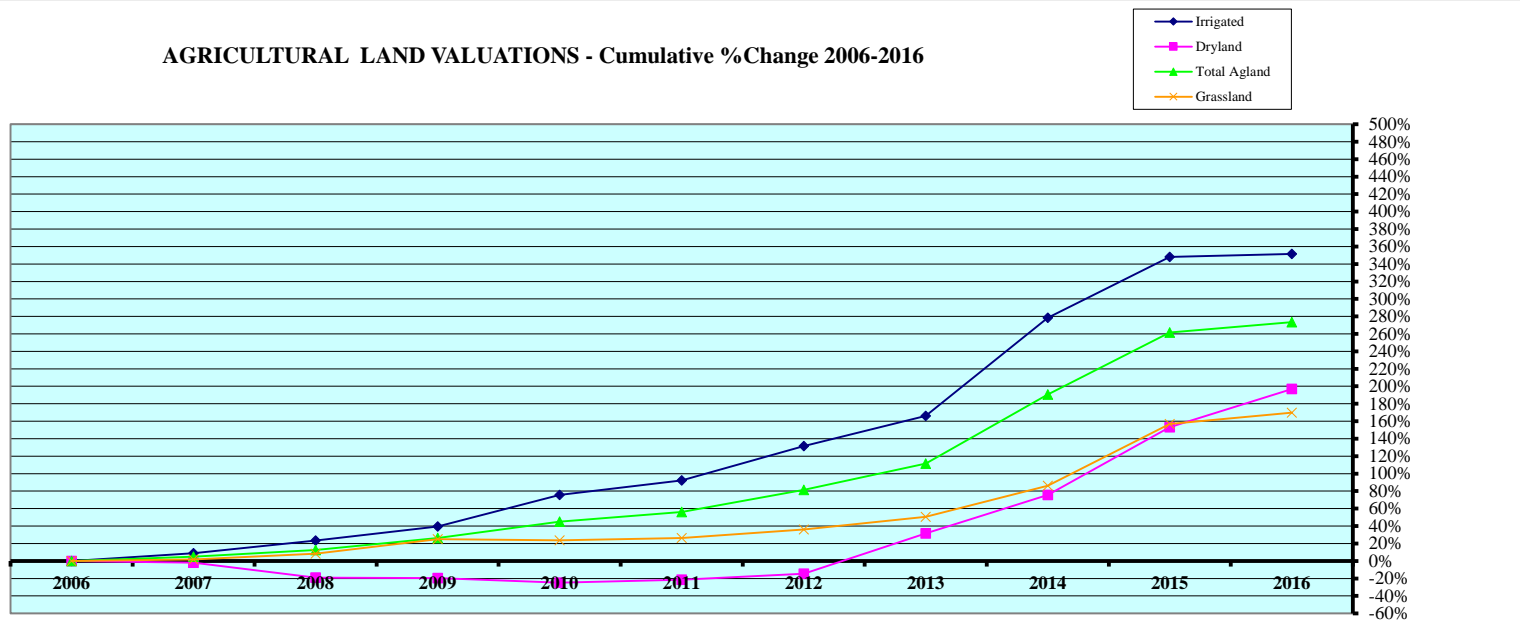
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 47
County HOWARD

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	131,870,152	--	--	--	34,065,550	--	--	--	72,877,125	--	--	--
2007	143,506,881	11,636,729	8.82%	8.82%	33,408,330	-657,220	-1.93%	-1.93%	74,200,331	1,323,206	1.82%	1.82%
2008	162,683,995	19,177,114	13.36%	23.37%	27,600,894	-5,807,436	-17.38%	-18.98%	78,995,961	4,795,630	6.46%	8.40%
2009	183,912,692	21,228,697	13.05%	39.46%	27,357,880	-243,014	-0.88%	-19.69%	91,149,438	12,153,477	15.38%	25.07%
2010	231,574,313	47,661,621	25.92%	75.61%	25,620,027	-1,737,853	-6.35%	-24.79%	90,087,410	-1,062,028	-1.17%	23.62%
2011	253,640,437	22,066,124	9.53%	92.34%	26,757,080	1,137,053	4.44%	-21.45%	92,039,923	1,952,513	2.17%	26.29%
2012	305,191,848	51,551,411	20.32%	131.43%	29,113,903	2,356,823	8.81%	-14.54%	99,195,676	7,155,753	7.77%	36.11%
2013	350,969,293	45,777,445	15.00%	166.15%	44,826,167	15,712,264	53.97%	31.59%	109,802,599	10,606,923	10.69%	50.67%
2014	499,243,266	148,273,973	42.25%	278.59%	59,847,264	15,021,097	33.51%	75.68%	135,653,900	25,851,301	23.54%	86.14%
2015	590,929,597	91,686,331	18.37%	348.11%	86,263,975	26,416,711	44.14%	153.23%	187,217,417	51,563,517	38.01%	156.89%
2016	595,421,815	4,492,218	0.76%	351.52%	101,119,138	14,855,163	17.22%	196.84%	196,632,837	9,415,420	5.03%	169.81%

Rate Ann.%chg: Irrigated **16.27%** Dryland **11.49%** Grassland **10.43%**

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	792,663	--	--	--	46,258	--	--	--	239,651,748	--	--	--
2007	640,360	-152,303	-19.21%	-19.21%	48,093	1,835	3.97%	3.97%	251,803,995	12,152,247	5.07%	5.07%
2008	493,560	-146,800	-22.92%	-37.73%	65,689	17,596	36.59%	42.01%	269,840,099	18,036,104	7.16%	12.60%
2009	472,185	-21,375	-4.33%	-40.43%	(154,081)	-219,770	-334.56%	-433.09%	302,738,114	32,898,015	12.19%	26.32%
2010	516,834	44,649	9.46%	-34.80%	90,021	244,102		94.61%	347,888,605	45,150,491	14.91%	45.16%
2011	1,387,977	871,143	168.55%	75.10%	181,952	91,931	102.12%	293.34%	374,007,369	26,118,764	7.51%	56.06%
2012	1,405,341	17,364	1.25%	77.29%	183,552	1,600	0.88%	296.80%	435,090,320	61,082,951	16.33%	81.55%
2013	1,260,473	-144,868	-10.31%	59.02%	178,264	-5,288	-2.88%	285.37%	507,036,796	71,946,476	16.54%	111.57%
2014	1,417,850	157,377	12.49%	78.87%	242,754	64,490	36.18%	424.78%	696,405,034	189,368,238	37.35%	190.59%
2015	2,075,534	657,684	46.39%	161.84%	345,421	102,667	42.29%	646.73%	866,831,944	170,426,910	24.47%	261.70%
2016	1,531,119	-544,415	-26.23%	93.16%	244,991	-100,430	-29.07%	429.62%	894,949,900	28,117,956	3.24%	273.44%

Cnty# **47**
County **HOWARD**

Rate Ann.%chg: Total Agric Land **14.08%**

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	131,697,324	107,881	1,221			33,939,629	53,419	635			72,735,991	171,418	424		
2007	143,282,606	114,059	1,256	2.90%	2.90%	33,398,363	50,490	661	4.12%	4.12%	73,880,667	167,397	441	4.01%	4.01%
2008	162,423,253	127,949	1,269	1.05%	3.99%	27,478,763	41,425	663	0.28%	4.41%	79,127,873	163,359	484	9.75%	14.15%
2009	183,840,121	132,986	1,382	8.90%	13.24%	27,306,623	38,458	710	7.04%	11.76%	91,179,353	161,125	566	16.83%	33.36%
2010	231,481,824	133,178	1,738	25.73%	42.38%	25,698,171	38,436	669	-5.84%	5.23%	90,169,996	160,780	561	-0.89%	32.17%
2011	253,537,927	133,712	1,896	9.09%	55.32%	26,759,948	38,032	704	5.24%	10.75%	92,222,342	160,360	575	2.54%	35.53%
2012	305,154,316	133,679	2,283	20.39%	86.99%	29,139,032	37,589	775	10.17%	22.01%	99,216,998	160,622	618	7.41%	45.58%
2013	351,066,456	135,663	2,588	13.36%	111.98%	44,986,700	37,180	1,210	56.08%	90.44%	109,683,503	159,301	689	11.47%	62.27%
2014	499,118,856	136,625	3,653	41.17%	199.25%	59,847,768	36,645	1,633	34.98%	157.06%	135,653,714	159,488	851	23.53%	100.45%
2015	590,882,003	137,029	4,312	18.04%	253.23%	86,822,326	37,766	2,299	40.77%	261.85%	186,797,297	157,772	1,184	39.20%	179.03%
2016	595,399,864	137,603	4,327	0.34%	254.45%	102,324,301	43,620	2,346	2.04%	269.22%	195,869,698	152,711	1,283	8.33%	202.28%

Rate Annual %chg Average Value/Acre: 13.49%

13.95%

11.70%

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	788,588	5,257	150			45,526	304	150			239,207,058	338,279	707		
2007	626,837	4,179	150	0.00%	0.00%	46,062	307	150	0.00%	0.00%	251,234,535	336,431	747	5.60%	5.60%
2008	505,051	3,367	150	0.00%	0.00%	55,826	372	150	0.00%	0.00%	269,590,766	336,472	801	7.29%	13.31%
2009	479,430	3,253	147	-1.75%	-1.75%	56,126	374	150	0.00%	0.00%	302,861,653	336,196	901	12.43%	27.40%
2010	507,051	3,475	146	-0.98%	-2.71%	60,324	402	150	0.00%	0.00%	347,917,366	336,271	1,035	14.85%	46.31%
2011	1,427,397	3,553	402	175.27%	167.80%	181,952	455	400	166.65%	166.66%	374,129,566	336,112	1,113	7.58%	57.41%
2012	1,396,451	3,476	402	0.00%	167.80%	179,952	450	400	0.00%	166.66%	435,086,749	335,816	1,296	16.40%	83.22%
2013	1,260,273	3,136	402	0.05%	167.93%	170,608	427	400	0.00%	166.66%	507,167,540	335,706	1,511	16.61%	113.65%
2014	1,441,000	2,865	503	25.14%	235.28%	200,220	400	500	25.00%	233.33%	696,261,558	336,024	2,072	37.15%	193.02%
2015	2,093,722	2,763	758	50.66%	405.15%	289,969	387	750	50.00%	400.00%	866,885,317	335,717	2,582	24.62%	265.16%
2016	1,529,521	1,993	768	1.31%	411.76%	238,241	318	750	0.00%	400.00%	895,361,625	336,244	2,663	3.12%	276.57%

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HOWARD

Rate Annual %chg Average Value/Acre: 14.18%

(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
6,274	HOWARD	50,073,304	6,849,263	18,945,796	201,496,845	42,445,569	0	10,025,372	894,949,900	66,531,323	34,967,929	0	1,326,285,301
cnty sectorvalue % of total value:		3.78%	0.52%	1.43%	15.19%	3.20%		0.76%	67.48%	5.02%	2.64%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
189	BOELUS	243,351	100,859	5,207	3,429,326	955,600	0	0	0	0	0	0	4,734,343
3.01%	%sector of county sector	0.49%	1.47%	0.03%	1.70%	2.25%							0.36%
	%sector of municipality	5.14%	2.13%	0.11%	72.44%	20.18%							100.00%
46	COTESFIELD	33,812	154,103	509,213	710,692	37,838	0	0	420,368	43,700	17,278	0	1,927,004
0.73%	%sector of county sector	0.07%	2.25%	2.69%	0.35%	0.09%			0.05%	0.07%	0.05%		0.15%
	%sector of municipality	1.75%	8.00%	26.43%	36.88%	1.96%			21.81%	2.27%	0.90%		100.00%
32	CUSHING	609	250	124	568,049	24,671	0	0	392,036	0	0	0	985,739
0.51%	%sector of county sector	0.00%	0.00%	0.00%	0.28%	0.06%			0.04%				0.07%
	%sector of municipality	0.06%	0.03%	0.01%	57.63%	2.50%			39.77%				100.00%
303	DANNEBROG	1,011,359	243,208	13,173	6,720,007	1,479,948	0	0	0	0	0	0	9,467,695
4.83%	%sector of county sector	2.02%	3.55%	0.07%	3.34%	3.49%							0.71%
	%sector of municipality	10.68%	2.57%	0.14%	70.98%	15.63%							100.00%
215	ELBA	470,721	184,545	352,257	4,182,989	773,666	0	0	227,678	0	0	0	6,191,856
3.43%	%sector of county sector	0.94%	2.69%	1.86%	2.08%	1.82%			0.03%				0.47%
	%sector of municipality	7.60%	2.98%	5.69%	67.56%	12.49%			3.68%				100.00%
122	FARWELL	483,828	40,859	20,268	2,512,847	1,317,276	0	0	0	0	0	0	4,375,078
1.94%	%sector of county sector	0.97%	0.60%	0.11%	1.25%	3.10%							0.33%
	%sector of municipality	11.05%	0.93%	0.46%	57.44%	30.11%							100.00%
2,299	ST PAUL	2,333,366	1,202,227	1,280,506	77,957,255	28,239,468	0	0	18,775	0	0	0	111,031,597
36.64%	%sector of county sector	4.66%	17.55%	6.76%	38.69%	66.53%			0.00%				8.37%
	%sector of municipality	2.10%	1.08%	1.15%	70.21%	25.43%			0.02%				100.00%
3,206 Total Municipalities		4,577,046	1,926,051	2,180,748	96,081,165	32,828,467	0	0	1,058,857	43,700	17,278	0	138,713,312
51.10% %all municip.sect of cnty		9.14%	28.12%	11.51%	47.68%	77.34%			0.12%	0.07%	0.05%		10.46%

Cnty#	County
47	HOWARD

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

CHART 5

EXHIBIT

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Total Real Property Sum Lines 17, 25, & 30	Records : 5,590	Value : 1,290,365,398	Growth 10,149,001	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	157	1,294,035	0	0	152	2,694,178	309	3,988,213	
02. Res Improve Land	1,315	11,836,710	0	0	731	22,995,633	2,046	34,832,343	
03. Res Improvements	1,333	97,309,983	0	0	790	97,966,499	2,123	195,276,482	
04. Res Total	1,490	110,440,728	0	0	942	123,656,310	2,432	234,097,038	4,596,038
% of Res Total	61.27	47.18	0.00	0.00	38.73	52.82	43.51	18.14	45.29
05. Com UnImp Land	51	394,898	0	0	3	39,246	54	434,144	
06. Com Improve Land	281	2,955,526	0	0	34	2,562,874	315	5,518,400	
07. Com Improvements	285	32,480,691	0	0	41	7,059,190	326	39,539,881	
08. Com Total	336	35,831,115	0	0	44	9,661,310	380	45,492,425	3,134,538
% of Com Total	88.42	78.76	0.00	0.00	11.58	21.24	6.80	3.53	30.89
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	21	3,102,758	21	3,102,758	
14. Rec Improve Land	0	0	0	0	26	3,906,087	26	3,906,087	
15. Rec Improvements	0	0	0	0	26	3,609,953	26	3,609,953	
16. Rec Total	0	0	0	0	47	10,618,798	47	10,618,798	295,619
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.84	0.82	2.91
Res & Rec Total	1,490	110,440,728	0	0	989	134,275,108	2,479	244,715,836	4,891,657
% of Res & Rec Total	60.10	45.13	0.00	0.00	39.90	54.87	44.35	18.96	48.20
Com & Ind Total	336	35,831,115	0	0	44	9,661,310	380	45,492,425	3,134,538
% of Com & Ind Total	88.42	78.76	0.00	0.00	11.58	21.24	6.80	3.53	30.89
17. Taxable Total	1,826	146,271,843	0	0	1,033	143,936,418	2,859	290,208,261	8,026,195
% of Taxable Total	63.87	50.40	0.00	0.00	36.13	49.60	51.14	22.49	79.08

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	3	40,048	213,317	0	0	0
19. Commercial	5	270,381	549,559	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	3	40,048	213,317
19. Commercial	0	0	0	5	270,381	549,559
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				8	310,429	762,876

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	144	0	304	448

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	210,807	0	0	1,703	531,000,739	1,710	531,211,546
28. Ag-Improved Land	0	0	0	0	972	380,161,761	972	380,161,761
29. Ag Improvements	0	0	0	0	1,021	88,783,830	1,021	88,783,830
30. Ag Total							2,731	1,000,157,137

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	1	3.80	11,400	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	30,000	2	2.00	30,000	
32. HomeSite Improv Land	676	702.00	10,506,000	676	702.00	10,506,000	
33. HomeSite Improvements	692	684.00	66,048,264	692	684.00	66,048,264	2,122,806
34. HomeSite Total				694	704.00	76,584,264	
35. FarmSite UnImp Land	35	62.62	191,860	36	66.42	203,260	
36. FarmSite Improv Land	898	3,740.85	11,491,305	898	3,740.85	11,491,305	
37. FarmSite Improvements	962	0.00	22,735,566	962	0.00	22,735,566	0
38. FarmSite Total				998	3,807.27	34,430,131	
39. Road & Ditches	0	5,629.22	0	0	5,629.22	0	
40. Other- Non Ag Use	0	712.50	911,850	0	712.50	911,850	
41. Total Section VI				1,692	10,852.99	111,926,245	2,122,806

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	3	580.00	734,246	3	580.00	734,246

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	10	167.22	299,801	10	167.22	299,801
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 7100

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	458.21	0.98%	2,268,153	1.20%	4,950.03
46. 1A	3,475.43	7.46%	17,203,440	9.08%	4,950.02
47. 2A1	3,577.45	7.68%	16,098,525	8.50%	4,500.00
48. 2A	2,027.83	4.35%	8,922,452	4.71%	4,400.00
49. 3A1	12,705.71	27.26%	52,093,411	27.50%	4,100.00
50. 3A	17,239.95	36.99%	67,235,805	35.49%	3,900.00
51. 4A1	3,507.38	7.53%	12,626,568	6.66%	3,600.00
52. 4A	3,612.47	7.75%	13,004,896	6.86%	3,600.00
53. Total	46,604.43	100.00%	189,453,250	100.00%	4,065.13
Dry					
54. 1D1	51.50	0.62%	136,481	0.69%	2,650.12
55. 1D	500.65	6.01%	1,326,750	6.66%	2,650.05
56. 2D1	564.14	6.77%	1,438,595	7.23%	2,550.07
57. 2D	616.14	7.40%	1,571,186	7.89%	2,550.05
58. 3D1	2,247.22	26.99%	5,505,794	27.66%	2,450.05
59. 3D	3,102.17	37.25%	7,290,206	36.62%	2,350.03
60. 4D1	573.64	6.89%	1,262,008	6.34%	2,200.00
61. 4D	671.73	8.07%	1,377,084	6.92%	2,050.06
62. Total	8,327.19	100.00%	19,908,104	100.00%	2,390.73
Grass					
63. 1G1	23.63	0.05%	36,631	0.06%	1,550.19
64. 1G	494.41	1.06%	766,365	1.27%	1,550.06
65. 2G1	783.63	1.67%	1,097,082	1.81%	1,400.00
66. 2G	1,617.89	3.45%	2,265,046	3.74%	1,400.00
67. 3G1	3,782.99	8.08%	5,107,188	8.44%	1,350.04
68. 3G	21,615.25	46.15%	28,099,825	46.43%	1,300.00
69. 4G1	9,197.68	19.64%	11,497,236	19.00%	1,250.01
70. 4G	9,317.38	19.89%	11,646,802	19.25%	1,250.01
71. Total	46,832.86	100.00%	60,516,175	100.00%	1,292.17
Irrigated Total					
	46,604.43	45.29%	189,453,250	69.85%	4,065.13
Dry Total					
	8,327.19	8.09%	19,908,104	7.34%	2,390.73
Grass Total					
	46,832.86	45.51%	60,516,175	22.31%	1,292.17
72. Waste	695.85	0.68%	521,893	0.19%	750.01
73. Other	438.48	0.43%	828,587	0.31%	1,889.68
74. Exempt	431.88	0.42%	0	0.00%	0.00
75. Market Area Total	102,898.81	100.00%	271,228,009	100.00%	2,635.87

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7200

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,796.39	2.35%	8,892,165	2.61%	4,950.02
46. 1A	41,212.98	53.84%	204,004,674	59.80%	4,950.01
47. 2A1	4,641.18	6.06%	20,885,310	6.12%	4,500.00
48. 2A	1,060.55	1.39%	4,666,420	1.37%	4,400.00
49. 3A1	4,553.54	5.95%	18,669,514	5.47%	4,100.00
50. 3A	629.18	0.82%	2,453,802	0.72%	3,900.00
51. 4A1	16,925.25	22.11%	60,930,907	17.86%	3,600.00
52. 4A	5,730.95	7.49%	20,631,420	6.05%	3,600.00
53. Total	76,550.02	100.00%	341,134,212	100.00%	4,456.36
Dry					
54. 1D1	411.53	2.57%	1,090,571	2.93%	2,650.04
55. 1D	3,231.82	20.16%	8,564,485	22.98%	2,650.05
56. 2D1	1,091.40	6.81%	2,783,133	7.47%	2,550.06
57. 2D	239.64	1.49%	611,091	1.64%	2,550.04
58. 3D1	884.84	5.52%	2,167,909	5.82%	2,450.06
59. 3D	330.53	2.06%	776,755	2.08%	2,350.03
60. 4D1	7,332.86	45.74%	16,132,292	43.29%	2,200.00
61. 4D	2,507.84	15.64%	5,141,219	13.80%	2,050.06
62. Total	16,030.46	100.00%	37,267,455	100.00%	2,324.79
Grass					
63. 1G1	959.13	1.59%	1,486,684	1.92%	1,550.03
64. 1G	4,137.10	6.87%	6,410,378	8.27%	1,549.49
65. 2G1	1,876.35	3.11%	2,626,890	3.39%	1,400.00
66. 2G	1,094.43	1.82%	1,532,202	1.98%	1,400.00
67. 3G1	1,366.51	2.27%	1,844,872	2.38%	1,350.06
68. 3G	1,826.67	3.03%	2,374,671	3.06%	1,300.00
69. 4G1	18,102.90	30.05%	22,629,015	29.20%	1,250.02
70. 4G	30,884.20	51.26%	38,604,657	49.81%	1,249.98
71. Total	60,247.29	100.00%	77,509,369	100.00%	1,286.52
Irrigated Total					
	76,550.02	49.75%	341,134,212	74.63%	4,456.36
Dry Total					
	16,030.46	10.42%	37,267,455	8.15%	2,324.79
Grass Total					
	60,247.29	39.16%	77,509,369	16.96%	1,286.52
72. Waste	758.31	0.49%	593,988	0.13%	783.30
73. Other	280.27	0.18%	601,704	0.13%	2,146.87
74. Exempt	2,683.75	1.74%	0	0.00%	0.00
75. Market Area Total	153,866.35	100.00%	457,106,728	100.00%	2,970.80

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 7300

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	556.09	3.75%	2,752,658	4.16%	4,950.02
46. 1A	7,673.85	51.77%	37,985,626	57.36%	4,950.01
47. 2A1	1,179.30	7.96%	5,306,850	8.01%	4,500.00
48. 2A	511.09	3.45%	2,248,796	3.40%	4,400.00
49. 3A1	200.74	1.35%	823,034	1.24%	4,100.00
50. 3A	587.74	3.96%	2,292,186	3.46%	3,900.00
51. 4A1	2,000.90	13.50%	7,203,240	10.88%	3,600.00
52. 4A	2,114.56	14.26%	7,612,416	11.49%	3,600.00
53. Total	14,824.27	100.00%	66,224,806	100.00%	4,467.32
Dry					
54. 1D1	119.82	1.14%	317,527	1.26%	2,650.03
55. 1D	4,475.51	42.60%	11,860,174	47.16%	2,650.02
56. 2D1	417.48	3.97%	1,064,594	4.23%	2,550.05
57. 2D	305.73	2.91%	779,620	3.10%	2,550.03
58. 3D1	156.43	1.49%	383,261	1.52%	2,450.05
59. 3D	99.11	0.94%	232,913	0.93%	2,350.05
60. 4D1	2,678.46	25.50%	5,892,612	23.43%	2,200.00
61. 4D	2,253.13	21.45%	4,618,998	18.37%	2,050.04
62. Total	10,505.67	100.00%	25,149,699	100.00%	2,393.92
Grass					
63. 1G1	178.49	0.33%	276,670	0.41%	1,550.06
64. 1G	2,430.19	4.53%	3,766,925	5.53%	1,550.05
65. 2G1	548.68	1.02%	768,152	1.13%	1,400.00
66. 2G	779.08	1.45%	1,090,716	1.60%	1,400.01
67. 3G1	189.75	0.35%	256,175	0.38%	1,350.07
68. 3G	504.31	0.94%	655,603	0.96%	1,300.00
69. 4G1	12,717.27	23.71%	15,896,782	23.36%	1,250.02
70. 4G	36,280.20	67.65%	45,350,499	66.63%	1,250.01
71. Total	53,627.97	100.00%	68,061,522	100.00%	1,269.14
Irrigated Total					
Irrigated Total	14,824.27	18.68%	66,224,806	41.42%	4,467.32
Dry Total					
Dry Total	10,505.67	13.24%	25,149,699	15.73%	2,393.92
Grass Total					
Grass Total	53,627.97	67.56%	68,061,522	42.57%	1,269.14
72. Waste	353.50	0.45%	274,128	0.17%	775.47
73. Other	62.00	0.08%	186,000	0.12%	3,000.00
74. Exempt	655.26	0.83%	0	0.00%	0.00
75. Market Area Total	79,373.41	100.00%	159,896,155	100.00%	2,014.48

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	35.40	174,731	0.00	0	137,943.32	596,637,537	137,978.72	596,812,268
77. Dry Land	8.25	21,863	0.00	0	34,855.07	82,303,395	34,863.32	82,325,258
78. Grass	4.25	2,813	0.00	0	160,703.87	206,084,253	160,708.12	206,087,066
79. Waste	0.00	0	0.00	0	1,807.66	1,390,009	1,807.66	1,390,009
80. Other	0.00	0	0.00	0	780.75	1,616,291	780.75	1,616,291
81. Exempt	29.08	0	0.00	0	3,741.81	0	3,770.89	0
82. Total	47.90	199,407	0.00	0	336,090.67	888,031,485	336,138.57	888,230,892

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	137,978.72	41.05%	596,812,268	67.19%	4,325.39
Dry Land	34,863.32	10.37%	82,325,258	9.27%	2,361.37
Grass	160,708.12	47.81%	206,087,066	23.20%	1,282.37
Waste	1,807.66	0.54%	1,390,009	0.16%	768.95
Other	780.75	0.23%	1,616,291	0.18%	2,070.18
Exempt	3,770.89	1.12%	0	0.00%	0.00
Total	336,138.57	100.00%	888,230,892	100.00%	2,642.45

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 7100	13	1,782,758	22	2,888,527	24	3,875,137	37	8,546,422	270,575
83.2 7200	10	1,152,437	14	900,667	17	1,108,036	27	3,161,140	0
83.3 7300	4	315,309	4	286,711	5	472,864	9	1,074,884	48,434
83.4 Rural	118	2,363,105	607	21,544,478	661	86,415,101	779	110,322,684	3,098,832
83.5 Small Town	134	398,199	573	2,728,874	584	27,794,988	718	30,922,061	239,749
83.6 St Paul	51	1,079,163	852	10,389,173	858	79,220,309	909	90,688,645	1,234,067
84 Residential Total	330	7,090,971	2,072	38,738,430	2,149	198,886,435	2,479	244,715,836	4,891,657

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u>	<u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
		<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
85.1	7100	0	0	1	1,170,667	1	290,443	1	1,461,110	0
85.2	7200	0	0	1	477,025	1	571,457	1	1,048,482	0
85.3	Rural	2	21,560	20	790,152	23	4,876,164	25	5,687,876	0
85.4	Small Town	26	68,346	128	309,311	134	5,520,280	160	5,897,937	39,284
85.5	St Paul	26	344,238	165	2,771,245	167	28,281,537	193	31,397,020	3,095,254
86	Commercial Total	54	434,144	315	5,518,400	326	39,539,881	380	45,492,425	3,134,538

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

Market Area 7100

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	18.11	0.04%	28,075	0.05%	1,550.25
88. 1G	477.41	1.03%	740,014	1.24%	1,550.06
89. 2G1	783.63	1.69%	1,097,082	1.84%	1,400.00
90. 2G	1,607.57	3.48%	2,250,598	3.77%	1,400.00
91. 3G1	3,666.27	7.93%	4,949,613	8.28%	1,350.04
92. 3G	21,272.33	45.99%	27,654,029	46.28%	1,300.00
93. 4G1	9,171.82	19.83%	11,464,909	19.19%	1,250.01
94. 4G	9,256.66	20.01%	11,570,901	19.36%	1,250.01
95. Total	46,253.80	100.00%	59,755,221	100.00%	1,291.90
CRP					
96. 1C1	5.52	0.95%	8,556	1.12%	1,550.00
97. 1C	17.00	2.94%	26,351	3.46%	1,550.06
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	10.32	1.78%	14,448	1.90%	1,400.00
100. 3C1	116.72	20.16%	157,575	20.71%	1,350.03
101. 3C	342.92	59.22%	445,796	58.58%	1,300.00
102. 4C1	25.86	4.47%	32,327	4.25%	1,250.08
103. 4C	60.72	10.49%	75,901	9.97%	1,250.02
104. Total	579.06	100.00%	760,954	100.00%	1,314.12
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	46,253.80	98.76%	59,755,221	98.74%	1,291.90
CRP Total	579.06	1.24%	760,954	1.26%	1,314.12
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	46,832.86	100.00%	60,516,175	100.00%	1,292.17

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

Market Area 7200

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	959.13	1.60%	1,486,684	1.93%	1,550.03
88. 1G	4,091.78	6.84%	6,340,129	8.23%	1,549.48
89. 2G1	1,850.04	3.09%	2,590,056	3.36%	1,400.00
90. 2G	1,090.69	1.82%	1,526,966	1.98%	1,400.00
91. 3G1	1,336.29	2.23%	1,804,073	2.34%	1,350.06
92. 3G	1,816.14	3.03%	2,360,982	3.07%	1,300.00
93. 4G1	17,948.58	29.99%	22,436,112	29.14%	1,250.02
94. 4G	30,761.15	51.39%	38,450,839	49.94%	1,249.98
95. Total	59,853.80	100.00%	76,995,841	100.00%	1,286.40
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	45.32	11.52%	70,249	13.68%	1,550.07
98. 2C1	26.31	6.69%	36,834	7.17%	1,400.00
99. 2C	3.74	0.95%	5,236	1.02%	1,400.00
100. 3C1	30.22	7.68%	40,799	7.94%	1,350.07
101. 3C	10.53	2.68%	13,689	2.67%	1,300.00
102. 4C1	154.32	39.22%	192,903	37.56%	1,250.02
103. 4C	123.05	31.27%	153,818	29.95%	1,250.04
104. Total	393.49	100.00%	513,528	100.00%	1,305.06
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	59,853.80	99.35%	76,995,841	99.34%	1,286.40
CRP Total	393.49	0.65%	513,528	0.66%	1,305.06
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	60,247.29	100.00%	77,509,369	100.00%	1,286.52

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

Market Area 7300

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	178.49	0.33%	276,670	0.41%	1,550.06
88. 1G	2,379.50	4.45%	3,688,355	5.43%	1,550.05
89. 2G1	548.68	1.03%	768,152	1.13%	1,400.00
90. 2G	779.08	1.46%	1,090,716	1.61%	1,400.01
91. 3G1	189.75	0.35%	256,175	0.38%	1,350.07
92. 3G	504.31	0.94%	655,603	0.97%	1,300.00
93. 4G1	12,663.83	23.67%	15,829,981	23.32%	1,250.02
94. 4G	36,255.95	67.77%	45,320,185	66.76%	1,250.01
95. Total	53,499.59	100.00%	67,885,837	100.00%	1,268.90
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	50.69	39.48%	78,570	44.72%	1,550.01
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	53.44	41.63%	66,801	38.02%	1,250.02
103. 4C	24.25	18.89%	30,314	17.25%	1,250.06
104. Total	128.38	100.00%	175,685	100.00%	1,368.48
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	53,499.59	99.76%	67,885,837	99.74%	1,268.90
CRP Total	128.38	0.24%	175,685	0.26%	1,368.48
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	53,627.97	100.00%	68,061,522	100.00%	1,269.14

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

47 Howard

	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	201,496,845	234,097,038	32,600,193	16.18%	4,596,038	13.90%
02. Recreational	10,025,372	10,618,798	593,426	5.92%	295,619	2.97%
03. Ag-Homesite Land, Ag-Res Dwelling	66,531,323	76,584,264	10,052,941	15.11%	2,122,806	11.92%
04. Total Residential (sum lines 1-3)	278,053,540	321,300,100	43,246,560	15.55%	7,014,463	13.03%
05. Commercial	42,445,569	45,492,425	3,046,856	7.18%	3,134,538	-0.21%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	42,445,569	45,492,425	3,046,856	7.18%	3,134,538	-0.21%
08. Ag-Farmsite Land, Outbuildings	34,897,936	34,430,131	-467,805	-1.34%	0	-1.34%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	69,993	911,850	841,857	1,202.77%		
11. Total Non-Agland (sum lines 8-10)	34,967,929	35,341,981	374,052	1.07%	0	1.07%
12. Irrigated	595,421,815	596,812,268	1,390,453	0.23%		
13. Dryland	101,119,138	82,325,258	-18,793,880	-18.59%		
14. Grassland	196,632,837	206,087,066	9,454,229	4.81%		
15. Wasteland	1,531,119	1,390,009	-141,110	-9.22%		
16. Other Agland	244,991	1,616,291	1,371,300	559.73%		
17. Total Agricultural Land	894,949,900	888,230,892	-6,719,008	-0.75%		
18. Total Value of all Real Property (Locally Assessed)	1,250,416,938	1,290,365,398	39,948,460	3.19%	10,149,001	2.38%

2017 Assessment Survey for Howard County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1 - summer help to assist with property reviews
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$133,182
7.	Adopted budget, or granted budget if different from above:
	\$133,182
8.	Amount of the total assessor's budget set aside for appraisal work:
	None
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	None
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$9,500
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,400
12.	Other miscellaneous funds:
	\$1,200
13.	Amount of last year's assessor's budget not used:
	\$3,574.67

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	None
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes howard.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop Inc., assessor, and staff
8.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, adopted 2015
3.	What municipalities in the county are zoned?
	St. Paul, Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell
4.	When was zoning implemented?
	1973 for St. Paul and Boelus. 2015 for everything else

D. Contracted Services

1.	Appraisal Services:
	Yes, as needed.
2.	GIS Services:
	GIS Workshop Inc.
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, for 2015 Stanard Appraisal did some commercial work.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Recommendation of the assessor
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, on the properties they reviewed.

2017 Residential Assessment Survey for Howard County

1.	Valuation data collection done by:																												
	Assessor and staff																												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>St. Paul - City and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Rural - all residential parcels not located within the boundaries of a town</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	St. Paul - City and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.	02	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business; stable housing markets	03	Rural - all residential parcels not located within the boundaries of a town	Ag	Agricultural homes and outbuildings															
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																												
01	St. Paul - City and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island. The residential housing market is active and stable.																												
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03	Rural - all residential parcels not located within the boundaries of a town																												
Ag	Agricultural homes and outbuildings																												
3.	List and describe the approach(es) used to estimate the market value of residential properties.																												
	Cost and sales comparison approaches																												
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?																												
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information are used.																												
5.	Are individual depreciation tables developed for each valuation grouping?																												
	Depreciation tables are developed on a county-wide basis and then modified with economic depreciation developed for individual valuation groups.																												
6.	Describe the methodology used to determine the residential lot values?																												
	Sales comparison and availability																												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																												
	All lots are treated the same; no applications to combine lots have been received																												
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th style="width: 20%;"><u>Date of Depreciation Tables</u></th> <th style="width: 20%;"><u>Date of Costing</u></th> <th style="width: 20%;"><u>Date of Lot Value Study</u></th> <th style="width: 25%;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2017</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2013</td> <td style="text-align: center;">2013</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td style="text-align: center;">2008</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2016	2016	2017	2016	02	2008	2016	2013	2013	03	2008	2016	2014	2014	Ag	2008	2016	2014	2014
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Ag	2008	2016	2014	2014																									

2017 Commercial Assessment Survey for Howard County

1.	Valuation data collection done by:			
	Assessor and staff			
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	St Paul - Village and county seat located on US Highway 281; population of 2,290; K-12 public school system; active trade center for an agricultural area located 20 miles north of Grand Island		
	02	Small Towns - communities consisting of Boelus, Cotesfield, Cushing, Dannebrog, Elba, St. Libory, and Farwell; limited trade and business		
	03	Rural - all commercial parcels not located within the boundaries of a town		
3.	List and describe the approach(es) used to estimate the market value of commercial properties.			
	Sales comparison, income, and cost approaches			
3a.	Describe the process used to determine the value of unique commercial properties.			
	Physical inspection, joint review with commercial appraiser, state sales file query			
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?			
	A combination of tables provided by the CAMA vendor and depreciation studies based on local market information			
5.	Are individual depreciation tables developed for each valuation grouping?			
	Depreciation tables are developed on a county-wide bases and modified with economic depreciation developed for each valuation group			
6.	Describe the methodology used to determine the commercial lot values.			
	Sales comparison			
7.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2008	2008	2015
	02	2008	2008	2015
	03	2008	2008	2015

2017 Agricultural Assessment Survey for Howard County

1.	Valuation data collection done by:	
	Assessor and staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
	<u>Year Land Use Completed</u>	
	7100	This area includes the southerly portion of the county lying south of the Middle Loup and Loup Rivers. This area is characterized by the sandy soils common in the Sandhills of Nebraska, with significant groundwater irrigation development utilizing center pivot systems. The southeast portion of the area is included in the Central Platte Natural Resource District (Platte River drainage area). The northwest portion of the area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	7200	This area includes the westerly portion of the county located west of the Middle Loup and North Loup Rivers. The topography ranges from near level along the river valley to rolling uplands, much of which is suitable for center pivot irrigation. The soils in this area are silty. The area is nearly an equal mix of irrigated land and grassland, with a small amount of dry cropland. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	7300	This area includes the area located north and east of the North Loup and Loup Rivers. The area is transitional from the sandy soils to the southeast and the silty soils to the southwest. The area consists of more uplands with a limited amount of irrigation and dry cropland. The area is primarily grassland, with most of the irrigation close to the river. Most of the area is utilized as grassland due to topography not suitable for dryland or irrigated cropping. The area is included in the Lower Loup Natural Resource District (Loup River drainage area).
	Although separate market areas have been identified, the same value is currently being applied to all areas; will continue to monitor the market for changes	
3.	Describe the process used to determine and monitor market areas.	
	River boundaries, common geographic characteristics, topography, and market characteristics	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Through review of questionnaires and discussions with owner	
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?	
	Yes	
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	Through review of questionnaires, discussions with sellers, buyers, and real estate agents, sales analysis; valued as grass land at 100% of market value	

	<u>If your county has special value applications, please answer the following</u>
7a.	How many special valuation applications are on file?
	10
7b.	What process was used to determine if non-agricultural influences exist in the county?
	Sales review is conducted annually
	<u>If your county recognizes a special value, please answer the following</u>
7c.	Describe the non-agricultural influences recognized within the county.
	There are no areas of influence.
7d.	Where is the influenced area located within the county?
	The parcels with applications on file are scattered throughout the county
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	Analysis of agricultural sales; parcels are valued as ag land as there is no indication of non-agricultural influence present in the market.

2016 Plan of Assessment for Howard County

Assessment years 2017, 2018, 2019

Date: June 15, 2016

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, 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 and 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 Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

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 horticulture land

General Description of Real Property in Howard County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2490	44%	16.9%
Commercial	391	7%	3%
Agricultural	2720	49%	80.1%

Agricultural land – value for taxable acres for 2016 assessment was \$997,164,627

Agricultural land is 72% of the real property valuation base in Howard County and of that 67% is assessed as irrigated, 22% is assessed as grass and 11% is assessed as dry.

For assessment year 2016, an estimated 200 permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently three full time employees on staff including the assessor. Also there is one part-time summer help. The assessor and deputy are certified by the Property Tax Administrator.

The certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and

regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made to them.

The county started a GIS project in 2005, which was greatly needed as Howard County does not have Cadastral Maps. The Howard County Assessor's office is currently working on correcting and completing the county map. GIS Workshop completed our land use conversion prior to January 1, 2010 and also put Howard County Assessor data on line. Our website is <http://howard.assessor.gisworkshop.com>. The Howard County Board accepted GIS Workshop's proposal for maintenance for the mapping and the website. With the GIS Workshop completion of the mapping information, maps will be printed in the future when the information is available.

Office Budget for July 1, 2015 – June 30, 2016 was \$136,938. Office Budget for July 1, 2016 – June 30, 2017 is \$133,182.30.

Terra Scan is the vendor for the assessment administration and CAMA. Howard County has the GIS mapping on a public website, which has the mapping and assessment information available.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled weekly. Depending on the number of transfers filed, there is a 2-4-week turnaround time. Ownership changes are made as sales are processed. All Residential, Agricultural and Commercial sales are verified by sales questionnaires by telephone calls to sellers, buyers and realtors involved in the sale. Physical inspections are performed if deemed necessary to confirm any corrections to the parcel information. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in July. Pickup work is to be completed by March 1 each year.

2016 Marshall & Swift costing was implemented for 2017.

It is the goal of the office to review at least 25 percent of the properties yearly. Market data is gathered and reviewed yearly.

Ratio studies are done on all the sales after September 30 each year. These studies are used to determine the areas that are out of compliance and need reviewing for the next assessment cycle.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Howard County is in compliance with state statutes to facilitate equalization within the classes and subclasses of Howard County.

By approximately March 1 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Changes are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	94	13.74	104.03
Commercial	100	10.86	84.17
Agricultural Land	72	20.11	105.13

For more information regarding statistical measures see 2016 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2017:

Residential:

A physical review will be completed for the city of St. Paul. A sales study will be completed for the land and improvements. All residential pick-up work and building permits will be reviewed and completed by March 1, 2017. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. Corrections of listing errors will be done when correct information is obtained.

Commercial:

A ratio study will be completed for 2017 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2017. Commercial appraisal was done for 2016 by Stanard Appraisal and Assessor's staff.

Agricultural Land:

A market analysis will be conducted for 2017 and agricultural land values will be assessed by the market values. Corrections of listing errors will be done when correct information is obtained. Also with changes to irrigated acres or the transfer of irrigated acres will be corrected when the information is obtained. New land use conversion was implemented for 2016. The use of agricultural land use for recreational purposes will be reviewed and possibly reclassified as recreational property.

Assessment actions planned for assessment year 2018:

Residential:

A physical review will be completed for all improved parcels in Market Area 7300 and all of the small towns in the county. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2018. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2018 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when correct information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2018.

Agricultural:

A market analysis will be conducted for 2018 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will begin a land use study to update our property record cards with possible changes.

Assessment actions planned for assessment year 2019:

Residential:

A physical review will be completed for all improved parcels in Market Area 7200. This review will be of all improvements, including homes, garages and outbuildings. A ratio study will be done on all residential properties and adjustments will be made if they are out of compliance. All residential pick-up work and building permits will be reviewed and completed by March 1, 2019. Corrections of listing errors will be done when information is obtained.

Commercial:

A ratio study will be completed for 2019 to see if any commercial properties are out of compliance. Corrections of listing errors will be done when information is obtained. All pick-up work and building permits will be reviewed and completed by March 1, 2019.

Agricultural Land:

A market analysis will be conducted for 2019 and agricultural land values will be assessed by market values and market areas will be reviewed. Corrections of listing errors will be done when information is obtained. We will continue to do a land use study to update our property record cards with possible changes.

Other functions performed by the Assessor's Office, but not limited to:

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forwarded to the property tax division electronically on a quarterly basis. Splits and subdivision changes are made as they become available to the assessor's office from the county clerk. These will be updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package. Assessor's website is updated monthly by GIS Workshop.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstract
 - b. Assessor Survey
 - c. Sales information to PAD rosters & annual Assessed Value Update & w/Abstract
 - d. Certification of Value to Political Subdivision
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 780 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 approximately 325 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 and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and work toward an appraiser license. The staff of the assessor’s office with an assessor’s certificate will meet their 60 hours of education in the 4-year period to maintain it.

Conclusion:

The Howard County Assessor’s Office will strive for a uniform and proportionate valuing of property throughout the county.

Neal Dethlefs
Howard County Assessor
(308)754-4261

February 17, 2017

Re: Special Value for 2017

I have reviewed the Special Valuation parcels for Howard County for the 2017 tax year. We currently have ten parcels.

The highest and best use for these parcels is agricultural. They are not suburban in nature and are not within any town or village's zoning jurisdiction. There are not any residential or commercial influences in regard to value. They are all currently used for agriculture.

They are being valued as agland, based on land use and soil type, which is derived from the three year agland sales file.

The income approach to value does not apply at this time.

Sincerely,

Neal Dethlefs
Howard County Assessor