

**NEBRASKA**

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**DEPARTMENT OF REVENUE**

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

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**JEFFERSON 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 Jefferson 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 Jefferson 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: Mary Banahan, Jefferson County Assessor

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## Introduction

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

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

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

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

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

### **Statistical Analysis:**

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

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

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

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

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

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

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

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

<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.

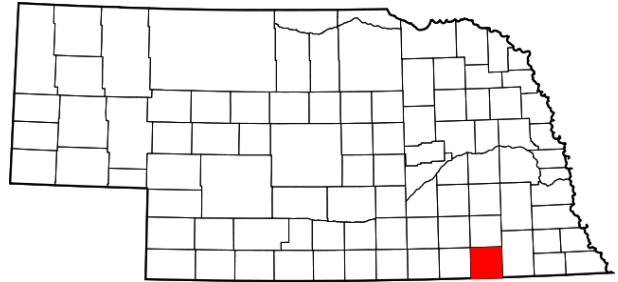
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

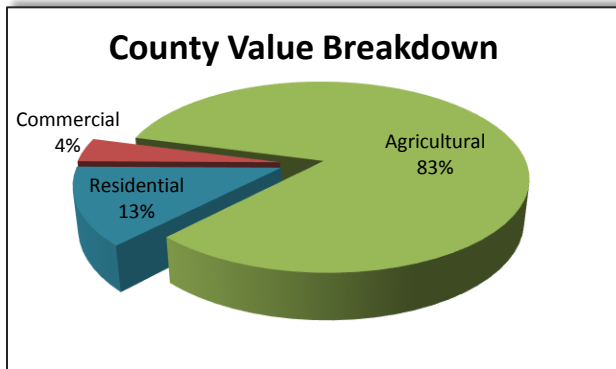
*\*Further information may be found in Exhibit 94*

## County Overview

With a total area of 563 miles, Jefferson had 7,263 residents, per the Census Bureau Quick Facts for 2015, a 4% population decline from the 2010 US Census. In a review of the past fifty-five years, Jefferson has seen a steady drop in population of 37% (Nebraska Department of Economic Development). Reports indicated that 76% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Jefferson convene in and around Fairbury, the county seat. Per the latest information available from the U.S. Census Bureau, there were 232 employer establishments in Jefferson. Countywide employment was at 4,194 a 3% gain relative to the 2010 Census (Nebraska Department of Labor).



2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
DAYKIN	177	166	-6%
DILLER	287	260	-9%
ENDICOTT	139	132	-5%
FAIRBURY	4,262	3,942	-8%
HARBINE	56	49	-13%
JANSEN	143	118	-17%
PLYMOUTH	477	409	-14%
REYNOLDS	88	69	-22%
STEELE CITY	84	61	-27%

Simultaneously, the agricultural economy has remained another strong anchor for Jefferson that has fortified the local rural area economies. Jefferson is included in both the Little Blue and Lower Big Blue Natural Resource Districts (NRD). A mix of dry and grass land makes up a majority of the land in the county. In top livestock inventory items, Jefferson ranks third in poultry broilers and other meat-type chickens (USDA AgCensus).

## 2017 Residential Correlation for Jefferson County

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### *Assessment Actions*

For the current assessment year, the County conducted a complete review of Diller, Daykin, Jansen, Endicott and Fairbury Area 2. All pickup work was completed by the county, including onsite inspections of any remodeling or additions. Property record cards for all improved properties were updated.

Areas that showed a need for adjustment, based on their statistics, were reviewed and valuations were addressed according to sales study. All pickup work reported or discovered on changed parcels were physically reviewed. Photos and sketches were updated as needed. When a parcel is reviewed, classification codes are examined, corrected if necessary and entered on the property record card.

### *Description of Analysis*

There are five valuation groupings that are based on the numerous assessor locations or towns in the county along with the rural residential parcels.

<b>Valuation Grouping</b>	<b>Description</b>
01	Fairbury
08	Plymouth
11	Rural Residential
12	Small Towns; including Daykin, Endicott & Jansen
15	Villages; including Harbine, Reynolds & Steele City

For the residential property class, a review of Jefferson County's statistical analysis profiles indicates 201 residential sales representing the valuation groupings. Valuation group 01 (Area 2 of Fairbury) constitutes about 75% of the sales in the residential class of property and is the major trade center of the county and county seat. Two of the three measures of central tendency for the residential class of properties are within acceptable range (the median and the weighted mean). The measures of central tendency offer support of each other. The mean or arithmetic average is skewed by outlying sales. Of the qualitative statistics the PRD is above the range, 28 sales have an average sale price of just over 8,000 dollars which no doubt have an influence on the PRD. All of the valuation groups with an adequate sample of sales are within the acceptable range for the calculated median.

### *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



## 2017 Residential Correlation for Jefferson County

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three-property classes. Any incongruities are noted and discussed with the county assessor for further action.

One of the areas addressed included sales qualification and verification. The Jefferson County Assessor has developed a consistent procedure for both sales qualification and verification. The Division's review inspects the nonqualified sales to ensure that the grounds for disqualifying sales were supported and documented. The review includes a dialogue with the county assessor and a consideration of verification documentation. The review of Jefferson County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county is working hard to stay on schedule to comply with six-year inspection and review requirement as evidenced by the six-year inspection plan detailed in the reports and opinions. The county assessor has been aggressive in their approach to bring all the inspections up to date and has incorporated technology to aid in the assessment of the residential class. Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class. The county typically bases the assessment decisions and review based on the individual towns and will adjust those with a separate economic depreciation if needed. The Division reviews the submission of data from the county to the state sales file ensure the filing is timely and accurate.

While the county assessor filed all reports timely for the previous assessment year, it is noted that the Abstract of Assessment for 2017 was filed after the due date. Despite the delayed filing, the information was adequately reviewed by the Division and remains a credible base of information used in the analysis.

The sale verification process and the usability decisions resulted in the use of all arm's length sales. There is no apparent bias in the measurement of real property. The review cycle of the residential property appears to be on schedule to comply with the ongoing inspection and review requirements. The inspections are documented in the individual property record files.

Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

## 2017 Residential Correlation for Jefferson County

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### *Equalization*

A review of both the statistics and the assessment practices suggest that assessments within the county are valued within the acceptable parameters, and therefore considered equalized.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
01	151	99.99	106.06	100.00	13.84	106.06
08	9	99.51	107.50	99.26	19.71	108.30
11	16	92.81	97.71	93.10	22.23	104.95
12	19	99.80	102.96	101.28	05.02	101.66
15	6	100.23	132.86	92.13	62.29	144.21
<hr/>						
<u>ALL</u>						
10/01/2014 To 09/30/2016	201	99.85	105.96	98.84	15.31	107.20

### *Level of Value*

Based on all available information, the level of value of the residential class of real property in Jefferson County is 100%.

## **2017 Commercial Correlation for Jefferson County**

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### ***Assessment Actions***

For 2017, Jefferson County conducted a review and analysis for commercial property statistics to determine if any changes needed to be made. Any new construction, changes reported on improvements, permits or newly discovered improvements were physically reviewed. Photos and sketches were updated as needed. As parcels were reviewed, classification codes were examined; corrections were made and entered on the record card. All pickup work was completed by the county, as were onsite inspections of any remodeling and new additions.

### ***Description of Analysis***

All commercial sales in Jefferson County are grouped together for analysis and valuation. Therefore there is only one valuation grouping VG 19.

For the commercial property class, a review of Jefferson County's statistical profile displays 18 commercial sales. Two of the three measures of central tendency for this valuation group are within acceptable range (the median and the mean). The median is moderately supported by the COD. The weighted mean is outside the acceptable range. However, the removal of two sales at the extreme high end of the ratio moves the median by six points, and may not be a stable indicator. The city of Fairbury is the commercial hub of the county, represents approximately 72% of the sold parcels, and is not surprisingly over-represented in the sample.

### ***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. The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. The Division reviews the verification of the sales and usability decisions for each sale. The county's inspection and review cycle for all real property is annually reviewed with the county assessor.

A review of the assessed value changes among all parcels did not indicate anything unusual between the sold and unsold parcels for commercial properties. Sold parcels that had value changes indicated there was no bias based on the sale price as evidenced by the change in the ratio when compared to the previous year.

While the county assessor filed all reports timely for the previous assessment year, it is noted that the Abstract of Assessment was filed after the due date. Despite the delayed filing, the information was adequately reviewed by the Division and remains a credible base of information used in the analysis.

## 2017 Commercial Correlation for Jefferson County

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The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to sale review. The county has successfully completed the first six-year inspection and review cycle of the improvements on commercial property in 2009. That indicates that the six-year review of the commercial property class should have occurred in 2015 for use in 2016. The previous county assessor got off track on the inspection schedule and now the county is behind. The new county assessor has set up a six-year inspection process that they are following. As a result, the county has discussed this with the Division and is scheduled for the commercial inspection and review in 2017 for the 2018 assessment year. The inspections are documented in the property record files. The costing and depreciation models probably go back to 2009 and will need to be updated when the physical inspection and review is completed.

Valuation groups were also examined to ensure that the defined group is equally subject to a set of economic forces that affect the value of properties within that particular area. As noted above, Jefferson County does not recognize measureable differences among the commercial locations throughout the county and therefore has only one valuation grouping for the commercial property class.

### *Equalization and Quality of Assessment*

The 18 sales in the 2017 statistical data have been consolidated into only one valuation grouping.

<b>VALUATION GROUPING</b>						
<b>RANGE</b>	<b>COUNT</b>	<b>MEDIAN</b>	<b>MEAN</b>	<b>WGT. MEAN</b>	<b>COD</b>	<b>PRD</b>
19	18	94.36	98.15	86.22	24.80	113.84
<u>ALL</u>						
10/01/2013 To 09/30/2016	18	94.36	98.15	86.22	24.80	113.84

Based on all relevant information, although the county is behind in the six-year review process there is nothing in the assessment practices that indicate disequalization resulting from the lack of current inspections. Further, the sample is small and not a mirror of the commercial base, since Fairbury represents 72% of these sales.

### *Level of Value*

Based on analysis of all available information, it is believed that Jefferson County has achieved the statutory level of 100% for the commercial property class.

## 2017 Agricultural Correlation for Jefferson County

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### *Assessment Actions*

The County reviewed four rural townships (Geo Code 4393, 4469, 4153 & 4423) for 6-year review cycle. Physically inspected and listed all new or changed construction and updated all records. Grass was increased 12% and Cropland decreased slightly. Sales analysis was completed as a result site values on Ag parcels were raised.

### *Description of Analysis*

There are three market areas within Jefferson County; Market Area 1 is predominantly irrigated crop land and is made up of the north one fourth of the county. Market Area 2 is about half dry crop land and the other half is evenly split between irrigated crop and grass. It is made up of the middle one half of the county. Market Area 3 is predominantly grass land and secondarily dry crop land. It is made up of the south one fourth of the county.

There are 38 agricultural sales in the statistical profile. The calculated median of the sample is rounded to 73%. All three measures of central tendency are within the acceptable range. Due to the adequacy of the sample there were no borrowed sales used for the analysis.

<u>AREA (MARKET)</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
1	6	72.18	73.99	72.74	15.54	101.72
2	18	73.15	73.61	73.96	08.49	99.53
3	14	74.15	72.94	72.19	10.78	101.04
<u>ALL</u>						
10/01/2013 To 09/30/2016	38	72.78	73.42	73.20	10.51	100.30

### *Assessment Practice Review*

Annually, a comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all three-property classes. The Division reviews the submission of data from the county to the state sales file to see if it is received on a timely basis and for accuracy.

While the county assessor filed all reports timely for the previous assessment year, it is noted that the Abstract of Assessment for 2017 was filed after the due date. Despite the delayed filing, the information was adequately reviewed by the Division's and remains a credible base of information used in the analysis.

The sale verification process and the usability decisions resulted in the use of all arm's-length sales. There is no apparent bias in the measurement of real property due to the review of sales. The improvements on agricultural property appears to be on schedule to comply with the ongoing

## 2017 Agricultural Correlation for Jefferson County

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inspection and review requirements. They also keep the agricultural land use current. The inspections are changed and documented on the property record files.

Another portion of the assessment practices relates to how rural residential and recreational land use is identified apart from agricultural land within the county. The county verifies and interviews buyer or seller to determine if there are influences other than agricultural affecting the sale. Followed up with a physical inspection to determine current land use.

Based on all relevant information, the quality of assessment of the agricultural class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

### *Equalization and Quality of Assessment*

All dwellings located on both agricultural and rural residential properties are valued using the same cost index and depreciation schedule. Farm home sites carry the same value as rural residential home sites, because the county assessor believes there are very minimal market differences between them.

Agricultural land values appear to be equalized at uniform portions of market value; all values have been determined to be acceptable and are reasonably comparable to adjoining counties. The quality of assessment of agricultural land in Jefferson County complies with professionally accepted mass appraisal standards.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD
<u>    Irrigated    </u>						
County	10	71.92	71.17	71.49	09.27	99.55
1	3	61.99	68.04	69.53	17.12	97.86
2	7	72.13	72.50	72.18	04.89	100.44
<u>    Dry    </u>						
County	4	78.16	79.43	78.99	02.70	100.56
2	3	78.26	79.88	79.13	03.51	100.95
3	1	78.06	78.06	78.06		100.00
<u>    Grass    </u>						
County	10	73.39	71.58	72.43	14.38	98.83
2	3	62.51	66.33	65.39	10.33	101.44
3	7	76.17	73.83	73.26	13.59	100.78
<u>    ALL    </u>						
10/01/2013 To 09/30/2016	38	72.78	73.42	73.20	10.51	100.30

## 2017 Agricultural Correlation for Jefferson County

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### *Level of Value*

Based on all available information, the level of value of agricultural land in Jefferson County is 73%.

## 2017 Opinions of the Property Tax Administrator for Jefferson County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



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Ruth A. Sorensen  
Property Tax Administrator



## APPENDICES

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## 2017 Commission Summary for Jefferson County

### Residential Real Property - Current

Number of Sales	201	Median	99.85
Total Sales Price	\$12,216,294	Mean	105.96
Total Adj. Sales Price	\$12,216,294	Wgt. Mean	98.84
Total Assessed Value	\$12,074,204	Average Assessed Value of the Base	\$55,838
Avg. Adj. Sales Price	\$60,778	Avg. Assessed Value	\$60,071

### Confidence Interval - Current

95% Median C.I	99.19 to 101.18
95% Wgt. Mean C.I	95.47 to 102.21
95% Mean C.I	101.83 to 110.09
% of Value of the Class of all Real Property Value in the County	13.02
% of Records Sold in the Study Period	5.31
% of Value Sold in the Study Period	5.72

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	176	100	99.59
2015	160	98	98.20
2014	156	94	94.32
2013	155	97	97.07

## 2017 Commission Summary for Jefferson County

### Commercial Real Property - Current

Number of Sales	18	Median	94.36
Total Sales Price	\$719,409	Mean	97.17
Total Adj. Sales Price	\$719,409	Wgt. Mean	85.37
Total Assessed Value	\$614,193	Average Assessed Value of the Base	\$137,033
Avg. Adj. Sales Price	\$39,967	Avg. Assessed Value	\$34,122

### Confidence Interval - Current

95% Median C.I	79.20 to 112.38
95% Wgt. Mean C.I	71.81 to 98.94
95% Mean C.I	79.27 to 115.07
% of Value of the Class of all Real Property Value in the County	4.50
% of Records Sold in the Study Period	3.38
% of Value Sold in the Study Period	0.84

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	14		98.42
2015	5	100	103.94
2014	4	100	92.99
2013	9		99.35

**48 Jefferson**

**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 : 201  
 Total Sales Price : 12,216,294  
 Total Adj. Sales Price : 12,216,294  
 Total Assessed Value : 12,074,204  
 Avg. Adj. Sales Price : 60,778  
 Avg. Assessed Value : 60,071

MEDIAN : 100  
 WGT. MEAN : 99  
 MEAN : 106  
 COD : 15.31  
 PRD : 107.20

COV : 28.19  
 STD : 29.87  
 Avg. Abs. Dev : 15.29  
 MAX Sales Ratio : 309.00  
 MIN Sales Ratio : 30.26

95% Median C.I. : 99.19 to 101.18  
 95% Wgt. Mean C.I. : 95.47 to 102.21  
 95% Mean C.I. : 101.83 to 110.09

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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
<b>Qrtrs</b>											
01-OCT-14 To 31-DEC-14	19	99.71	105.76	100.38	10.09	105.36	70.78	175.83	98.35 to 102.71	71,995	72,266
01-JAN-15 To 31-MAR-15	12	100.87	100.85	93.10	07.84	108.32	64.51	120.89	98.46 to 108.05	51,038	47,517
01-APR-15 To 30-JUN-15	33	99.41	109.43	101.68	13.48	107.62	88.26	309.00	98.12 to 102.00	68,689	69,842
01-JUL-15 To 30-SEP-15	32	99.57	101.45	95.94	10.32	105.74	54.32	140.25	97.78 to 103.42	67,731	64,983
01-OCT-15 To 31-DEC-15	16	99.57	101.46	103.10	06.41	98.41	81.07	129.02	97.31 to 103.55	59,244	61,083
01-JAN-16 To 31-MAR-16	25	98.86	109.83	99.45	21.08	110.44	69.50	229.69	94.77 to 103.97	66,038	65,676
01-APR-16 To 30-JUN-16	28	103.96	110.16	98.73	23.22	111.58	52.47	245.80	96.21 to 111.63	47,475	46,873
01-JUL-16 To 30-SEP-16	36	100.76	104.68	96.87	19.15	108.06	30.26	205.55	94.95 to 104.80	52,046	50,417
<b>Study Yrs</b>											
01-OCT-14 To 30-SEP-15	96	99.71	104.97	98.64	11.07	106.42	54.32	309.00	98.97 to 101.40	66,818	65,912
01-OCT-15 To 30-SEP-16	105	100.08	106.87	99.05	19.15	107.90	30.26	245.80	98.46 to 103.55	55,255	54,730
<b>Calendar Yrs</b>											
01-JAN-15 To 31-DEC-15	93	99.68	104.20	98.95	10.47	105.31	54.32	309.00	98.95 to 101.18	64,457	63,782
<b>ALL</b>	201	99.85	105.96	98.84	15.31	107.20	30.26	309.00	99.19 to 101.18	60,778	60,071

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	151	99.99	106.06	100.00	13.84	106.06	52.47	245.80	99.03 to 102.50	56,459	56,459
08	9	99.51	107.50	99.26	19.71	108.30	72.01	214.74	82.34 to 103.56	65,000	64,520
11	16	92.81	97.71	93.10	22.23	104.95	61.37	152.89	76.87 to 116.70	123,438	114,921
12	19	99.80	102.96	101.28	05.02	101.66	94.69	137.18	98.19 to 102.53	50,279	50,924
15	6	100.23	132.86	92.13	62.29	144.21	30.26	309.00	30.26 to 309.00	29,283	26,977
<b>ALL</b>	201	99.85	105.96	98.84	15.31	107.20	30.26	309.00	99.19 to 101.18	60,778	60,071

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	201	99.85	105.96	98.84	15.31	107.20	30.26	309.00	99.19 to 101.18	60,778	60,071
06											
07											
<b>ALL</b>	201	99.85	105.96	98.84	15.31	107.20	30.26	309.00	99.19 to 101.18	60,778	60,071

**48 Jefferson  
RESIDENTIAL**

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

Qualified

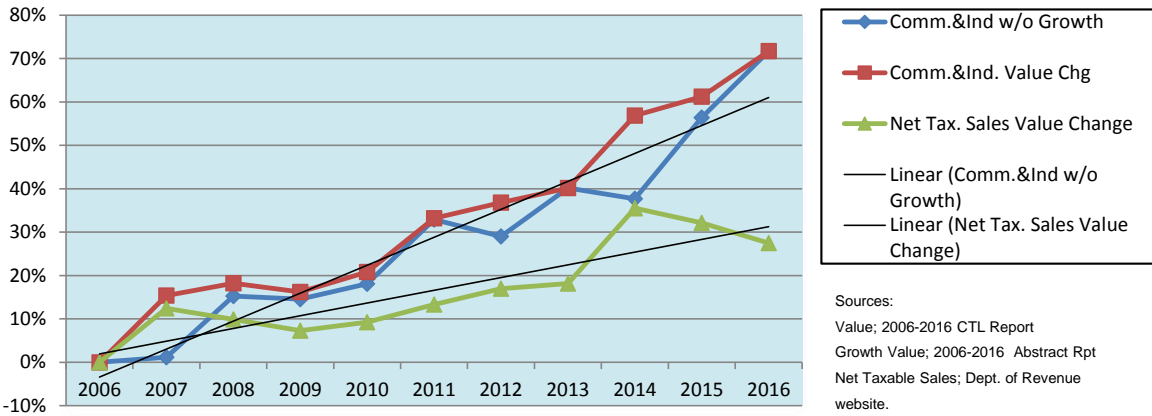
Date Range: 10/1/2014 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 201	MEDIAN : 100	COV : 28.19	95% Median C.I. : 99.19 to 101.18
Total Sales Price : 12,216,294	WGT. MEAN : 99	STD : 29.87	95% Wgt. Mean C.I. : 95.47 to 102.21
Total Adj. Sales Price : 12,216,294	MEAN : 106	Avg. Abs. Dev : 15.29	95% Mean C.I. : 101.83 to 110.09
Total Assessed Value : 12,074,204			
Avg. Adj. Sales Price : 60,778	COD : 15.31	MAX Sales Ratio : 309.00	
Avg. Assessed Value : 60,071	PRD : 107.20	MIN Sales Ratio : 30.26	

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<b>SALE PRICE *</b>											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	5	110.43	110.80	110.16	03.83	100.58	104.80	116.95	N/A	3,100	3,415	
Less Than 15,000	28	108.51	130.09	135.61	27.54	95.93	88.95	309.00	103.55 to 120.89	8,004	10,854	
Less Than 30,000	75	103.55	118.67	116.25	20.59	102.08	75.08	309.00	101.18 to 108.05	16,021	18,624	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	196	99.71	105.84	98.82	15.44	107.10	30.26	309.00	99.01 to 100.75	62,249	61,516	
Greater Than 14,999	173	99.46	102.06	98.15	12.56	103.98	30.26	229.69	98.86 to 100.08	69,319	68,036	
Greater Than 29,999	126	99.06	98.40	96.94	11.32	101.51	30.26	229.69	98.35 to 99.70	87,419	84,741	
<u>Incremental Ranges</u>												
0 TO 4,999	5	110.43	110.80	110.16	03.83	100.58	104.80	116.95	N/A	3,100	3,415	
5,000 TO 14,999	23	108.05	134.28	137.50	32.73	97.66	88.95	309.00	100.47 to 140.25	9,070	12,471	
15,000 TO 29,999	47	101.75	111.86	111.81	15.30	100.04	75.08	214.74	99.03 to 105.84	20,797	23,254	
30,000 TO 59,999	38	99.74	98.19	97.88	11.97	100.32	30.26	152.89	98.35 to 101.40	43,392	42,473	
60,000 TO 99,999	47	99.46	101.16	100.89	11.58	100.27	52.47	229.69	98.46 to 100.75	75,807	76,481	
100,000 TO 149,999	28	98.13	98.21	98.16	07.78	100.05	70.78	129.02	96.26 to 99.41	119,371	117,180	
150,000 TO 249,999	12	94.86	90.66	90.43	14.50	100.25	61.37	113.57	69.50 to 103.66	184,208	166,576	
250,000 TO 499,999	1	75.52	75.52	75.52	00.00	100.00	75.52	75.52	N/A	250,000	188,810	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	201	99.85	105.96	98.84	15.31	107.20	30.26	309.00	99.19 to 101.18	60,778	60,071	

### 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	\$ 42,630,481	\$ 1,837,825	4.31%	\$ 40,792,656	-	\$ 54,596,933	-
2007	\$ 49,181,421	\$ 6,051,567	12.30%	\$ 43,129,854	1.17%	\$ 61,381,508	12.43%
2008	\$ 50,386,301	\$ 1,256,302	2.49%	\$ 49,129,999	-0.10%	\$ 59,992,134	-2.26%
2009	\$ 49,537,051	\$ 706,529	1.43%	\$ 48,830,522	-3.09%	\$ 58,582,380	-2.35%
2010	\$ 51,501,205	\$ 1,152,657	2.24%	\$ 50,348,548	1.64%	\$ 59,646,508	1.82%
2011	\$ 56,771,251	\$ 120,241	0.21%	\$ 56,651,010	10.00%	\$ 61,863,423	3.72%
2012	\$ 58,309,184	\$ 3,323,690	5.70%	\$ 54,985,494	-3.15%	\$ 63,875,126	3.25%
2013	\$ 59,740,811	\$ -	0.00%	\$ 59,740,811	2.46%	\$ 64,516,409	1.00%
2014	\$ 66,866,350	\$ 8,166,039	12.21%	\$ 58,700,311	-1.74%	\$ 73,993,666	14.69%
2015	\$ 68,726,161	\$ 2,061,850	3.00%	\$ 66,664,311	-0.30%	\$ 72,157,178	-2.48%
2016	\$ 73,200,415	\$ -	0.00%	\$ 73,200,415	6.51%	\$ 69,585,394	-3.56%
<b>Ann %chg</b>	5.56%			<b>Average</b>	<b>1.34%</b>	<b>3.15%</b>	<b>2.62%</b>

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	1.17%	15.37%	12.43%
2008	15.25%	18.19%	9.88%
2009	14.54%	16.20%	7.30%
2010	18.10%	20.81%	9.25%
2011	32.89%	33.17%	13.31%
2012	28.98%	36.78%	16.99%
2013	40.14%	40.14%	18.17%
2014	37.70%	56.85%	35.53%
2015	56.38%	61.21%	32.16%
2016	71.71%	71.71%	27.45%

County Number: 48  
 County Name: Jefferson

**48 Jefferson**  
**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 : 18  
Total Sales Price : 719,409  
Total Adj. Sales Price : 719,409  
Total Assessed Value : 614,193  
Avg. Adj. Sales Price : 39,967  
Avg. Assessed Value : 34,122

MEDIAN : 94  
WGT. MEAN : 85  
MEAN : 97  
COD : 24.08  
PRD : 113.82

COV : 37.04  
STD : 35.99  
Avg. Abs. Dev : 22.72  
MAX Sales Ratio : 210.73  
MIN Sales Ratio : 41.68

95% Median C.I. : 79.20 to 112.38  
95% Wgt. Mean C.I. : 71.81 to 98.94  
95% Mean C.I. : 79.27 to 115.07

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	1	92.28	92.28	92.28	00.00	100.00	92.28	92.28	N/A	25,250	23,300	
01-JAN-14 To 31-MAR-14												
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14	1	120.83	120.83	120.83	00.00	100.00	120.83	120.83	N/A	2,400	2,900	
01-OCT-14 To 31-DEC-14	1	46.32	46.32	46.32	00.00	100.00	46.32	46.32	N/A	47,500	22,000	
01-JAN-15 To 31-MAR-15	1	79.20	79.20	79.20	00.00	100.00	79.20	79.20	N/A	25,000	19,800	
01-APR-15 To 30-JUN-15	2	88.54	88.54	79.46	13.41	111.43	76.67	100.40	N/A	42,500	33,770	
01-JUL-15 To 30-SEP-15	3	112.38	107.60	106.01	05.21	101.50	96.43	114.00	N/A	30,000	31,803	
01-OCT-15 To 31-DEC-15	2	62.96	62.96	47.53	33.80	132.46	41.68	84.23	N/A	40,047	19,033	
01-JAN-16 To 31-MAR-16	2	82.42	82.42	80.16	04.00	102.82	79.12	85.71	N/A	59,450	47,657	
01-APR-16 To 30-JUN-16	1	125.71	125.71	125.71	00.00	100.00	125.71	125.71	N/A	27,500	34,570	
01-JUL-16 To 30-SEP-16	4	99.28	123.52	98.87	32.07	124.93	84.80	210.73	N/A	54,441	53,824	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	2	106.56	106.56	94.76	13.40	112.45	92.28	120.83	N/A	13,825	13,100	
01-OCT-14 To 30-SEP-15	7	96.43	89.34	82.73	18.46	107.99	46.32	114.00	46.32 to 114.00	35,357	29,250	
01-OCT-15 To 30-SEP-16	9	85.71	101.17	86.27	31.78	117.27	41.68	210.73	79.12 to 125.71	49,362	42,583	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	2	83.58	83.58	49.90	44.58	167.49	46.32	120.83	N/A	24,950	12,450	
01-JAN-15 To 31-DEC-15	8	90.33	88.12	78.84	19.57	111.77	41.68	114.00	41.68 to 114.00	35,012	27,602	
<u>ALL</u>	18	94.36	97.17	85.37	24.08	113.82	41.68	210.73	79.20 to 112.38	39,967	34,122	

<b>VALUATION GROUPING</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
19	18	94.36	97.17	85.37	24.08	113.82	41.68	210.73	79.20 to 112.38	39,967	34,122	
<u>ALL</u>	18	94.36	97.17	85.37	24.08	113.82	41.68	210.73	79.20 to 112.38	39,967	34,122	

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
02												
03	18	94.36	97.17	85.37	24.08	113.82	41.68	210.73	79.20 to 112.38	39,967	34,122	
04												
<u>ALL</u>	18	94.36	97.17	85.37	24.08	113.82	41.68	210.73	79.20 to 112.38	39,967	34,122	

**48 Jefferson**  
**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 : 18  
Total Sales Price : 719,409  
Total Adj. Sales Price : 719,409  
Total Assessed Value : 614,193  
Avg. Adj. Sales Price : 39,967  
Avg. Assessed Value : 34,122

MEDIAN : 94  
WGT. MEAN : 85  
MEAN : 97  
COD : 24.08  
PRD : 113.82

COV : 37.04  
STD : 35.99  
Avg. Abs. Dev : 22.72  
MAX Sales Ratio : 210.73  
MIN Sales Ratio : 41.68

95% Median C.I. : 79.20 to 112.38  
95% Wgt. Mean C.I. : 71.81 to 98.94  
95% Mean C.I. : 79.27 to 115.07

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**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>Low \$ Ranges</b>											
Less Than 5,000	1	120.83	120.83	120.83	00.00	100.00	120.83	120.83	N/A	2,400	2,900
Less Than 15,000	5	112.38	125.71	132.80	26.15	94.66	84.23	210.73	N/A	9,480	12,589
Less Than 30,000	9	100.40	112.39	108.86	25.26	103.24	79.20	210.73	84.23 to 125.71	16,006	17,424
<b>Ranges Excl. Low \$</b>											
Greater Than 4,999	17	92.28	95.78	85.26	24.25	112.34	41.68	210.73	79.12 to 112.38	42,177	35,958
Greater Than 14,999	13	85.71	86.19	82.03	19.67	105.07	41.68	125.71	76.67 to 100.00	51,693	42,404
Greater Than 29,999	9	84.80	81.95	79.49	21.65	103.09	41.68	114.00	46.32 to 100.00	63,929	50,820
<b>Incremental Ranges</b>											
0 TO 4,999	1	120.83	120.83	120.83	00.00	100.00	120.83	120.83	N/A	2,400	2,900
5,000 TO 14,999	4	106.39	126.94	133.43	32.54	95.14	84.23	210.73	N/A	11,250	15,011
15,000 TO 29,999	4	89.00	95.73	97.12	14.91	98.57	79.20	125.71	N/A	24,163	23,467
30,000 TO 59,999	5	98.56	91.06	89.91	14.46	101.28	46.32	114.00	N/A	43,253	38,889
60,000 TO 99,999	2	59.18	59.18	59.89	29.57	98.81	41.68	76.67	N/A	72,047	43,150
100,000 TO 149,999	2	81.96	81.96	82.15	03.47	99.77	79.12	84.80	N/A	107,500	88,316
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<b>ALL</b>	<b>18</b>	<b>94.36</b>	<b>97.17</b>	<b>85.37</b>	<b>24.08</b>	<b>113.82</b>	<b>41.68</b>	<b>210.73</b>	<b>79.20 to 112.38</b>	<b>39,967</b>	<b>34,122</b>

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	1	112.38	112.38	112.38	00.00	100.00	112.38	112.38	N/A	10,000	11,238
326	1	41.68	41.68	41.68	00.00	100.00	41.68	41.68	N/A	69,094	28,800
344	1	125.71	125.71	125.71	00.00	100.00	125.71	125.71	N/A	27,500	34,570
353	5	96.43	117.11	108.75	27.62	107.69	85.71	210.73	N/A	21,630	23,523
384	1	84.23	84.23	84.23	00.00	100.00	84.23	84.23	N/A	11,000	9,265
406	3	98.56	99.53	91.55	14.08	108.72	79.20	120.83	N/A	20,467	18,737
442	2	88.34	88.34	86.51	13.21	102.12	76.67	100.00	N/A	64,883	56,133
528	4	81.96	81.06	80.74	22.38	100.40	46.32	114.00	N/A	75,625	61,058
<b>ALL</b>	<b>18</b>	<b>94.36</b>	<b>97.17</b>	<b>85.37</b>	<b>24.08</b>	<b>113.82</b>	<b>41.68</b>	<b>210.73</b>	<b>79.20 to 112.38</b>	<b>39,967</b>	<b>34,122</b>



**48 Jefferson**  
**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 : 38  
Total Sales Price : 30,095,635  
Total Adj. Sales Price : 30,095,635  
Total Assessed Value : 22,030,490  
Avg. Adj. Sales Price : 791,990  
Avg. Assessed Value : 579,750

MEDIAN : 73  
WGT. MEAN : 73  
MEAN : 73  
COD : 10.51  
PRD : 100.30

COV : 13.38  
STD : 09.82  
Avg. Abs. Dev : 07.65  
MAX Sales Ratio : 95.47  
MIN Sales Ratio : 54.46

95% Median C.I. : 69.87 to 77.93  
95% Wgt. Mean C.I. : 70.27 to 76.14  
95% Mean C.I. : 70.30 to 76.54

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13	1	75.93	75.93	75.93	00.00	100.00	75.93	75.93	N/A	1,116,000	847,429
01-JAN-14 To 31-MAR-14	2	56.75	56.75	57.56	04.04	98.59	54.46	59.03	N/A	651,000	374,732
01-APR-14 To 30-JUN-14	3	76.17	79.67	73.95	11.58	107.73	68.19	94.64	N/A	380,147	281,133
01-JUL-14 To 30-SEP-14	2	75.31	75.31	75.11	03.92	100.27	72.36	78.26	N/A	375,297	281,869
01-OCT-14 To 31-DEC-14	4	68.82	70.10	69.38	06.95	101.04	64.71	78.06	N/A	921,554	639,338
01-JAN-15 To 31-MAR-15	4	60.27	63.07	66.80	10.30	94.42	55.16	76.57	N/A	975,548	651,646
01-APR-15 To 30-JUN-15	6	70.59	72.94	73.97	05.35	98.61	67.60	84.81	67.60 to 84.81	648,667	479,802
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	5	79.77	80.08	80.51	05.20	99.47	70.61	90.26	N/A	672,064	541,095
01-JAN-16 To 31-MAR-16	8	72.66	75.06	74.21	11.00	101.15	62.51	95.47	62.51 to 95.47	1,091,734	810,136
01-APR-16 To 30-JUN-16	1	80.26	80.26	80.26	00.00	100.00	80.26	80.26	N/A	320,000	256,832
01-JUL-16 To 30-SEP-16	2	79.80	79.80	81.41	02.34	98.02	77.93	81.67	N/A	946,000	770,164
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	8	74.15	72.38	69.71	11.96	103.83	54.46	94.64	54.46 to 94.64	538,629	375,503
01-OCT-14 To 30-SEP-15	14	69.94	69.31	70.06	08.45	98.93	55.16	84.81	61.99 to 76.57	820,029	574,482
01-OCT-15 To 30-SEP-16	16	78.63	77.55	76.78	08.55	101.00	62.51	95.47	70.61 to 81.67	894,137	686,483
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	11	71.71	71.23	68.52	11.04	103.96	54.46	94.64	59.03 to 78.26	625,386	428,541
01-JAN-15 To 31-DEC-15	15	71.16	72.69	73.43	10.46	98.99	55.16	90.26	67.60 to 79.77	743,634	546,058
<u>ALL</u>	38	72.78	73.42	73.20	10.51	100.30	54.46	95.47	69.87 to 77.93	791,990	579,750

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	6	72.18	73.99	72.74	15.54	101.72	55.16	95.47	55.16 to 95.47	962,467	700,119
2	18	73.15	73.61	73.96	08.49	99.53	58.55	90.26	68.19 to 78.26	856,768	633,639
3	14	74.15	72.94	72.19	10.78	101.04	54.46	94.64	64.71 to 80.26	635,644	458,877
<u>ALL</u>	38	72.78	73.42	73.20	10.51	100.30	54.46	95.47	69.87 to 77.93	791,990	579,750

**48 Jefferson**  
**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 : 38  
 Total Sales Price : 30,095,635  
 Total Adj. Sales Price : 30,095,635  
 Total Assessed Value : 22,030,490  
 Avg. Adj. Sales Price : 791,990  
 Avg. Assessed Value : 579,750

MEDIAN : 73  
 WGT. MEAN : 73  
 MEAN : 73  
 COD : 10.51  
 PRD : 100.30

COV : 13.38  
 STD : 09.82  
 Avg. Abs. Dev : 07.65  
 MAX Sales Ratio : 95.47  
 MIN Sales Ratio : 54.46

95% Median C.I. : 69.87 to 77.93  
 95% Wgt. Mean C.I. : 70.27 to 76.14  
 95% Mean C.I. : 70.30 to 76.54

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Dry_____</b>											
County	2	81.54	81.54	82.85	04.02	98.42	78.26	84.81	N/A	584,668	484,407
2	2	81.54	81.54	82.85	04.02	98.42	78.26	84.81	N/A	584,668	484,407
<b>_____Grass_____</b>											
County	7	70.61	68.71	65.52	11.81	104.87	54.46	80.26	54.46 to 80.26	371,586	243,458
2	2	70.22	70.22	68.44	10.98	102.60	62.51	77.93	N/A	171,500	117,382
3	5	70.61	68.11	65.07	12.17	104.67	54.46	80.26	N/A	451,620	293,888
<b>_____ALL_____</b>	<b>38</b>	<b>72.78</b>	<b>73.42</b>	<b>73.20</b>	<b>10.51</b>	<b>100.30</b>	<b>54.46</b>	<b>95.47</b>	<b>69.87 to 77.93</b>	<b>791,990</b>	<b>579,750</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	10	71.92	71.17	71.49	09.27	99.55	55.16	86.98	61.99 to 79.32	1,242,290	888,065
1	3	61.99	68.04	69.53	17.12	97.86	55.16	86.98	N/A	1,082,933	752,948
2	7	72.13	72.50	72.18	04.89	100.44	65.93	79.32	65.93 to 79.32	1,310,585	945,972
<b>_____Dry_____</b>											
County	4	78.16	79.43	78.99	02.70	100.56	76.57	84.81	N/A	827,334	653,483
2	3	78.26	79.88	79.13	03.51	100.95	76.57	84.81	N/A	956,445	756,819
3	1	78.06	78.06	78.06	00.00	100.00	78.06	78.06	N/A	440,000	343,474
<b>_____Grass_____</b>											
County	10	73.39	71.58	72.43	14.38	98.83	54.46	94.64	58.55 to 81.67	468,693	339,467
2	3	62.51	66.33	65.39	10.33	101.44	58.55	77.93	N/A	165,463	108,192
3	7	76.17	73.83	73.26	13.59	100.78	54.46	94.64	54.46 to 94.64	598,649	438,585
<b>_____ALL_____</b>	<b>38</b>	<b>72.78</b>	<b>73.42</b>	<b>73.20</b>	<b>10.51</b>	<b>100.30</b>	<b>54.46</b>	<b>95.47</b>	<b>69.87 to 77.93</b>	<b>791,990</b>	<b>579,750</b>

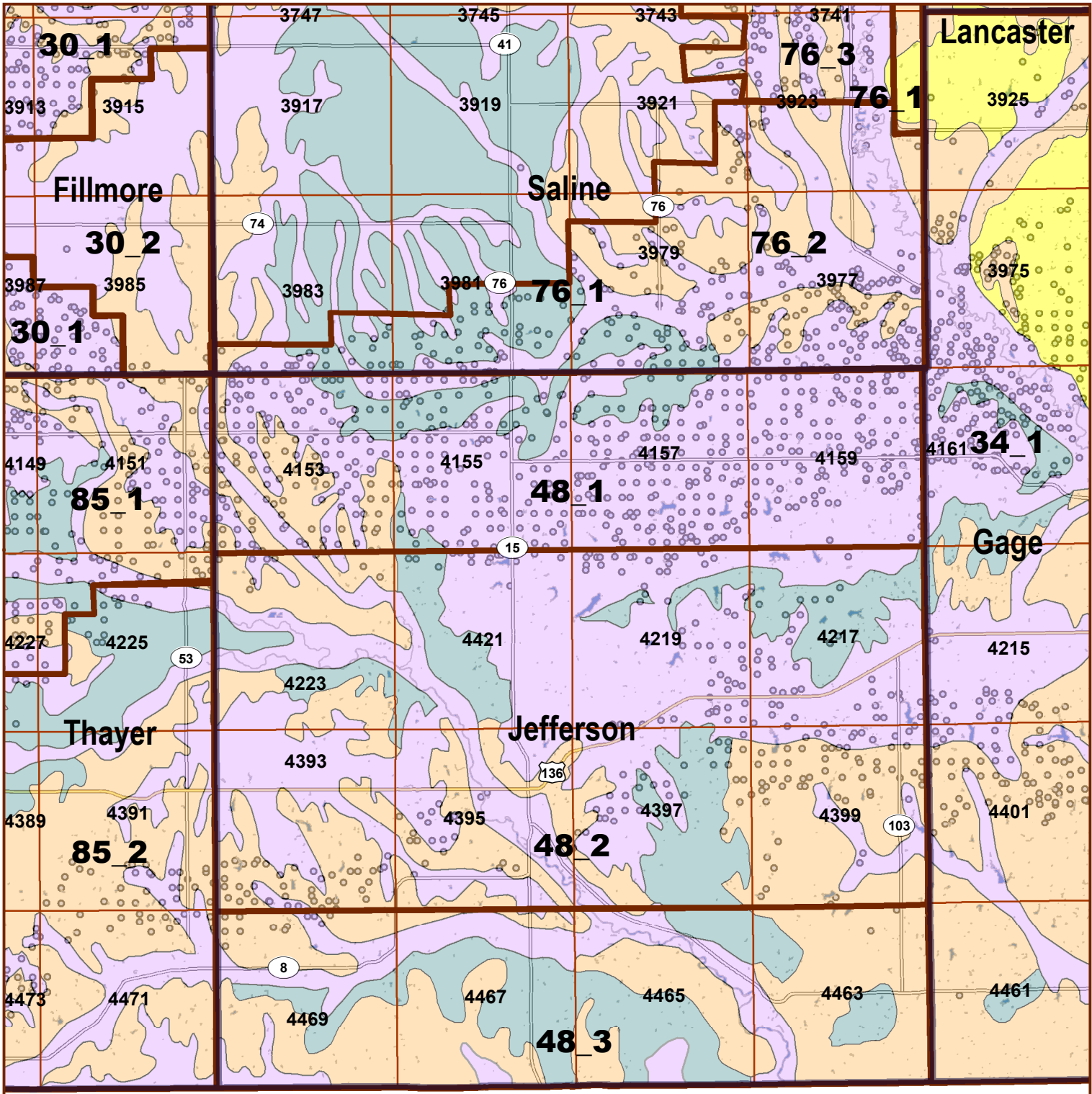
## Jefferson County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Jefferson	1	4565	7566	4121	5674	5045	n/a	4630	2995	<b>6253</b>
Fillmore	1	7300	7200	7100	7000	6700	n/a	6300	6150	<b>7074</b>
Gage	1	6157	6204	5974	5979	5133	5155	4749	4727	<b>5768</b>
Saline	2	5794	5799	5589	5497	5195	4900	4497	4293	<b>5505</b>
Thayer	1	7200	7200	7025	6700	6500	6250	6250	6200	<b>6920</b>
Jefferson	2	4165	7577	3470	4155	4175	n/a	3597	3040	<b>5438</b>
Gage	1	6157	6204	5974	5979	5133	5155	4749	4727	<b>5768</b>
Thayer	1	7200	7200	7025	6700	6500	6250	6250	6200	<b>6920</b>
Thayer	2	6650	6650	6325	5900	5550	n/a	5300	5300	<b>6020</b>
Jefferson	3	5770	6170	4145	4205	3745	n/a	3560	3650	<b>4814</b>
Gage	1	6157	6204	5974	5979	5133	5155	4749	4727	<b>5768</b>
Thayer	2	6650	6650	6325	5900	5550	n/a	5300	5300	<b>6020</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Jefferson	1	3260	5531	3055	3685	3265	n/a	2985	1740	<b>4175</b>
Fillmore	1	4255	4215	4115	4065	3895	n/a	3620	3555	<b>4102</b>
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	<b>3588</b>
Saline	2	3798	3795	3597	3497	3396	3200	3198	3144	<b>3587</b>
Thayer	1	4550	4550	4350	4350	4000	3950	3950	3950	<b>4334</b>
Jefferson	2	3260	5504	2253	2840	2784	n/a	1975	1740	<b>3761</b>
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	<b>3588</b>
Thayer	1	4550	4550	4350	4350	4000	3950	3950	3950	<b>4334</b>
Thayer	2	3375	3375	3275	3175	3000	2900	2800	2750	<b>3140</b>
Jefferson	3	3580	3935	2215	2435	2035	n/a	1650	1635	<b>2688</b>
Gage	1	4464	4465	3859	3860	3250	3250	2580	2580	<b>3588</b>
Thayer	2	3375	3375	3275	3175	3000	2900	2800	2750	<b>3140</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Jefferson	1	1427	1654	1561	1731	1603	n/a	1711	1460	<b>1595</b>
Fillmore	1	1660	1641	1580	1520	1532	n/a	1401	1400	<b>1489</b>
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	<b>1803</b>
Saline	2	2000	2000	1975	1975	1924	n/a	1699	1601	<b>1791</b>
Thayer	1	1450	1450	1430	1430	1415	1415	1415	1400	<b>1416</b>
Jefferson	2	1550	1715	1510	1734	1718	n/a	1709	1579	<b>1658</b>
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	<b>1803</b>
Thayer	1	1450	1450	1430	1430	1415	1415	1415	1400	<b>1416</b>
Thayer	2	1460	1460	1440	1440	1435	1426	1425	1400	<b>1421</b>
Jefferson	3	1517	1642	1359	1647	1633	n/a	1630	1565	<b>1592</b>
Gage	1	2185	2185	1990	1990	1805	1805	1675	1675	<b>1803</b>
Thayer	2	1460	1460	1440	1440	1435	1426	1425	1400	<b>1421</b>

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



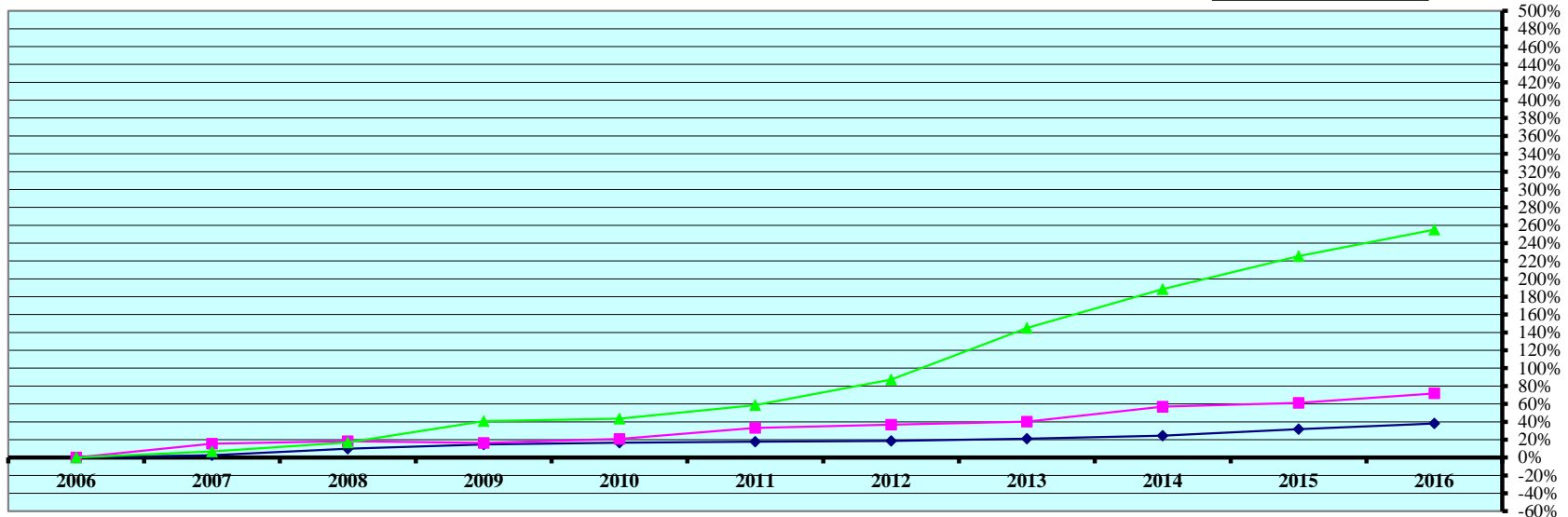
**Legend**

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

## Jefferson County Map



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



Tax Year	Residential & Recreational <sup>(1)</sup>				Commercial & Industrial <sup>(1)</sup>				Total Agricultural Land <sup>(1)</sup>			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	143,343,419	--	--	--	42,630,481	--	--	--	348,758,377	--	--	--
2007	147,016,312	3,672,893	2.56%	2.56%	49,181,421	6,550,940	15.37%	15.37%	372,313,525	23,555,148	6.75%	6.75%
2008	157,695,174	10,678,862	7.26%	10.01%	50,386,301	1,204,880	2.45%	18.19%	408,129,671	35,816,146	9.62%	17.02%
2009	164,346,653	6,651,479	4.22%	14.65%	49,537,051	-849,250	-1.69%	16.20%	490,973,630	82,843,959	20.30%	40.78%
2010	166,989,591	2,642,938	1.61%	16.50%	51,501,205	1,964,154	3.97%	20.81%	500,332,516	9,358,886	1.91%	43.46%
2011	168,710,649	1,721,058	1.03%	17.70%	56,771,251	5,270,046	10.23%	33.17%	552,933,015	52,600,499	10.51%	58.54%
2012	169,830,902	1,120,253	0.66%	18.48%	58,309,184	1,537,933	2.71%	36.78%	653,023,367	100,090,352	18.10%	87.24%
2013	173,443,914	3,613,012	2.13%	21.00%	59,740,811	1,431,627	2.46%	40.14%	854,559,587	201,536,220	30.86%	145.03%
2014	178,558,445	5,114,531	2.95%	24.57%	66,866,350	7,125,539	11.93%	56.85%	1,006,040,951	151,481,364	17.73%	188.46%
2015	188,983,728	10,425,283	5.84%	31.84%	68,726,161	1,859,811	2.78%	61.21%	1,135,150,470	129,109,519	12.83%	225.48%
2016	197,928,546	8,944,818	4.73%	38.08%	73,200,415	4,474,254	6.51%	71.71%	1,238,408,745	103,258,275	9.10%	255.09%

Rate Annual %chg: Residential & Recreational 3.28%

Commercial & Industrial 5.56%

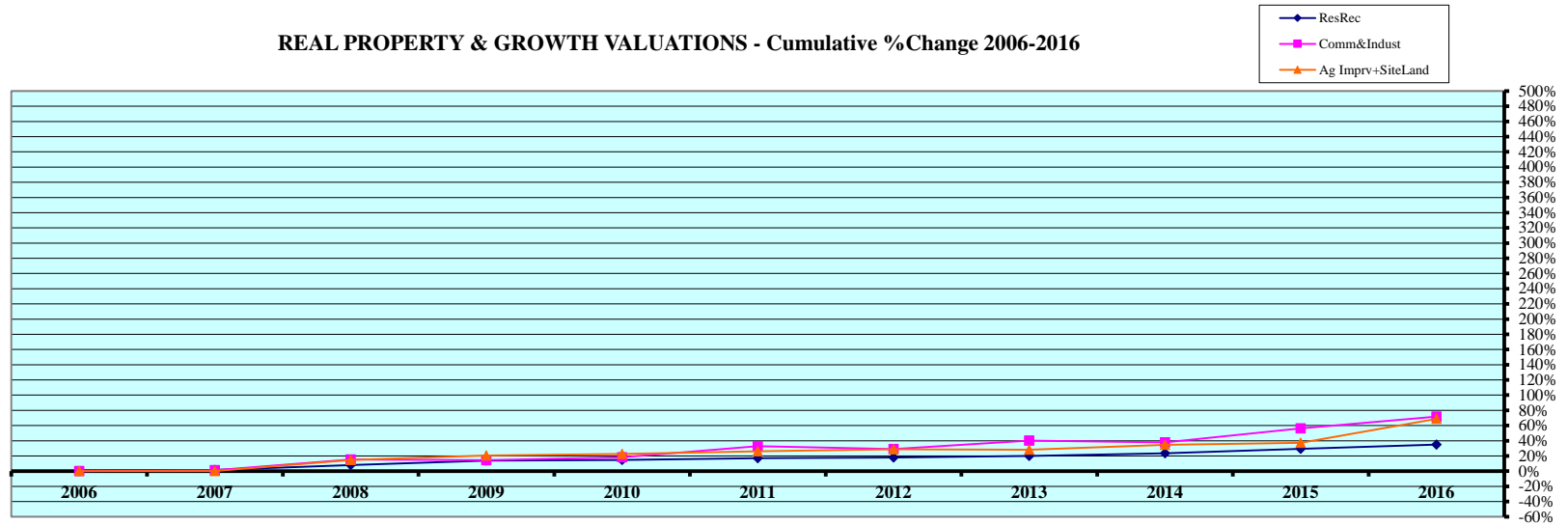
Agricultural Land 13.51%

Cnty# 48  
 County JEFFERSON

CHART 1      EXHIBIT      48B      Page 1

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

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



Tax Year	Residential & Recreational <sup>(1)</sup>						Commercial & Industrial <sup>(1)</sup>						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	143,343,419	945,427	0.66%	142,397,992	--	--	42,630,481	1,837,825	4.31%	40,792,656	--	--	
2007	147,016,312	1,645,612	1.12%	145,370,700	1.41%	1.41%	49,181,421	6,051,567	12.30%	43,129,854	-1.17%	-1.17%	
2008	157,695,174	2,936,892	1.86%	154,758,282	5.27%	7.96%	50,386,301	1,256,302	2.49%	49,129,999	-0.10%	15.25%	
2009	164,346,653	1,173,445	0.71%	163,173,208	3.47%	13.83%	49,537,051	706,529	1.43%	48,830,522	-3.09%	14.54%	
2010	166,989,591	2,358,122	1.41%	164,631,469	0.17%	14.85%	51,501,205	1,152,657	2.24%	50,348,548	1.64%	18.10%	
2011	168,710,649	876,784	0.52%	167,833,865	0.51%	17.09%	56,771,251	120,241	0.21%	56,651,010	10.00%	32.89%	
2012	169,830,902	622,344	0.37%	169,208,558	0.30%	18.04%	58,309,184	3,323,690	5.70%	54,985,494	-3.15%	28.98%	
2013	173,443,914	1,358,278	0.78%	172,085,636	1.33%	20.05%	59,740,811	0	0.00%	59,740,811	2.46%	40.14%	
2014	178,558,445	1,585,202	0.89%	176,973,243	2.03%	23.46%	66,866,350	8,166,039	12.21%	58,700,311	-1.74%	37.70%	
2015	188,983,728	3,437,385	1.82%	185,546,343	3.91%	29.44%	68,726,161	2,061,850	3.00%	66,664,311	-0.30%	56.38%	
2016	197,928,546	4,535,508	2.29%	193,393,038	2.33%	34.92%	73,200,415	0	0.00%	73,200,415	6.51%	71.71%	
Rate Ann%chg	<b>3.28%</b>					<b>2.07%</b>	<b>5.56%</b>					C & I w/o growth	<b>1.34%</b>

Tax Year	Ag Improvements & Site Land <sup>(1)</sup>				% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value	Growth Value				
2006	41,627,751	20,411,833	62,039,584	1,215,247	1.96%	60,824,337	--	--
2007	42,429,125	21,071,523	63,500,648	1,392,078	2.19%	62,108,570	0.11%	0.11%
2008	47,111,938	28,119,653	75,231,591	4,054,606	5.39%	71,176,985	12.09%	14.73%
2009	46,249,338	30,323,364	76,572,702	1,810,408	2.36%	74,762,294	-0.62%	20.51%
2010	46,569,522	32,254,188	78,823,710	2,721,689	3.45%	76,102,021	-0.61%	22.67%
2011	46,044,174	34,172,173	80,216,347	1,989,274	2.48%	78,227,073	-0.76%	26.09%
2012	46,395,220	35,848,859	82,244,079	2,409,361	2.93%	79,834,718	-0.48%	28.68%
2013	44,911,355	38,393,897	83,305,252	3,709,049	4.45%	79,596,203	-3.22%	28.30%
2014	45,632,079	40,728,699	86,360,778	2,771,470	3.21%	83,589,308	0.34%	34.74%
2015	46,814,529	44,195,850	91,010,379	5,878,075	6.46%	85,132,304	-1.42%	37.22%
2016	49,488,899	59,213,498	108,702,397	4,001,976	3.68%	104,700,421	15.04%	68.76%
Rate Ann%chg	<b>1.74%</b>	<b>11.24%</b>	<b>5.77%</b>	Ag Imprv+Site w/o growth		<b>2.05%</b>		

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

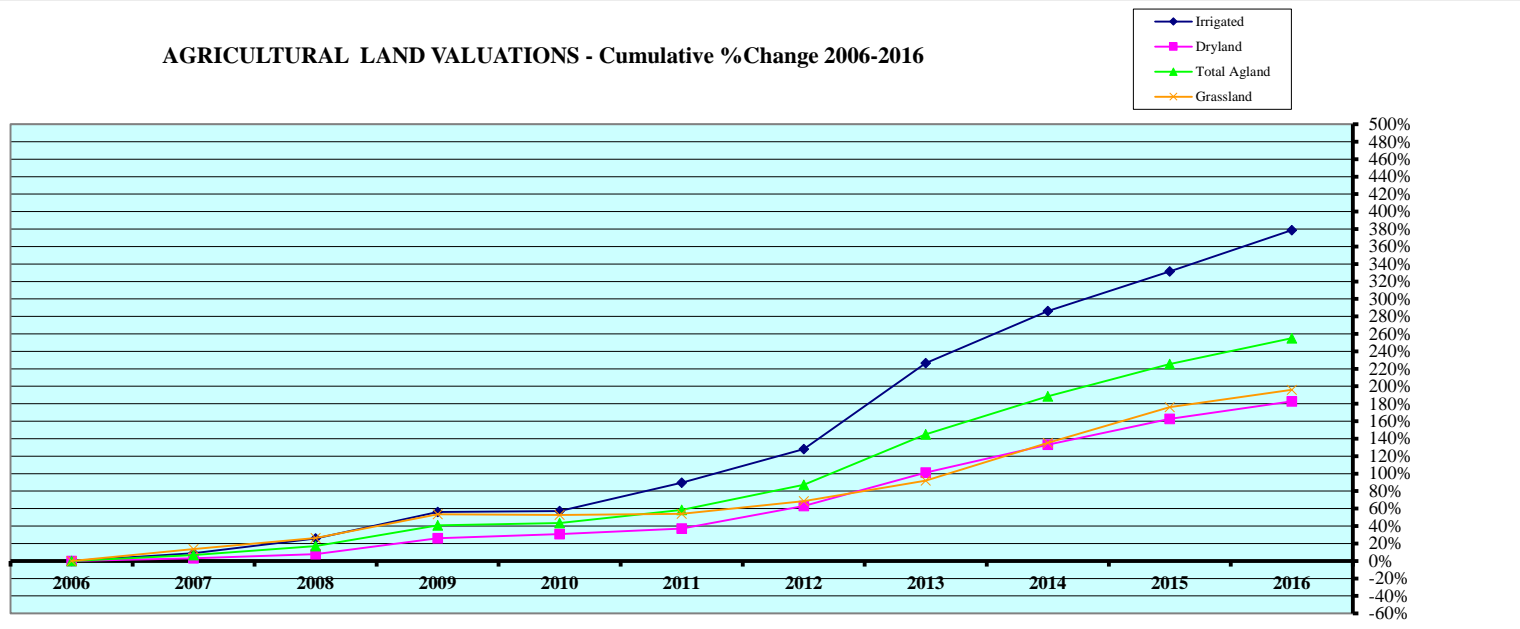
Sources:  
Value; 2006 - 2016 CTL  
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 48  
County JEFFERSON

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	125,332,080	--	--	--	172,513,362	--	--	--	50,454,308	--	--	--
2007	136,430,316	11,098,236	8.86%	8.86%	178,029,270	5,515,908	3.20%	3.20%	57,373,870	6,919,562	13.71%	13.71%
2008	157,658,215	21,227,899	15.56%	25.79%	186,255,414	8,226,144	4.62%	7.97%	63,711,207	6,337,337	11.05%	26.28%
2009	195,517,650	37,859,435	24.01%	56.00%	217,309,565	31,054,151	16.67%	25.97%	77,503,812	13,792,605	21.65%	53.61%
2010	196,855,265	1,337,615	0.68%	57.07%	225,699,717	8,390,152	3.86%	30.83%	77,052,685	-451,127	-0.58%	52.72%
2011	237,723,129	40,867,864	20.76%	89.67%	236,717,605	11,017,888	4.88%	37.22%	77,691,739	639,054	0.83%	53.98%
2012	286,020,111	48,296,982	20.32%	128.21%	281,142,125	44,424,520	18.77%	62.97%	84,999,257	7,307,518	9.41%	68.47%
2013	409,345,528	123,325,417	43.12%	226.61%	347,000,973	65,858,848	23.43%	101.14%	96,875,092	11,875,835	13.97%	92.01%
2014	483,909,431	74,563,903	18.22%	286.10%	402,119,729	55,118,756	15.88%	133.09%	118,631,272	21,756,180	22.46%	135.13%
2015	540,940,862	57,031,431	11.79%	331.61%	452,998,724	50,878,995	12.65%	162.59%	139,339,377	20,708,105	17.46%	176.17%
2016	600,075,926	59,135,064	10.93%	378.79%	487,859,993	34,861,269	7.70%	182.80%	149,345,629	10,006,252	7.18%	196.00%

Rate Ann.%chg: Irrigated **16.95%** Dryland **10.96%** Grassland **11.46%**

Tax Year	Waste Land <sup>(1)</sup>				Other Agland <sup>(1)</sup>				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	458,627	--	--	--	0	--	--	--	348,758,377	--	--	--
2007	480,069	21,442	4.68%	4.68%	0	0			372,313,525	23,555,148	6.75%	6.75%
2008	504,835	24,766	5.16%	10.08%	0	0			408,129,671	35,816,146	9.62%	17.02%
2009	642,603	137,768	27.29%	40.11%	0	0			490,973,630	82,843,959	20.30%	40.78%
2010	724,849	82,246	12.80%	58.05%	0	0			500,332,516	9,358,886	1.91%	43.46%
2011	800,542	75,693	10.44%	74.55%	0	0			552,933,015	52,600,499	10.51%	58.54%
2012	861,874	61,332	7.66%	87.92%	0	0			653,023,367	100,090,352	18.10%	87.24%
2013	882,704	20,830	2.42%	92.47%	455,290	455,290			854,559,587	201,536,220	30.86%	145.03%
2014	930,979	48,275	5.47%	102.99%	449,540	-5,750	-1.26%		1,006,040,951	151,481,364	17.73%	188.46%
2015	1,126,238	195,259	20.97%	145.57%	745,269	295,729	65.78%		1,135,150,470	129,109,519	12.83%	225.48%
2016	1,096,747	-29,491	-2.62%	139.14%	30,450	-714,819	-95.91%		1,238,408,745	103,258,275	9.10%	255.09%

Cnty# **48**  
County **JEFFERSON**

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



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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	123,882,313	71,123	1,742			173,455,620	156,194	1,111			50,631,712	106,599	475		
2007	136,129,306	74,753	1,821	4.55%	4.55%	178,260,650	153,208	1,164	4.77%	4.77%	57,354,153	105,916	542	14.01%	14.01%
2008	157,663,199	77,396	2,037	11.86%	16.95%	186,583,365	151,126	1,235	6.11%	11.18%	63,654,432	105,774	602	11.13%	26.70%
2009	195,507,611	78,632	2,486	22.05%	42.75%	217,337,133	149,482	1,454	17.76%	30.92%	77,469,219	105,355	735	22.19%	54.81%
2010	196,588,604	79,544	2,471	-0.60%	41.89%	225,870,075	148,681	1,519	4.49%	36.80%	77,043,719	105,038	733	-0.25%	54.43%
2011	237,396,947	80,887	2,935	18.75%	68.50%	236,959,674	147,421	1,607	5.81%	44.74%	77,665,273	104,841	741	1.00%	55.97%
2012	280,876,839	81,557	3,444	17.34%	97.72%	283,530,162	147,148	1,927	19.88%	73.51%	85,213,744	104,471	816	10.11%	71.73%
2013	399,790,932	84,602	4,726	37.21%	171.30%	352,228,156	144,846	2,432	26.20%	118.97%	97,148,379	104,076	933	14.44%	96.52%
2014	468,590,825	87,206	5,373	13.71%	208.49%	410,717,881	143,184	2,868	17.96%	158.30%	119,226,998	103,552	1,151	23.35%	142.41%
2015	541,012,316	94,751	5,710	6.26%	227.81%	452,779,590	136,384	3,320	15.74%	198.95%	139,256,475	102,875	1,354	17.57%	184.99%
2016	594,442,123	95,729	6,210	8.75%	256.50%	492,193,699	135,706	3,627	9.25%	226.60%	149,206,046	102,598	1,454	7.43%	206.18%

Rate Annual %chg Average Value/Acre: 13.56%

12.56%

11.84%

Tax Year	WASTE LAND <sup>(2)</sup>					OTHER AGLAND <sup>(2)</sup>					TOTAL AGRICULTURAL LAND <sup>(1)</sup>				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	460,530	6,138	75			30,450	61	500			348,460,625	340,114	1,025		
2007	481,703	6,021	80	6.62%	6.62%	30,450	61	500	0.00%	0.00%	372,256,262	339,959	1,095	6.88%	6.88%
2008	505,801	5,864	86	7.83%	14.97%	30,450	61	500	0.00%	0.00%	408,437,247	340,220	1,201	9.63%	17.18%
2009	649,308	5,645	115	33.35%	53.31%	30,450	61	500	0.00%	0.00%	490,993,721	339,175	1,448	20.58%	41.29%
2010	720,253	5,540	130	13.02%	73.27%	30,450	61	500	0.00%	0.00%	500,253,101	338,864	1,476	1.98%	44.09%
2011	795,483	5,485	145	11.56%	93.30%	30,450	61	500	0.00%	0.00%	552,847,827	338,695	1,632	10.57%	59.32%
2012	874,194	5,464	160	10.32%	113.25%	30,450	61	500	0.00%	0.00%	650,525,389	338,701	1,921	17.67%	87.46%
2013	895,245	5,266	170	6.25%	126.58%	30,450	61	500	0.00%	0.00%	850,093,162	338,852	2,509	30.62%	144.87%
2014	944,266	5,103	185	8.84%	146.61%	30,450	61	500	0.00%	0.00%	999,510,420	339,106	2,947	17.49%	187.69%
2015	1,142,143	4,966	230	24.31%	206.55%	30,450	61	500	0.00%	0.00%	1,134,220,974	339,037	3,345	13.50%	226.53%
2016	1,094,999	4,761	230	0.00%	206.55%	30,450	61	500	0.00%	0.00%	1,236,967,317	338,856	3,650	9.12%	256.30%

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**JEFFERSON**

Rate Annual %chg Average Value/Acre: 13.55%

(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
7,547	JEFFERSON	95,793,450	130,747,460	95,263,647	195,678,257	64,406,720	8,793,695	2,250,289	1,238,408,745	49,488,899	59,213,498	0	1,940,044,660
cnty.sector.value % of total value:		4.94%	6.74%	4.91%	10.09%	3.32%	0.45%	0.12%	63.83%	2.55%	3.05%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
166	DAYKIN	449,713	186,271	48,176	4,107,069	5,318,531	0	0	0	0	0	0	10,109,760
2.20%	%sector of county sector	0.47%	0.14%	0.05%	2.10%	8.26%							0.52%
	%sector of municipality	4.45%	1.84%	0.48%	40.62%	52.61%							100.00%
260	DILLER	2,307,431	878,926	40,407	6,116,467	1,719,941	0	0	0	0	0	0	11,063,172
3.45%	%sector of county sector	2.41%	0.67%	0.04%	3.13%	2.67%							0.57%
	%sector of municipality	20.86%	7.94%	0.37%	55.29%	15.55%							100.00%
132	ENDICOTT	133,242	565,401	2,270,081	2,958,705	71,857	0	0	0	0	0	0	5,999,286
1.75%	%sector of county sector	0.14%	0.43%	2.38%	1.51%	0.11%							0.31%
	%sector of municipality	2.22%	9.42%	37.84%	49.32%	1.20%							100.00%
3,942	FAIRBURY	9,823,220	2,068,519	2,877,923	79,956,453	25,970,779	1,399,478	0	0	0	0	0	122,096,372
52.23%	%sector of county sector	10.25%	1.58%	3.02%	40.86%	40.32%	15.91%						6.29%
	%sector of municipality	8.05%	1.69%	2.36%	65.49%	21.27%	1.15%						100.00%
49	HARBINE	19,541	94,304	4,336	1,153,255	185,300	0	0	0	0	0	0	1,456,736
0.65%	%sector of county sector	0.02%	0.07%	0.00%	0.59%	0.29%							0.08%
	%sector of municipality	1.34%	6.47%	0.30%	79.17%	12.72%							100.00%
118	JANSEN	384,892	99,714	220,935	2,190,720	1,113,045	0	0	0	0	0	0	4,009,306
1.56%	%sector of county sector	0.40%	0.08%	0.23%	1.12%	1.73%							0.21%
	%sector of municipality	9.60%	2.49%	5.51%	54.64%	27.76%							100.00%
409	PLYMOUTH	3,445,367	268,772	485,237	12,987,537	9,619,381	584,665	0	0	0	0	0	27,390,959
5.42%	%sector of county sector	3.60%	0.21%	0.51%	6.64%	14.94%	6.65%						1.41%
	%sector of municipality	12.58%	0.98%	1.77%	47.42%	35.12%	2.13%						100.00%
69	REYNOLDS	76,497	51,345	1,894	1,140,531	1,341,865	0	0	0	0	0	0	2,612,132
0.91%	%sector of county sector	0.08%	0.04%	0.00%	0.58%	2.08%							0.13%
	%sector of municipality	2.93%	1.97%	0.07%	43.66%	51.37%							100.00%
61	STEELE CITY	14,773	275,021	1,041,812	1,119,216	44,650	0	0	0	0	0	0	2,495,472
0.81%	%sector of county sector	0.02%	0.21%	1.09%	0.57%	0.07%							0.13%
	%sector of municipality	0.59%	11.02%	41.75%	44.85%	1.79%							100.00%
5,206 Total Municipalities		16,654,676	4,488,273	6,990,801	111,729,953	45,385,349	1,984,143	0	0	0	0	0	187,233,195
68.98% %all municip.sect of cnty		17.39%	3.43%	7.34%	57.10%	70.47%	22.56%						9.65%

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

Cnty#	County
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CHART 5

EXHIBIT

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<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 7,211</b>	<b>Value : 1,621,959,930</b>	<b>Growth 7,800,559</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	415	1,049,960	27	497,739	239	2,381,908	681	3,929,607	
<b>02. Res Improve Land</b>	2,479	7,278,125	49	1,071,167	541	19,903,457	3,069	28,252,749	
<b>03. Res Improvements</b>	2,487	106,291,600	49	7,821,968	551	62,440,411	3,087	176,553,979	
<b>04. Res Total</b>	2,902	114,619,685	76	9,390,874	790	84,725,776	3,768	208,736,335	1,311,249
<b>% of Res Total</b>	77.02	54.91	2.02	4.50	20.97	40.59	52.25	12.87	16.81
<b>05. Com UnImp Land</b>	68	806,393	1	4,007	20	836,042	89	1,646,442	
<b>06. Com Improve Land</b>	338	3,678,849	4	142,920	31	617,783	373	4,439,552	
<b>07. Com Improvements</b>	344	39,276,655	4	189,667	71	19,038,741	419	58,505,063	
<b>08. Com Total</b>	412	43,761,897	5	336,594	91	20,492,566	508	64,591,057	0
<b>% of Com Total</b>	81.10	67.75	0.98	0.52	17.91	31.73	7.04	3.98	0.00
<b>09. Ind UnImp Land</b>	6	16,398	1	4,945	3	47,696	10	69,039	
<b>10. Ind Improve Land</b>	8	141,394	1	125,017	6	162,987	15	429,398	
<b>11. Ind Improvements</b>	8	1,949,576	1	509,683	6	5,490,063	15	7,949,322	
<b>12. Ind Total</b>	14	2,107,368	2	639,645	9	5,700,746	25	8,447,759	0
<b>% of Ind Total</b>	56.00	24.95	8.00	7.57	36.00	67.48	0.35	0.52	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	9	802,059	9	802,059	
<b>14. Rec Improve Land</b>	0	0	0	0	6	888,040	6	888,040	
<b>15. Rec Improvements</b>	0	0	0	0	6	809,579	6	809,579	
<b>16. Rec Total</b>	0	0	0	0	15	2,499,678	15	2,499,678	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.21	0.15	0.00
<b>Res &amp; Rec Total</b>	2,902	114,619,685	76	9,390,874	805	87,225,454	3,783	211,236,013	1,311,249
<b>% of Res &amp; Rec Total</b>	76.71	54.26	2.01	4.45	21.28	41.29	52.46	13.02	16.81
<b>Com &amp; Ind Total</b>	426	45,869,265	7	976,239	100	26,193,312	533	73,038,816	0
<b>% of Com &amp; Ind Total</b>	79.92	62.80	1.31	1.34	18.76	35.86	7.39	4.50	0.00
<b>17. Taxable Total</b>	3,328	160,488,950	83	10,367,113	905	113,418,766	4,316	284,274,829	1,311,249
<b>% of Taxable Total</b>	77.11	56.46	1.92	3.65	20.97	39.90	59.85	17.53	16.81

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	6,460	316,335	0	0	0
19. Commercial	6	406,453	4,284,741	0	0	0
20. Industrial	1	139,365	581,460	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	2	6,460	316,335
19. Commercial	0	0	0	6	406,453	4,284,741
20. Industrial	0	0	0	1	139,365	581,460
21. Other	0	0	0	0	0	0
22. Total Sch II				9	552,278	5,182,536

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	1	198	0	0	0	0	1	198	0
25. Total	1	198	0	0	0	0	1	198	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	267	35	82	384

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,058	853,749,848	2,058	853,749,848
28. Ag-Improved Land	0	0	0	0	790	388,458,539	790	388,458,539
29. Ag Improvements	0	0	1	45,470	835	95,431,046	836	95,476,516
30. Ag Total							2,894	1,337,684,903

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	1	0.00	45,470	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	38	226.80	676,035	38	226.80	676,035	
32. HomeSite Improv Land	490	558.05	10,668,886	490	558.05	10,668,886	
33. HomeSite Improvements	506	0.00	42,143,096	506	0.00	42,143,096	605,689
34. HomeSite Total				<b>544</b>	<b>784.85</b>	<b>53,488,017</b>	
35. FarmSite UnImp Land	181	527.82	1,324,851	181	527.82	1,324,851	
36. FarmSite Improv Land	739	2,792.63	10,138,818	739	2,792.63	10,138,818	
37. FarmSite Improvements	815	0.00	53,287,950	816	0.00	53,333,420	5,883,621
38. FarmSite Total				<b>997</b>	<b>3,320.45</b>	<b>64,797,089</b>	
39. Road & Ditches	2,402	6,552.69	0	2,402	6,552.69	0	
40. Other- Non Ag Use	4	100.20	315,630	4	100.20	315,630	
41. Total Section VI				<b>1,541</b>	<b>10,758.19</b>	<b>118,600,736</b>	<b>6,489,310</b>

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	26	2,501.45	5,168,817	26	2,501.45	5,168,817

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,469.68	2.66%	6,709,101	1.94%	4,565.01
46. 1A	27,256.96	49.38%	206,228,983	59.75%	7,566.10
47. 2A1	3,208.55	5.81%	13,222,990	3.83%	4,121.17
48. 2A	10,693.62	19.37%	60,673,806	17.58%	5,673.83
49. 3A1	6,109.61	11.07%	30,823,058	8.93%	5,045.01
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,988.79	9.04%	23,098,099	6.69%	4,630.00
52. 4A	1,465.90	2.66%	4,390,416	1.27%	2,995.03
<b>53. Total</b>	<b>55,193.11</b>	<b>100.00%</b>	<b>345,146,453</b>	<b>100.00%</b>	<b>6,253.43</b>
<b>Dry</b>					
54. 1D1	565.77	2.74%	1,844,410	2.14%	3,260.00
55. 1D	8,036.86	38.99%	44,452,554	51.66%	5,531.08
56. 2D1	975.41	4.73%	2,979,929	3.46%	3,055.05
57. 2D	5,042.54	24.46%	18,581,863	21.59%	3,685.02
58. 3D1	3,116.96	15.12%	10,176,972	11.83%	3,265.03
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	2,422.51	11.75%	7,231,326	8.40%	2,985.06
61. 4D	452.02	2.19%	786,515	0.91%	1,740.00
<b>62. Total</b>	<b>20,612.07</b>	<b>100.00%</b>	<b>86,053,569</b>	<b>100.00%</b>	<b>4,174.91</b>
<b>Grass</b>					
63. 1G1	202.03	1.89%	288,233	1.69%	1,426.68
64. 1G	816.15	7.65%	1,350,290	7.94%	1,654.46
65. 2G1	781.52	7.33%	1,220,229	7.17%	1,561.35
66. 2G	1,837.86	17.23%	3,181,643	18.70%	1,731.17
67. 3G1	1,669.33	15.65%	2,675,109	15.72%	1,602.50
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	1,893.00	17.75%	3,238,210	19.03%	1,710.62
70. 4G	3,467.59	32.51%	5,062,968	29.75%	1,460.08
<b>71. Total</b>	<b>10,667.48</b>	<b>100.00%</b>	<b>17,016,682</b>	<b>100.00%</b>	<b>1,595.19</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>55,193.11</b>	<b>63.31%</b>	<b>345,146,453</b>	<b>76.98%</b>	<b>6,253.43</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>20,612.07</b>	<b>23.64%</b>	<b>86,053,569</b>	<b>19.19%</b>	<b>4,174.91</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>10,667.48</b>	<b>12.24%</b>	<b>17,016,682</b>	<b>3.80%</b>	<b>1,595.19</b>
72. Waste	702.06	0.81%	157,986	0.04%	225.03
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>87,174.72</b>	<b>100.00%</b>	<b>448,374,690</b>	<b>100.00%</b>	<b>5,143.40</b>

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,591.40	4.11%	6,627,863	3.15%	4,164.80
46. 1A	15,832.08	40.87%	119,954,940	56.95%	7,576.70
47. 2A1	2,862.64	7.39%	9,934,519	4.72%	3,470.40
48. 2A	8,609.43	22.23%	35,772,260	16.98%	4,155.01
49. 3A1	5,830.95	15.05%	24,344,654	11.56%	4,175.08
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	3,242.17	8.37%	11,661,768	5.54%	3,596.90
52. 4A	766.90	1.98%	2,331,376	1.11%	3,040.00
<b>53. Total</b>	<b>38,735.57</b>	<b>100.00%</b>	<b>210,627,380</b>	<b>100.00%</b>	<b>5,437.57</b>
<b>Dry</b>					
54. 1D1	3,533.23	4.26%	11,518,331	3.69%	3,260.00
55. 1D	32,484.09	39.18%	178,797,175	57.34%	5,504.15
56. 2D1	5,499.84	6.63%	12,391,862	3.97%	2,253.13
57. 2D	18,836.88	22.72%	53,496,733	17.16%	2,840.00
58. 3D1	14,083.53	16.98%	39,203,262	12.57%	2,783.62
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	7,106.97	8.57%	14,034,188	4.50%	1,974.71
61. 4D	1,373.39	1.66%	2,389,699	0.77%	1,740.00
<b>62. Total</b>	<b>82,917.93</b>	<b>100.00%</b>	<b>311,831,250</b>	<b>100.00%</b>	<b>3,760.72</b>
<b>Grass</b>					
63. 1G1	424.07	1.04%	657,449	0.97%	1,550.33
64. 1G	2,804.66	6.86%	4,810,352	7.10%	1,715.13
65. 2G1	2,928.81	7.17%	4,421,191	6.53%	1,509.55
66. 2G	8,080.80	19.78%	14,012,988	20.69%	1,734.11
67. 3G1	6,750.96	16.52%	11,600,373	17.13%	1,718.33
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	6,573.44	16.09%	11,232,781	16.58%	1,708.81
70. 4G	13,298.03	32.54%	20,998,089	31.00%	1,579.04
<b>71. Total</b>	<b>40,860.77</b>	<b>100.00%</b>	<b>67,733,223</b>	<b>100.00%</b>	<b>1,657.66</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>38,735.57</b>	<b>23.43%</b>	<b>210,627,380</b>	<b>35.65%</b>	<b>5,437.57</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>82,917.93</b>	<b>50.15%</b>	<b>311,831,250</b>	<b>52.78%</b>	<b>3,760.72</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>40,860.77</b>	<b>24.71%</b>	<b>67,733,223</b>	<b>11.46%</b>	<b>1,657.66</b>
72. Waste	2,841.86	1.72%	639,482	0.11%	225.02
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>165,356.13</b>	<b>100.00%</b>	<b>590,831,335</b>	<b>100.00%</b>	<b>3,573.08</b>



Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	610.37	16.20%	3,521,835	19.42%	5,770.00
46. 1A	1,053.54	27.96%	6,500,342	35.84%	6,170.00
47. 2A1	270.97	7.19%	1,123,175	6.19%	4,145.02
48. 2A	553.04	14.68%	2,325,538	12.82%	4,205.01
49. 3A1	511.20	13.57%	1,914,445	10.55%	3,745.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	581.23	15.43%	2,069,179	11.41%	3,560.00
52. 4A	187.70	4.98%	685,024	3.78%	3,649.57
<b>53. Total</b>	<b>3,768.05</b>	<b>100.00%</b>	<b>18,139,538</b>	<b>100.00%</b>	<b>4,814.04</b>
<b>Dry</b>					
54. 1D1	2,658.57	8.99%	9,517,682	11.97%	3,580.00
55. 1D	7,365.36	24.89%	28,986,248	36.45%	3,935.48
56. 2D1	2,045.92	6.91%	4,531,132	5.70%	2,214.72
57. 2D	7,457.81	25.20%	18,159,827	22.83%	2,435.01
58. 3D1	4,544.54	15.36%	9,247,917	11.63%	2,034.95
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	4,393.14	14.85%	7,247,993	9.11%	1,649.84
61. 4D	1,123.40	3.80%	1,836,378	2.31%	1,634.66
<b>62. Total</b>	<b>29,588.74</b>	<b>100.00%</b>	<b>79,527,177</b>	<b>100.00%</b>	<b>2,687.75</b>
<b>Grass</b>					
63. 1G1	418.52	0.81%	634,911	0.77%	1,517.04
64. 1G	1,591.85	3.09%	2,614,168	3.19%	1,642.22
65. 2G1	1,161.39	2.26%	1,577,993	1.93%	1,358.71
66. 2G	5,423.80	10.54%	8,931,800	10.90%	1,646.78
67. 3G1	6,959.44	13.52%	11,364,576	13.87%	1,632.97
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	9,549.34	18.56%	15,566,867	19.00%	1,630.15
70. 4G	26,353.97	51.21%	41,234,104	50.33%	1,564.63
<b>71. Total</b>	<b>51,458.31</b>	<b>100.00%</b>	<b>81,924,419</b>	<b>100.00%</b>	<b>1,592.05</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>3,768.05</b>	<b>4.38%</b>	<b>18,139,538</b>	<b>10.08%</b>	<b>4,814.04</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>29,588.74</b>	<b>34.40%</b>	<b>79,527,177</b>	<b>44.21%</b>	<b>2,687.75</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>51,458.31</b>	<b>59.82%</b>	<b>81,924,419</b>	<b>45.54%</b>	<b>1,592.05</b>
72. Waste	1,140.08	1.33%	256,558	0.14%	225.04
73. Other	60.90	0.07%	30,450	0.02%	500.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
<b>75. Market Area Total</b>	<b>86,016.08</b>	<b>100.00%</b>	<b>179,878,142</b>	<b>100.00%</b>	<b>2,091.22</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	97,696.73	573,913,371	97,696.73	573,913,371
<b>77. Dry Land</b>	0.00	0	0.00	0	133,118.74	477,411,996	133,118.74	477,411,996
<b>78. Grass</b>	0.00	0	0.00	0	102,986.56	166,674,324	102,986.56	166,674,324
<b>79. Waste</b>	0.00	0	0.00	0	4,684.00	1,054,026	4,684.00	1,054,026
<b>80. Other</b>	0.00	0	0.00	0	60.90	30,450	60.90	30,450
<b>81. Exempt</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>338,546.93</b>	<b>1,219,084,167</b>	<b>338,546.93</b>	<b>1,219,084,167</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	97,696.73	28.86%	573,913,371	47.08%	5,874.44
<b>Dry Land</b>	133,118.74	39.32%	477,411,996	39.16%	3,586.36
<b>Grass</b>	102,986.56	30.42%	166,674,324	13.67%	1,618.41
<b>Waste</b>	4,684.00	1.38%	1,054,026	0.09%	225.03
<b>Other</b>	60.90	0.02%	30,450	0.00%	500.00
<b>Exempt</b>	0.00	0.00%	0	0.00%	0.00
<b>Total</b>	<b>338,546.93</b>	<b>100.00%</b>	<b>1,219,084,167</b>	<b>100.00%</b>	<b>3,600.93</b>

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag Parcel	1	0	5	195,752	5	633,944	6	829,696	0
83.2 Commercial	1	2,938	0	0	0	0	1	2,938	0
83.3 Daykin	16	26,250	89	86,014	89	4,634,494	105	4,746,758	0
83.4 Diller	24	64,747	128	180,111	128	6,582,206	152	6,827,064	0
83.5 Endicott	40	195,522	81	171,897	86	2,972,268	126	3,339,687	0
83.6 Fairbury; Nbhd1	46	153,719	955	2,850,949	955	32,994,943	1,001	35,999,611	56,392
83.7 Fairbury; Nbhd2	124	92,104	456	348,033	457	7,611,166	581	8,051,303	20,167
83.8 Fairbury; Nbhd3	24	311,280	366	2,640,315	367	33,908,368	391	36,859,963	538,604
83.9 Harbine	8	7,150	32	23,348	32	1,122,760	40	1,153,258	0
83.10 Jansen	23	45,080	71	148,381	72	2,094,931	95	2,288,392	0
83.11 Plymouth	18	68,493	185	748,226	185	12,218,375	203	13,035,094	62,071
83.12 Reynolds	33	38,492	57	40,926	57	1,090,524	90	1,169,942	0
83.13 Rural	274	3,681,706	592	21,671,952	602	70,458,629	876	95,812,287	634,015
83.14 Steele City	58	44,185	58	34,885	58	1,040,950	116	1,120,020	0
84 Residential Total	690	4,731,666	3,075	29,140,789	3,093	177,363,558	3,783	211,236,013	1,311,249

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	Commercial	89	1,646,442	373	4,447,093	417	58,601,162	506	64,694,697	0
85.2	Fairbury; Nbhd1	0	0	1	18,549	1	44,451	1	63,000	0
85.3	Industrial	10	69,039	14	403,308	14	7,530,042	24	8,002,389	0
85.4	Rural	0	0	0	0	2	278,730	2	278,730	0
86	Commercial Total	99	1,715,481	388	4,868,950	434	66,454,385	533	73,038,816	0

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	202.03	1.89%	288,233	1.69%	1,426.68
88. 1G	816.15	7.65%	1,350,290	7.94%	1,654.46
89. 2G1	781.52	7.33%	1,220,229	7.17%	1,561.35
90. 2G	1,837.86	17.23%	3,181,643	18.70%	1,731.17
91. 3G1	1,669.33	15.65%	2,675,109	15.72%	1,602.50
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	1,893.00	17.75%	3,238,210	19.03%	1,710.62
94. 4G	3,467.59	32.51%	5,062,968	29.75%	1,460.08
95. Total	10,667.48	100.00%	17,016,682	100.00%	1,595.19
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	10,667.48	100.00%	17,016,682	100.00%	1,595.19
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
114. Market Area Total	10,667.48	100.00%	17,016,682	100.00%	1,595.19

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	424.07	1.04%	657,449	0.97%	1,550.33
88. 1G	2,804.66	6.86%	4,810,352	7.10%	1,715.13
89. 2G1	2,928.81	7.17%	4,421,191	6.53%	1,509.55
90. 2G	8,080.80	19.78%	14,012,988	20.69%	1,734.11
91. 3G1	6,750.96	16.52%	11,600,373	17.13%	1,718.33
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	6,573.44	16.09%	11,232,781	16.58%	1,708.81
94. 4G	13,298.03	32.54%	20,998,089	31.00%	1,579.04
95. Total	40,860.77	100.00%	67,733,223	100.00%	1,657.66
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	40,860.77	100.00%	67,733,223	100.00%	1,657.66
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	40,860.77	100.00%	67,733,223	100.00%	1,657.66

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	418.52	0.81%	634,911	0.77%	1,517.04
88. 1G	1,591.85	3.09%	2,614,168	3.19%	1,642.22
89. 2G1	1,161.39	2.26%	1,577,993	1.93%	1,358.71
90. 2G	5,423.80	10.54%	8,931,800	10.90%	1,646.78
91. 3G1	6,959.44	13.52%	11,364,576	13.87%	1,632.97
92. 3G	0.00	0.00%	0	0.00%	0.00
93. 4G1	9,549.34	18.56%	15,566,867	19.00%	1,630.15
94. 4G	26,353.97	51.21%	41,234,104	50.33%	1,564.63
95. Total	51,458.31	100.00%	81,924,419	100.00%	1,592.05
<b>CRP</b>					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
<b>Timber</b>					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	51,458.31	100.00%	81,924,419	100.00%	1,592.05
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	51,458.31	100.00%	81,924,419	100.00%	1,592.05

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

48 Jefferson

	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	195,678,257	208,736,335	13,058,078	6.67%	1,311,249	6.00%
02. Recreational	2,250,289	2,499,678	249,389	11.08%	0	11.08%
03. Ag-Homesite Land, Ag-Res Dwelling	49,488,899	53,488,017	3,999,118	8.08%	605,689	6.86%
<b>04. Total Residential (sum lines 1-3)</b>	<b>247,417,445</b>	<b>264,724,030</b>	<b>17,306,585</b>	<b>6.99%</b>	<b>1,916,938</b>	<b>6.22%</b>
05. Commercial	64,406,720	64,591,057	184,337	0.29%	0	0.29%
06. Industrial	8,793,695	8,447,759	-345,936	-3.93%	0	-3.93%
<b>07. Total Commercial (sum lines 5-6)</b>	<b>73,200,415</b>	<b>73,038,816</b>	<b>-161,599</b>	<b>-0.22%</b>	<b>0</b>	<b>-0.22%</b>
08. Ag-Farmsite Land, Outbuildings	58,372,429	64,797,089	6,424,660	11.01%	5,883,621	0.93%
09. Minerals	0	198	198		0	
10. Non Ag Use Land	841,069	315,630	-525,439	-62.47%		
<b>11. Total Non-Agland (sum lines 8-10)</b>	<b>59,213,498</b>	<b>65,112,917</b>	<b>5,899,419</b>	<b>9.96%</b>	<b>5,883,621</b>	<b>0.03%</b>
12. Irrigated	600,075,926	573,913,371	-26,162,555	-4.36%		
13. Dryland	487,859,993	477,411,996	-10,447,997	-2.14%		
14. Grassland	149,345,629	166,674,324	17,328,695	11.60%		
15. Wasteland	1,096,747	1,054,026	-42,721	-3.90%		
16. Other Agland	30,450	30,450	0	0.00%		
<b>17. Total Agricultural Land</b>	<b>1,238,408,745</b>	<b>1,219,084,167</b>	<b>-19,324,578</b>	<b>-1.56%</b>		
<b>18. Total Value of all Real Property</b> (Locally Assessed)	<b>1,618,240,103</b>	<b>1,621,959,930</b>	<b>3,719,827</b>	<b>0.23%</b>	<b>7,800,559</b>	<b>-0.25%</b>



## 2017 Assessment Survey for Jefferson County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	1
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	2
<b>4.</b>	
<b>5.</b>	<b>Number of shared employees:</b>
	1 Appraiser shared with Fillmore, Franklin, Nance, Phelps and Jefferson Counties.
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$230,319
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	\$230,319 –all health care, retirement and social security costs are paid from county general.
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Appraiser wage from general budget - interlocal agreement.
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$50,000 controlled by commissioners for projects and other appraisal contracts; this has been true in past years and new assessor expects it to still be available.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	None. Computer costs now come entirely from the county general budget
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$4,000 - This fund is also for all dues (IAAO, S. E Assessors Association, and NACO) newspaper subscription and other publications, Marshal Swift books and updates, and any newspaper ads from the assessor's office.
<b>12.</b>	<b>Other miscellaneous funds:</b>
	None
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$22,188

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	MIPS
2.	<b>CAMA software:</b>
	MIPS
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	No. There is public access to the records through NACO's Taxes On Line, and Assessors Online.
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and Staff
8.	<b>Personal Property software:</b>
	MIPS

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Diller, Fairbury, and Plymouth; the village of Jansen now has zoning within the village limits but not into the suburban area. They do not issue building permits.
4.	<b>When was zoning implemented?</b>
	August of 2001; Jansen 2013

### D. Contracted Services

<b>1.</b>	<b>Appraisal Services:</b>
	None
<b>2.</b>	<b>GIS Services:</b>
	GIS Workshop
<b>3.</b>	<b>Other services:</b>
	MIPS/County Solutions –administrative and appraisal software maintenance  The county also has Pictometry in use in several offices and available to the assessor.

### E. Appraisal /Listing Services

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

## 2017 Residential Assessment Survey for Jefferson County

<b>1.</b>	<b>Valuation data collection done by:</b>														
	Assessor, and Staff														
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td> <p>Fairbury: The largest town; it is analyzed in 3 separate areas for valuation purposes; the main trade and employment center in the county; the county seat; has a K-12 school system. Fairbury's 3 Neighborhoods are described as follows: ---Neighborhood #1 is the main part of the town. ---Neighborhood #2 is the south and west part of Fairbury south of Highway 136 that is not described as Neighborhood #1. ---Neighborhood #3 is the remainder of Fairbury that is north of Highway 136 and west of Highway 15.</p> </td> </tr> <tr> <td style="text-align: center;">08</td> <td> <p>Plymouth: Located closer to a larger trade and employment center (Beatrice); the market for residential properties is unique. The Tri-County School District, a K-12 system is only 2 to 3 miles from Plymouth. The COOP is a very large one and is an important business and employer to the community.</p> </td> </tr> <tr> <td style="text-align: center;">11</td> <td> <p>Rural: The locations are scattered across the county; the market for acreages is distinctly different than the market in the small villages. The parcels are located in the non-urban areas throughout the county.</p> </td> </tr> <tr> <td style="text-align: center;">12</td> <td> <p>Daykin, Diller, Endicott and Jansen: These villages are grouped together for valuation purposes; they are located throughout the county; they have a limited but stable market for residential property; they have somewhat limited infrastructure; they have few school facilities and feed students into consolidated school districts.</p> </td> </tr> <tr> <td style="text-align: center;">15</td> <td> <p>Harbine, Reynolds, and Steele City: These villages are grouped together for valuation purposes; they are located throughout the county; they have no organized market for residential property; they have very limited infrastructure; they have no school facilities and feed students into consolidated school districts.</p> </td> </tr> <tr> <td style="text-align: center;">Ag</td> <td> <p>Agricultural homes and outbuildings</p> </td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	<p>Fairbury: The largest town; it is analyzed in 3 separate areas for valuation purposes; the main trade and employment center in the county; the county seat; has a K-12 school system. Fairbury's 3 Neighborhoods are described as follows: ---Neighborhood #1 is the main part of the town. ---Neighborhood #2 is the south and west part of Fairbury south of Highway 136 that is not described as Neighborhood #1. ---Neighborhood #3 is the remainder of Fairbury that is north of Highway 136 and west of Highway 15.</p>	08	<p>Plymouth: Located closer to a larger trade and employment center (Beatrice); the market for residential properties is unique. The Tri-County School District, a K-12 system is only 2 to 3 miles from Plymouth. The COOP is a very large one and is an important business and employer to the community.</p>	11	<p>Rural: The locations are scattered across the county; the market for acreages is distinctly different than the market in the small villages. The parcels are located in the non-urban areas throughout the county.</p>	12	<p>Daykin, Diller, Endicott and Jansen: These villages are grouped together for valuation purposes; they are located throughout the county; they have a limited but stable market for residential property; they have somewhat limited infrastructure; they have few school facilities and feed students into consolidated school districts.</p>	15	<p>Harbine, Reynolds, and Steele City: These villages are grouped together for valuation purposes; they are located throughout the county; they have no organized market for residential property; they have very limited infrastructure; they have no school facilities and feed students into consolidated school districts.</p>	Ag	<p>Agricultural homes and outbuildings</p>
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Ag	<p>Agricultural homes and outbuildings</p>														
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>														
	The county uses both the Sales Comparison approach to value and Cost Approach to value (replacement cost new less depreciation). The values are reconciled with the Sales Comparison approach carrying the most weight.														
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>														
	Local market information is used to develop the depreciation schedules.														
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>														

Individual tables are developed based on different locations.

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

Current local sales are used to determine lot and land values. The unit of comparison used for residential lot studies and application is by the square foot.

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

There are only a scattering of vacant lots found throughout the county. In most of the towns, there is no organized development taking place. There is some development in Fairbury but it is not a common practice for developers to maintain a surplus of vacant lots. To date, no developer has requested a discounted cash flow analysis of the valuation of their lots, and the county does not currently use discounted cash flow techniques to value any vacant lots.

**8.**

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
01	2014 - 2016	2013	2014 - 2016	2014-2016
08	2015	2013 & 2016	2015	2015
11	2008 & 2013	2008 & 2016	2014 & 2016	2014 & 2016
12	2016	2016	2016	2016
15	2013	2018 & 2016	2013	2013
Ag	2008 & 2013	2008 & 2016	2014 & 2016	2014 & 2016

----The depreciation tables are redone whenever the costs are updated. They tend to be the same or nearly the same date as the cost tables.

----The County is in the process of changing to Dec 2013 costing and adjusting depreciation. during 2014 they recosted Valuation Group #12 (Daykin, Diller, Endicott and Jansen) which includes all of the smaller towns and Valuation Group #15 (Harbine, Reynolds and Steele City) which includes all of the small villages. Depreciations were adjusted to maintain values. Lot values were affirmed and not changed.

----Lot sales are analyzed (if sales occur) on an ongoing basis. When the valuation groups are reviewed and re-appraised they verify whether the lot values are holding or if the values need to be adjusted before the improvements are appraised. Going forward, this practice will continue and the lots will be either affirmed or updated whenever the class or subclass is inspected, reviewed and recosted.

----The county has developed the valuation groups partly based on the original assessor locations and partly on the way they organize their work. They typically inspect, review and analyze each town separately. The county has identified characteristics that make each town unique. Those characteristics vary, but are usually related to the population, schools, location, businesses and services in each town. In Valuation groups #12 and #15 where multiple towns are grouped together, the characteristics are considered to be similar.

----Within the Valuation Group #1 (Fairbury), The work is organized into 3 neighborhoods that are intended to break the town into manageable appraisal zones. Neighborhood #2 was reviewed during 2010 and will have new values for use in 2011; neighborhood #3 was reviewed during 2013 and 2014 and will have new values for use in 2015; neighborhood #1 was reviewed during 2015 and will have new values for use in 2016. Neighborhood 2 still has 2010 costs while neighborhoods 1 and 3 have 2013 costs.

----When the dates for inspection and review, costing, depreciation tables and lot value study are reviewed; typically, residences on agricultural parcels and agricultural buildings are associated with #11, the "Rural" valuation group. At this time, the houses on agricultural parcels and agricultural buildings are valued using 2008 costs and the rural residential using 2013 costs.

## 2017 Commercial Assessment Survey for Jefferson County

<b>1.</b>	<b>Valuation data collection done by:</b>				
	Assessor and Staff				
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>				
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>			
	19	Includes all Assessor Locations: All commercial sales in Jefferson County are grouped together for analysis and valuation.			
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>				
	The cost approach is the primary method and is used on all parcels. If sufficient data is available, a Market Approach (sales comparison approach) is used and the two values are correlated for a final value.				
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>				
	The assessor relies heavily on the experience of the current staff when unique commercial property is appraised. The assessor and staff members are familiar with the appraisal techniques, sales and procedures used in other counties. There is an exchange of information among other assessors that have similar parcels. This process helps to determine a value and to value unique property similarly to other like property in nearby jurisdictions. ----If it is necessary for an unusual property, the county would contract with an outside appraiser.				
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>				
	The local market				
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>				
	Yes; but there is only one valuation group in commercial. There will be individual depreciation developed for various uses or groups of like uses and locations within the valuation group. Among the commercial property, the depreciation tends to be driven by both use and location as well as quality and condition.				
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>				
	The county uses sales of vacant land calculated by square foot for the common unit of comparison.				
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	19	2008 & 2010	2008	2008 & 2010	2008 & 2010

----The depreciation tables are redone whenever the costs are updated. They tend to be the same or nearly the same date as the cost tables.

----The 2008 costs are used for the commercial parcels throughout the county.

----Lot sales are analyzed (if sales occur) on an ongoing basis. When the commercial parcels are reviewed and re-appraised they verify whether the lot values are holding or if the values need to be adjusted before the improvements are appraised. Going forward, this practice will continue and the lots will be either affirmed or updated whenever the class or subclass is inspected, reviewed, recosted, and reappraised.

----The county inspected and reviewed the "COOP" type parcels and all of the grain elevators; on-site during 2010 for use in 2011. The rest of the commercial dates reflect the 2008 date for all of the revaluation efforts.



## 2017 Agricultural Assessment Survey for Jefferson County

<b>1.</b>	<b>Valuation data collection done by:</b>												
	Assessor and Staff												
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%; text-align: center;"><u>Market Area</u></th> <th style="width: 70%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Market Area 1: This area covers the top one fourth of the county where the terrain has less of a slope and larger field sizes than the other two market areas also less grass and more irrigation potential with more access to ground water and is mostly developed for irrigation.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Market Area 2: This area covers the middle one half of the county and is a cross section of market area 1 and 3 with significantly more dry land than market area 1, similar soils to Market Area 1 but with limited ground water access for irrigation well development limiting irrigation development.</td> <td style="text-align: center;">2016</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Market Area 3: This area covers the lower one fourth of the county and in this area the terrain is rougher and steeper with smaller field sizes. Area 3 is predominantly grass, some dryland crop and very limited irrigation.</td> <td style="text-align: center;">2016</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Market Area 1: This area covers the top one fourth of the county where the terrain has less of a slope and larger field sizes than the other two market areas also less grass and more irrigation potential with more access to ground water and is mostly developed for irrigation.	2016	2	Market Area 2: This area covers the middle one half of the county and is a cross section of market area 1 and 3 with significantly more dry land than market area 1, similar soils to Market Area 1 but with limited ground water access for irrigation well development limiting irrigation development.	2016	3	Market Area 3: This area covers the lower one fourth of the county and in this area the terrain is rougher and steeper with smaller field sizes. Area 3 is predominantly grass, some dryland crop and very limited irrigation.	2016
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2	Market Area 2: This area covers the middle one half of the county and is a cross section of market area 1 and 3 with significantly more dry land than market area 1, similar soils to Market Area 1 but with limited ground water access for irrigation well development limiting irrigation development.	2016											
3	Market Area 3: This area covers the lower one fourth of the county and in this area the terrain is rougher and steeper with smaller field sizes. Area 3 is predominantly grass, some dryland crop and very limited irrigation.	2016											
	<p>----It is the county's practice to update the land use on an ongoing basis. They have always updated land use whenever a change is reported or discovered. They have monitored new well registrations, any available aerial photos including Pictometry, GIS, and Google Earth. Recently there has been a significant amount of self reporting of the certified crop acres by the farmers. During 2015, the county reviewed the current GIS photo base and reviewed the land use on every parcel. The land use is now current based on those ongoing efforts.</p>												
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>												
	The county has a strong sale verification and analysis process. This keeps them constantly aware of market trends and changes in agricultural land values.												
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>												
	Agricultural land is identified by its present and predominant use; it is defined in the state statutes as the commercial production of agricultural products. Residential is not used for the commercial production for agricultural products and Recreational is predominantly used for rest and relaxation on an occasional basis. There is currently no land valued as Recreational.												
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>												
	Yes; the first (home site) acre, for farm homes and the rural residential home sites (acreages) are valued at \$14,000 for the first acre and the outbuilding site acres are valued at \$2,800 per acre and the excess or yard acres are valued at \$2,100 per acre. The area of the site is determined on a parcel by parcel basis using GIS, Google Earth and FSA data. In 2015 the values for the rural residential sites were increased based on a TERC order; for 2016, the county has adjusted the farm home sites to the same value.												

<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	Sale verification; information obtained from buyers and sellers is the key technique. The county currently is using the grassland values converted to 100% of market value.

**2016 Plan of Assessment for Jefferson County  
Assessment Years 2017, 2018, and 2019  
Date: June 15, 2016**

**Plan of Assessment Requirements:**

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

**Real Property Assessment Requirements:**

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue September 2010).

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) 71% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the Qualifications for special valuation under 77-1344 and 75% of its recapture Value as defined in 77-1343 when the land is disqualified for special Valuation under 77-1347.

**General Description of Real Property in Jefferson County:**

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

	Parcels	% of Total Parcels
Residential	3670	51%
Commercial	514	7%

Industrial	25	<1%
Recreational	15	<1%
Agricultural	2910	41%

T.I.F.	9
Exempt	379
Game & Parks	26

Agricultural land – 338,855.51 acres

New Property: For assessment year 2015 and estimated 72 building permits and 7 improvement information statements were filed for new property and construction/additions, demolitions, land use, changes, etc., in the county. The office mailed our 434 Homestead Exemptions to applicants who filed the previous year and 1,296 Personal Property post cards were mailed.

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

**Current Resources:**

A. Staff/Budget/Training

The Jefferson County Assessor’s office staff currently consists of the assessor, 1 full time deputy assessor, 1 full time lister/GIS specialist, 2 full time employees and 1 part time employee. Office budget for 2014-2015 was \$198,884. Employee benefits, such as health insurance, retirement, etc., are funded by county general rather than through the assessor’s budget.

The Assessor is required to obtain 60 hours of approved continuing education by December 31, 2018 in order to be eligible to receive approval from the Property Tax Administrator for re-certification. This certificate is required in order to file for or hold the position of Assessor or Deputy Assessor. The cost of this education includes registration fees, lodging, meals, transportation and any supplies needed. (Section 77-702, R.S. Supp., 2002 and 77-414, R.S. Supp., 2003.)

Reg.-71-006.02A – Assessors assuming office on or after January 1, 2003, shall, within four years from the date of assuming the office, complete IAAO course 101 - Fundamentals of Real Property Appraisal, and IAAO course 300 – Fundamentals of Mass Appraisal, or the equivalent thereof.

B. Cadastral Maps

Cadastral maps were revised in 1984 by a survey engineer and books printed. Ownership changes are updated with each group of transfer statements. Parcel line changes are also updated as needed when transfers are worked. We are in the process of producing new

cadastral books using GIS mapping. Each book will contain one precinct with one page for each section showing ownership information. Following Reg-10-004.04 - .004.03G is our goal. Due to budgeting restraints for staff and the time involved, this is an ongoing project.

Current year certified FSA maps have been requested from the land owner each time there has been a land use change reported or discovered and also if a protest has been made on a rural property.

Aerial photos were flown by Pictometry as scheduled by the Planning and Zoning Administrator at the direction of the Jefferson County Board of Commissioners. Currently scheduled on a bi-annual basis. This office has utilized Google, GIS and FSA photos as tools in the assessment process as well as on-site inspections.

County wide zoning regulations were adopted August 1, 2001 and amended March 12, 2013. The villages of Plymouth, Diller and Jansen also have zoning as does Fairbury. Permits are to be dropped off, emailed or mailed to the Assessor's office in a timely manner. Even though Jansen has zoning, they **do not** issue written permits.

### C. Property Record Cards

Property record cards are kept for taxable residential, commercial, industrial, improvements on leased land, TIF, partially exempt, permissive exempt, government exempt and centrally assessed parcels. Each card has legal description, book and page of last deed recorded in the last 5 years, current owner name and address, situs address of parcel, cadastral map book and page, current property classification code, tax district code and the current plus one or more years of assessed land value and improvements. The exception for the assessed value would be for properties that receive an exemption.

Each record card with buildings contains a photo, sketch of the house, and aerial photographs, if available.

A cost approach, income summary and comparable approach are included if applicable. Also found within each card is land size (square footage or acres) and value.

All taxable property record cards are also entered into the computer CAMA system. The Assessment Administration system is MIPS/County Solutions which is provided and supported by NACO. This system links with the CAMA system and also the GIS system that will eventually replace our old cadastral maps. Our property record card information has been made accessible through [www.nebraskataxesonline.us](http://www.nebraskataxesonline.us) since 2006. Parcel information became available through [www.nebraskaassessoronline.us](http://www.nebraskaassessoronline.us) in January of 2016. Updates to this information will be made annually.

## **Current Assessment Procedures for Real Property**

### A. Discover, List & Inventory all property

Real estate transfer statements, plus a copy of the deed, are given to the Assessor's Office by the Register of Deeds. Appropriate real estate cards are pulled from the files to be changed to the new owners' name and address. Sales worksheets are filled out with the information needed for the PAD's sales file. Sales history is added to the real estate card, and the administrative computer program and CAMA program is changed for new owner, address and sales history. Alphabetical index file and cadastral maps are updated for ownership. Sales questionnaires are sent to new property owners of most transactions. CAMA system is updated and sales are added to sales file. Sales sheets for the sales books are run and added to current book of sales. Properties that require a split are done on the GIS system before any other changes are made. Copy of real estate card and transfer are made to be used when personnel physically go to the property and inventories the information that is on the card as to what was actually there when the sale took place. Any differences are noted and brought back to the Assessor's office to correct the sales file. Real estate cards are tabbed for the next year to correct information. This on-site verification may also determine whether the sale was an arms-length transaction or not. New pictures are taken of the improvements or lot for each residential and commercial property. Income data is collected, if applicable. Rural land sales are categorized on a computer program as to number of acres of each soil type, classification and percent that each soil type attributes to the sale price.

Building permits are received from the Jefferson County zoning manager, the Fairbury zoning administrator, and the village clerks of Plymouth and Diller. The County Assessor and staff inspect small towns, by driving each street and alley of the town to verify if any changes have been made. The appropriate real estate cards are tabbed for review that we receive a permit, improvement information statement or discover changes for.

### B. Data Collection

All cards tabbed for new structures, additions, changes or demolition are physically inspected by the County Assessor and staff between September and February of the assessment year. The property record card is used for listing additions or changes to buildings so data may be updated. New structures are measured and all the components needed to produce a new cost approach on our CAMA program are noted at the time of inspection. Commercial properties are listed and measured by qualified personnel who also collect income data. New or corrected sketches are made and digital pictures are taken. The County Assessor approves the final value before it is placed on the property record card or computer administrative program.

C. Review assessment sales ratio studies before assessment actions.

Sales studies are done in the office and compared to the sales analysis provided by the Property Assessment Division. Between these two sales studies and knowledge of the current sales not within the sales study, the Assessor determines where and what changes need to be made to valuation for the current assessment year. This is to stay in compliance with the laws of Nebraska and to have a fair and equitable assessment of real estate within Jefferson County.

D. Approaches to Value

The Assessor and County Board of Commissioners/Equalization hire qualified personnel to do mass appraisal within the County. The personnel hired use the counties sales studies and comparisons to do a market approach that is in compliance with the IAAO standards. Cost approach is done on the CAMA system using Marshall-Swift pricing and the current depreciation study at the time of the appraisal. The hired personnel also do income approach. They collect the income and expense data to be entered in the counties CAMA system and run an analysis from the market.

Land valuation studies are done within the County using a spreadsheet program developed in the Assessor's office to analyze land valuations and check established market areas within the County.

New statistics are ran using the same sales in our sales study to determine a cost approach to value. These statistics verify the fact that county valuations are in compliance with the laws of Nebraska.

On or before June 1 of each year, notices are mailed to all land owners that have had either an increase or decrease in value from the previous assessment year. Any changes made after March 19<sup>th</sup> are made by the County Board of Equalization. Approximately 4,325 Notice of Valuation Changes were mailed for the 2016 assessment year.

**Level of Value, Quality, and Uniformity for Assessment Year 2016:**

<u>Property Class</u>	<u>Median</u>
Residential	100%
Commercial	100%
Agricultural	71%

For assessment years 2013, 2014 and 2015, the PAD recommended to TERC that a level of value for commercial property be rendered "not enough information" to establish statistics. 2016 Commercial Correlation Section Level of Value stated the statistical calculations alone are not representative of the commercial class and are not considered adequate to indicate the actual

level of value. The information available allows that the county has probably achieved an acceptable level of value. The level of value is called at the statutory level of 100%.

**Assessment Actions Planned for 2017** – completed in 2016 for implementation in 2017

Residential:

Complete review of Daykin, Diller, Jansen and Endicott; Area 2 of Fairbury. Physically inspect and list all new or changed construction and update all records accordingly. House sheets for all improved properties will be ran.

Areas that show a need for adjustment, based on their statistics, will be reviewed and valuations changed according to sales study. All pick up work of reported or discovered changes to parcels will be physically reviewed. Photos, sketches, etc. will be updated as needed. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

Commercial:

Commercial property statistics will be reviewed and analyzed to determine any changes that need to be made. New construction and changes reported on improvements statements, city permits, rural permits or discovered will be physically reviewed. Photos will be taken and sketches updated as needed.

Run new cost sheets.

Study sales statistics.

Staff will help review sales and valuations and to do pickup work of all new or changed construction by physically inspecting, listing and updating all records. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

Agricultural Land:

Review 4 rural townships for 6 year review cycle. Physically inspect and list all new or changed construction and update all records accordingly.

Verification of rural sales is done by phone, in person, letters and questionnaires with buyer, seller, auctioneer or realtor and occasionally an attorney may be contacted. A yearly review of all agricultural sales within the study period as set forth by TERC and PAD is done to determine any changes in land value according to the market in Jefferson County. The study of agricultural land sales is done by breaking each sale down by total number of acres, soil type and land use in each parcel sold. Using this study the weighted average value per acre is determined. If there were no sales of certain type of soil, the value is determined by using values within the same land classification. Our three neighborhoods are also reviewed to determine if changes in area lines need to be made to keep equality in the valuations for Jefferson County. All land use changes reported are verified and files are changed to reflect current land use. New FSA maps



are requested from property owners and the GIS system, CAMA program and PC Admin program are changed accordingly.

Update GIS maps to most current flight taken by FSA aerial if new ones are available.

The GIS program is also being utilized to produce current cadastral maps in a user friendly format, as time permits.

Pick up work is done annually with an on-sight inspection of each reported improvement or demolition. Unreported improvements that come to the attention of the County Assessor are visually inspected, if possible, and also reported to the Zoning Manager. Requests by real estate owners to review property are also done at this time. Digital pictures are taken as needed and added to the CAMA system. All new or changed improvements are listed and entered into the Assessor's CAMA system and priced out using the Marshall Swift pricing. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

No special value has been determined in Jefferson County at this time.

Staff will continue updating and correcting information on GIS layers and will probably add more layers and information as it is collected.

Review sales study to determine changes of valuations per soil type and land use.

Review neighborhood boundaries.

Make all known changes to land use.

Physical inspections of all pickup work and change all records accordingly.

Run new irrigation listing for Jefferson County from Internet.

Continue updating the GIS system.

Print maps on GIS to replace old cadastral maps, land ownership and parcel lines.

Begin review of rural outbuildings and houses.

### **Assessment Actions Planned for Assessment Year 2017 – to be implemented in 2018**

#### **Residential:**

Physically inspect and list all new or changed construction and update all records accordingly. House sheets for all improved properties will be ran.

Areas that show a need for adjustment, based on their statistics, will be reviewed and valuations changed according to sales study. All pick up work of reported or discovered changes to parcels will be physically reviewed. Photos, sketches, etc. will be updated as needed. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

Commercial:

Review all Farmers Cooperative properties at locations throughout the county, Review all commercial properties in the county, including Fairbury and all small towns and villages and depreciation factors. Review all storage facilities in the county.

Photos will be taken and sketches updated as needed.

Run new cost sheets.

Study sales statistics.

Staff will help review sales and valuations and to do pickup work of all new or changed construction by physically inspecting, listing and updating all records. As a parcel is reviewed, classification codes will be examined, corrected if necessary and entered on the parcel card.

Land Agricultural:

Review 4 rural townships for 6 year review cycle. Physically inspect and list all new or changed construction and update all records accordingly.

Study sales statistics.

Update valuations according to sales analysis.

Do pickup work by physically inspecting, listing and changing records.

**Assessment Actions Planned for Assessment Year 2018 for implementation in 2019**

Residential:

Review Harbine, Steele City, Reynolds. Physically inspect and list all new or changed construction and update all records accordingly.

Review statistics to determine what if other areas, or subclasses may need to be reviewed.

Commercial:

Commercial property statistics will be reviewed and analyzed to determine any changes that need to be made. New construction and changes reported on improvements statements, city permits, rural permits or discovered will be physically reviewed. Photos will be taken and sketches updated as needed.

Photos will be taken and sketches updated as needed.

Review sales study statistics.

Staff to help with physical review and to do pickup work

Land Agricultural:

Review 4 rural townships for 6 year review cycle. Physically inspect and list all new or changed construction and update all records accordingly.

Study sales statistics.

Update valuations according to sales analysis.

Do pickup work by physically inspecting, listing and changing records.

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

1. Record maintenance, mapping updates, and ownership changes are continuous projects that usually take about 1 to 2 weeks. Records that need to be split take longer than just a change of ownership.
2. Annually prepare and file Assessor Administrative Reports with the Property Tax Administrator as required by statute/regulation:
3. Administer annual personal property filings. For 2015 there were 1164 schedules on the tax roll and 1326 post cards were sent out for 2016.
4. Permissive Exemption Application (Form 451) or Statement of Reaffirmation of Tax Exemption (Form 451A) are prepared and mailed to the previous years' applicant. Review and make recommendations to county board.
5. Taxable Government Owned Property – make an annual review of government owned property not used for public purpose, send notices of intent to tax on or before March 1<sup>st</sup> of each year and attend protest hearing if entity files a protest.
6. Homestead Exemption Applications and Income Statements – 434 applications were mailed out for 2016.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records for each subdivision taxed to each company and tax billing for tax list given the County Treasurer.
8. Tax Increment Financing (T.I.F.) – management of record/valuation information for Properties in community redevelopment projects for proper reporting on administrative reports And allocation of ad valorem tax. Copies of the Applications are forwarded to PAD and county treasurer

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 list to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections – prepare tax list correction documents for county board approval and file with County Clerk and County Treasurer.
12. County Board of Equalization – attends county board of equalization meetings/hearings for valuation protests; permissive exemptions; assemble and provide information on behalf of the assessor’s office.
13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC and defend valuation as determined by the Assessor. If the taxpayer is appealing a valuation set by the County Board of Equalization, the board will defend the value.
14. TERC Statewide Equalization – attend hearings by phone, website or in person, to defend values as determined by the Assessor, if applicable, and/or implement orders of the TERC, which requires an amended abstract be filed with the PAD.
15. Pull real estate cards; make copies; answer inquiries via phone, in person, mail and email from realtors, appraisers, lending institutions, property owners, lawyers, other county offices, surveyors and the general public. As more people are searching for information online at [www.nebraskataxesonline.us](http://www.nebraskataxesonline.us), we field many questions on how to search for assessor data. We must be able to communicate the steps in finding the data via phone or email. In 2014 we also went online with [www.nebraskaassessorsonline.us](http://www.nebraskaassessorsonline.us). This allowed more of our parcel data information to be available to the public.
16. Attend Southeast District Assessor’s meetings, NACO meetings & conferences, Nebraska Assessor’s Workshops and other meetings/classes that provide hours of continuing education credit to keep Assessor’s certificate current as required by the Nebraska Department of Revenue, Property Assessment Division Regulations. (Reg-71-006 and Reg-71-007)
17. Miscellaneous tasks, duties, and obligations, not mentioned previously, are performed to keep the office functioning.

Respectfully submitted:

Assessor signature     *Mary A. Banahan*     Date     July 26, 2016      
Mary A. Banahan