

NEBRASKA

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DEPARTMENT OF REVENUE

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

LOGAN 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 Logan 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 Logan 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: Debbie Myers, Logan County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

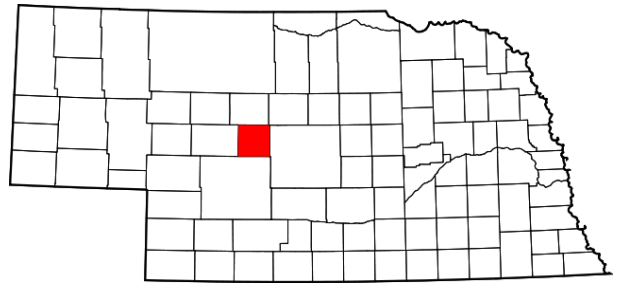
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

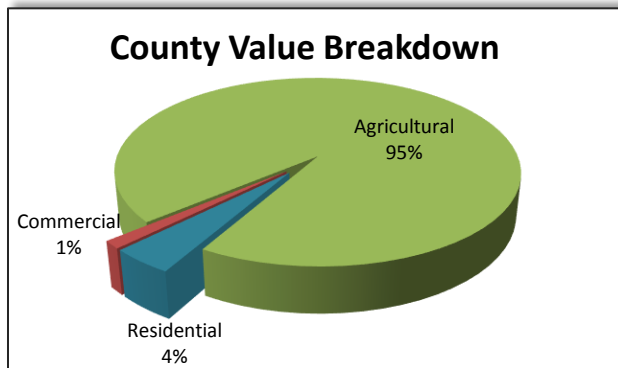
**Further information may be found in Exhibit 94*

County Overview

With a total area of 571 miles, Logan had 777 residents, per the Census Bureau Quick Facts for 2015, reflecting 3% growth on 2014 and an overall population increase over the 2010 US Census of 2%. In a review of the past fifty-five years, Logan has seen a steady drop in population of 30% (Nebraska Department of Economic Development). Reports indicated that 69% of county residents were homeowners and 86% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Logan convene in and around the county seat of Stapleton. Per the latest information available from the U.S. Census Bureau, there were twenty-four employer establishments in Logan. Countywide employment was at 478, a 2% gain relative to the 2010 Census (Nebraska Department of Labor).



The agricultural economy has remained the strong anchor for Logan that has fortified the local rural area economies. Logan is included in the Upper Loup Natural Resources District (NRD). Grassland makes up the majority of the land in the county. Cattle Production is the primary agricultural activity in Logan.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
GANDY	30	32	7%
STAPLETON	301	305	1%

2017 Residential Correlation for Logan County

Assessment Actions

The villages of Stapleton and Gandy were physically inspected for the 2017 assessment year as part of a reappraisal. New costing was applied and depreciation were created with the help of a contract appraiser.

Description of Analysis

There are no unique characteristics that have been recognized that would warrant more than one valuation grouping. The residential market does appear to be somewhat stable acknowledging the influences of the larger trade center to the south, North Platte.

The statistical sample consists of eleven sales evenly distributed between the two-year study period. All three measures of central tendency are closely related and within the acceptable range. The COD and PRD are also within the prescribed parameters. The statistics are reflective of the current revaluation of the property class; however, the size of the profile is too small to warrant definite reliance on the statistics as a measure of value.

The sales file and county's abstract of assessment reflect the reported assessment actions of a complete reappraisal. The sample changed at a slightly higher percentage compared to the residential class as a whole but this is to be expected with a small sample.

Assessment Practice Review

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

Multiple audits were conducted throughout the year to ensure the accuracy of that data being submitted to the sales file. The Real Estate Transfer Statements were randomly compared to data within the state sales file. A review was conducted of the assessed value updates against property record cards within the county. The electronic tracking file was also examined for timeliness of the submission of said data. It is believed that the county complies with submission timelines and that the sales information is being accurately reported.

One of the areas reviewed was the sales qualification and verification process of the county. The county assessor, as an ex-officio, is able to converse with individuals when documents are filed. The county assessor also sends out sales questionnaires to both the buyer and seller. A review of the non-qualified sales indicate that qualifications are well documented in the sales file. There does not appear to be a bias in the qualification determination.

2017 Residential Correlation for Logan County

The county's inspection and review cycle for all real property was discussed with the county assessor. The physical inspection for rural properties was completed for the 2016 assessment year and the villages were reviewed this year. The county is considered to be in compliance with the six year inspection and review cycle.

Equalization and Quality of Assessment

A review of assessment practices suggest that assessments within the county are uniformly assessed and considered to be equalized. The overall quality of assessment in the county is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
RANGE						
01	11	94.80	96.29	95.25	09.07	101.09
<u> ALL </u>	11	94.80	96.29	95.25	09.07	101.09

Level of Value

Based on analysis of all available information, the level of value of the residential class in Logan County is determined to be at the statutory level of 100% of market value.

2017 Commercial Correlation for Logan County

Assessment Actions

A complete reappraisal was completed for the 2017 assessment year. Costing was updated and new depreciation was applied with the help of a contract appraisal firm.

Description of Analysis

For the commercial class, there are only thirty-seven improved commercial parcels countywide. The parcels are found in twelve different occupancy codes with most codes only having one or two parcels. The statistical sample contains only four qualified sales during the current study period and considered insufficient for a statistical analysis.

The review of the historical value changes show a 1% increase to the commercial class annually. This percentage increase is typical of the region and indicates that the commercial in Logan County is appreciating similar to surrounding counties. The 2017 County Abstract of Assessment compared to the 2016 Certificate of Taxes Levied show a percentage change reflective of a complete reappraisal of the commercial class.

Assessment Practice Review

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

Valuation groups were also examined to ensure that defining economic factors were recognized. There are few commercial parcels within the county and no unique economic forces, the county has only one valuation grouping for the commercial class.

The county's physical inspection and review cycle was also discussed with the county assessor. All commercial properties were inspected in 2016, which included new photos and physical inspection. New costing and depreciation were applied for the 2017 assessment year.

Equalization and Quality of Assessment

An insufficient sample of sales makes the statistics an unreliable indicator of the level of value. A review of the historical change in value compared to similar sized villages in close proximity indicate that the county has appreciated at similar rates. The assessment practices suggest that assessments within the county are uniformly assessed and are considered equalized. The overall quality of assessment in the county is considered in compliance with generally accepted mass appraisal standards.

2017 Commercial Correlation for Logan County

VALUATION GROUPING RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	4	115.60	123.62	94.58	29.94	130.70
____ALL____	4	115.60	123.62	94.58	29.94	130.70

Level of Value

Based on analysis of all available information, the level of value of the commercial class of real property in Logan County is determined to be at the statutory level of 100% of market value

2017 Agricultural Correlation for Logan County

Assessment Actions

A market analysis indicated that no change in valuation was needed for all three subclasses. The county has completed pick up work and the updated soil conversion in a timely manner.

Description of Analysis

The majority of Logan County is within the Nebraska Sand Hills Region. The Sand Hills is very homogenous and is characterized by rolling grass-stabilized sand dunes. The county is mainly comprised of Sand Hills grassland. The southeastern part of the county is transitional to the Loess Hills region to the south. The majority of the cropland resides in this southern most region.

The sample of the irrigated class remains small and unbalanced. Whereas this area is transitional, there is no true comparability with the surrounding counties. The overall trend of the irrigated market in region has been flat and stable. The values set by the county assessor transition well with the surrounding counties and are believed to be acceptable.

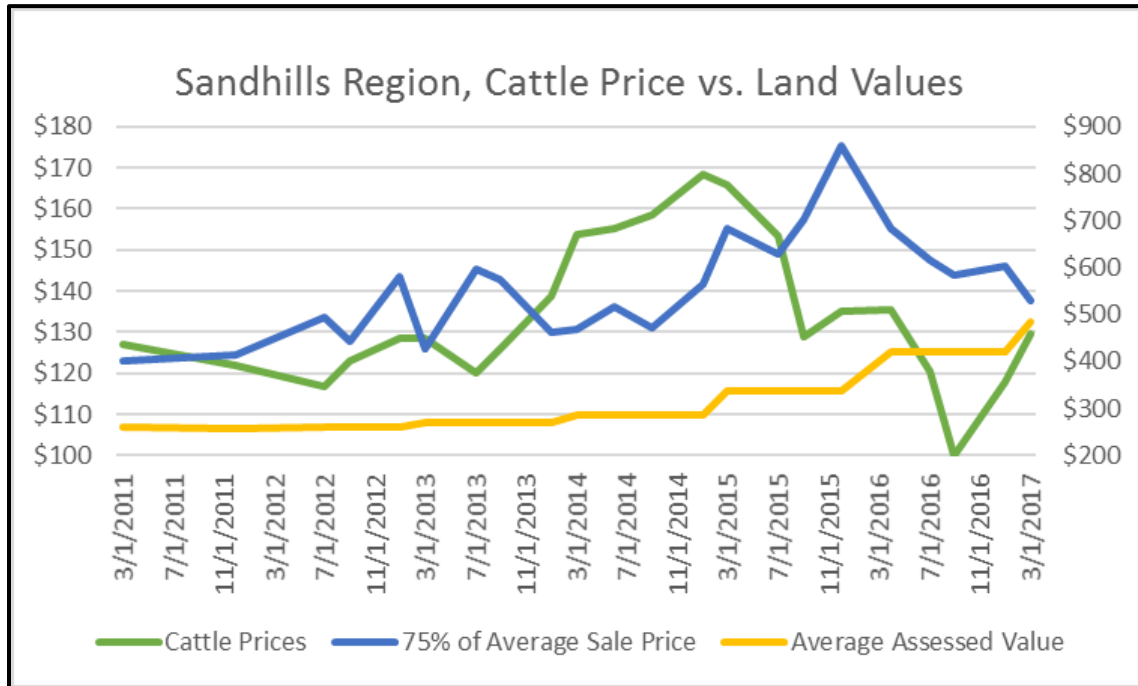
Over the last few years, counties located within the Sand Hills Region saw record high selling prices for grazing land. Several factors causing a cash influx to the region contributed to this unique economic situation.

The region as a whole, like much of the central plains, experienced an exceptional drought during 2012 into 2013. As a result of this drought, the 2014 Farm Bill provided relief through the Livestock Forage Disaster Program. This program retroactively covered losses from 2012 and 2013. Ranchers in Nebraska received the third most in relief, behind Texas and Oklahoma, an amount in excess of five hundred and thirty million dollars.

Around the same time disaster relief payments were issued, the cattle market was experiencing record high market prices. Together these dynamics created an economic bubble for a short period of time.

Most recently, with the subsidy payments gone and a weakened cattle market, the real estate market is indicating that land values have settled back down from the artificially inflated prices. Currently, the real estate market across the region relates more closely to prices prior to the influx of cash to the region. The study period contains an economic bubble that has since burst and the statistics within the study period are an unreliable indication of the current market value. Additional analysis was conducted looking outside of the study period to discern a true representation of market value. A copy of this analysis can be found in the addendum of this report. Since so few agricultural sales occur per county, an analysis of the region as a whole was conducted to expand and create a more reliable sample. The analysis clearly shows that the market for grassland has dropped twenty percentage points since the end of the study period. The Division's purpose for analyzing sales since the study period is not to achieve a more timely level of value, but rather to normalize a sample that was briefly influenced by market conditions that no longer exist.

2017 Agricultural Correlation for Logan County



While a large portion of the central Sand Hill’s experienced the economic bubble described, those counties further west, including Arthur, Grant, Sheridan and Garden, where land is more strongly held were not affected by the temporary inflation of selling prices. The homogenous nature of the region has historically resulted in closely related values. Strict reliance on the sales within the study period would cause disequalization among Sand Hills counties, and would cause a temporary overassessment to the grass subclass.

Since the burst of the bubble, the market value of grassland has contracted and returned to the mean. Analysis indicates the average market value is between \$650-\$750 an acre for land. Values set by Logan County are assessed within the acceptable range.

Assessment Practice Review

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

The sales qualification and determination process of the county was examined as part of the review. This involved a review of the non-qualified sales to ensure that grounds for disqualifying the sales were substantiated and documented. The sales usability percentages within the county are considered to be acceptable and the county has been thorough in their documentation.

The physical inspection process was also discussed with the county assessor. The county finished the review of agricultural homes and improvements for the 2016 assessment year. Agricultural homes and site values are valued using the same depreciation model as the rural residential homes. The county hired a contract appraiser to assist in the valuation of these properties. New costing

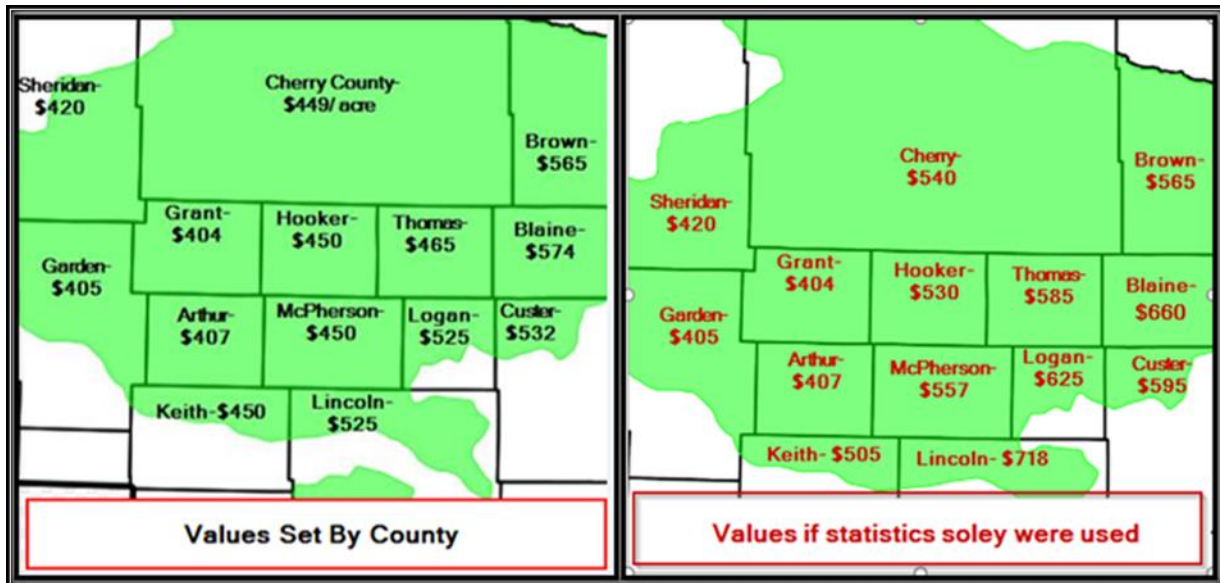
2017 Agricultural Correlation for Logan County

and depreciation were implemented. The county also updated the soil conversion for the 2017 assessment year.

Although there are two separate and distinct land characteristics, there is only one market area for agricultural land. The county addresses these differences in the valuation structure of the cropland LCG's. The county adequately addresses market differences through valuation of the LCG structures.

Equalization

The analysis of agricultural sales after the end of the study period indicate that the county has achieved an acceptable level of value based on today's current market. The values set by the county are equalized with the surrounding counties. The values of Logan County are transitional of those values of surrounding counties and support one another.



Level of Value

Based on the review of all available information, the level of value of agricultural property in Logan County is determined to be at the statutory level of 75% of market value.

2017 Opinions of the Property Tax Administrator for Logan County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Logan County

Residential Real Property - Current

Number of Sales	11	Median	94.80
Total Sales Price	\$636,913	Mean	96.29
Total Adj. Sales Price	\$636,913	Wgt. Mean	95.25
Total Assessed Value	\$606,689	Average Assessed Value of the Base	\$48,388
Avg. Adj. Sales Price	\$57,901	Avg. Assessed Value	\$55,154

Confidence Interval - Current

95% Median C.I	88.76 to 108.84
95% Wgt. Mean C.I	90.48 to 100.03
95% Mean C.I	87.67 to 104.91
% of Value of the Class of all Real Property Value in the County	4.29
% of Records Sold in the Study Period	3.93
% of Value Sold in the Study Period	4.48

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	11	97	97.31
2015	12	99	99.08
2014	13	96	95.54
2013	11	92	91.72

2017 Commission Summary for Logan County

Commercial Real Property - Current

Number of Sales	4	Median	115.60
Total Sales Price	\$877,000	Mean	123.62
Total Adj. Sales Price	\$877,000	Wgt. Mean	94.58
Total Assessed Value	\$829,477	Average Assessed Value of the Base	\$88,131
Avg. Adj. Sales Price	\$219,250	Avg. Assessed Value	\$207,369

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	45.98 to 201.26
% of Value of the Class of all Real Property Value in the County	1.31
% of Records Sold in the Study Period	8.51
% of Value Sold in the Study Period	20.03

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	2	100	94.06
2015	0	100	00.00
2014	1	100	118.98
2013	2		191.06

57 Logan
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 : 11
Total Sales Price : 636,913
Total Adj. Sales Price : 636,913
Total Assessed Value : 606,689
Avg. Adj. Sales Price : 57,901
Avg. Assessed Value : 55,154

MEDIAN : 95
WGT. MEAN : 95
MEAN : 96
COD : 09.07
PRD : 101.09

COV : 13.32
STD : 12.83
Avg. Abs. Dev : 08.60
MAX Sales Ratio : 122.62
MIN Sales Ratio : 71.36

95% Median C.I. : 88.76 to 108.84
95% Wgt. Mean C.I. : 90.48 to 100.03
95% Mean C.I. : 87.67 to 104.91

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	1	92.57	92.57	92.57	00.00	100.00	92.57	92.57	N/A	62,413	57,774
01-JAN-15 To 31-MAR-15	2	115.73	115.73	116.66	05.95	99.20	108.84	122.62	N/A	18,500	21,583
01-APR-15 To 30-JUN-15	1	90.63	90.63	90.63	00.00	100.00	90.63	90.63	N/A	90,000	81,566
01-JUL-15 To 30-SEP-15	1	102.63	102.63	102.63	00.00	100.00	102.63	102.63	N/A	90,000	92,368
01-OCT-15 To 31-DEC-15	1	98.91	98.91	98.91	00.00	100.00	98.91	98.91	N/A	60,000	59,344
01-JAN-16 To 31-MAR-16	2	90.17	90.17	90.00	01.56	100.19	88.76	91.58	N/A	40,000	35,999
01-APR-16 To 30-JUN-16	2	83.08	83.08	89.76	14.11	92.56	71.36	94.80	N/A	69,750	62,609
01-JUL-16 To 30-SEP-16	1	96.48	96.48	96.48	00.00	100.00	96.48	96.48	N/A	78,000	75,258
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	5	102.63	103.46	98.38	09.40	105.16	90.63	122.62	N/A	55,883	54,975
01-OCT-15 To 30-SEP-16	6	93.19	90.32	92.82	06.89	97.31	71.36	98.91	71.36 to 98.91	59,583	55,303
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	5	102.63	104.73	99.80	08.17	104.94	90.63	122.62	N/A	55,400	55,289
<u>ALL</u>	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154
<u>ALL</u>	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154
06											
07											
<u>ALL</u>	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154

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RESIDENTIAL

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 WGT. MEAN : 95
 MEAN : 96
 COD : 09.07
 PRD : 101.09

COV : 13.32
 STD : 12.83
 Avg. Abs. Dev : 08.60
 MAX Sales Ratio : 122.62
 MIN Sales Ratio : 71.36

95% Median C.I. : 88.76 to 108.84
 95% Wgt. Mean C.I. : 90.48 to 100.03
 95% Mean C.I. : 87.67 to 104.91

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000												
Less Than 15,000												
Less Than 30,000	2	115.73	115.73	116.66	05.95	99.20	108.84	122.62	N/A	18,500	21,583	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154	
Greater Than 14,999	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154	
Greater Than 29,999	9	92.57	91.97	93.93	06.06	97.91	71.36	102.63	88.76 to 98.91	66,657	62,614	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999												
15,000 TO 29,999	2	115.73	115.73	116.66	05.95	99.20	108.84	122.62	N/A	18,500	21,583	
30,000 TO 59,999	3	88.76	83.90	84.91	07.59	98.81	71.36	91.58	N/A	36,667	31,135	
60,000 TO 99,999	5	96.48	96.24	96.29	03.80	99.95	90.63	102.63	N/A	76,083	73,262	
100,000 TO 149,999	1	94.80	94.80	94.80	00.00	100.00	94.80	94.80	N/A	109,500	103,808	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	11	94.80	96.29	95.25	09.07	101.09	71.36	122.62	88.76 to 108.84	57,901	55,154	

57 Logan
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 : 4
Total Sales Price : 877,000
Total Adj. Sales Price : 877,000
Total Assessed Value : 829,477
Avg. Adj. Sales Price : 219,250
Avg. Assessed Value : 207,369

MEDIAN : 116
WGT. MEAN : 95
MEAN : 124
COD : 29.94
PRD : 130.70

COV : 39.48
STD : 48.80
Avg. Abs. Dev : 34.61
MAX Sales Ratio : 189.14
MIN Sales Ratio : 74.16

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 45.98 to 201.26

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	2	115.60	115.60	126.25	10.15	91.56	103.87	127.32	N/A	114,500	144,552
01-OCT-15 To 31-DEC-15											
01-JAN-16 To 31-MAR-16											
01-APR-16 To 30-JUN-16	1	189.14	189.14	189.14	00.00	100.00	189.14	189.14	N/A	52,000	98,352
01-JUL-16 To 30-SEP-16	1	74.16	74.16	74.16	00.00	100.00	74.16	74.16	N/A	596,000	442,021
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14											
01-OCT-14 To 30-SEP-15	2	115.60	115.60	126.25	10.15	91.56	103.87	127.32	N/A	114,500	144,552
01-OCT-15 To 30-SEP-16	2	131.65	131.65	83.39	43.67	157.87	74.16	189.14	N/A	324,000	270,187
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14											
01-JAN-15 To 31-DEC-15	2	115.60	115.60	126.25	10.15	91.56	103.87	127.32	N/A	114,500	144,552
<u>ALL</u>	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369
<u>ALL</u>	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
02											
03	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369
04											
<u>ALL</u>	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369

57 Logan
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 : 4
Total Sales Price : 877,000
Total Adj. Sales Price : 877,000
Total Assessed Value : 829,477
Avg. Adj. Sales Price : 219,250
Avg. Assessed Value : 207,369

MEDIAN : 116
WGT. MEAN : 95
MEAN : 124
COD : 29.94
PRD : 130.70

COV : 39.48
STD : 48.80
Avg. Abs. Dev : 34.61
MAX Sales Ratio : 189.14
MIN Sales Ratio : 74.16

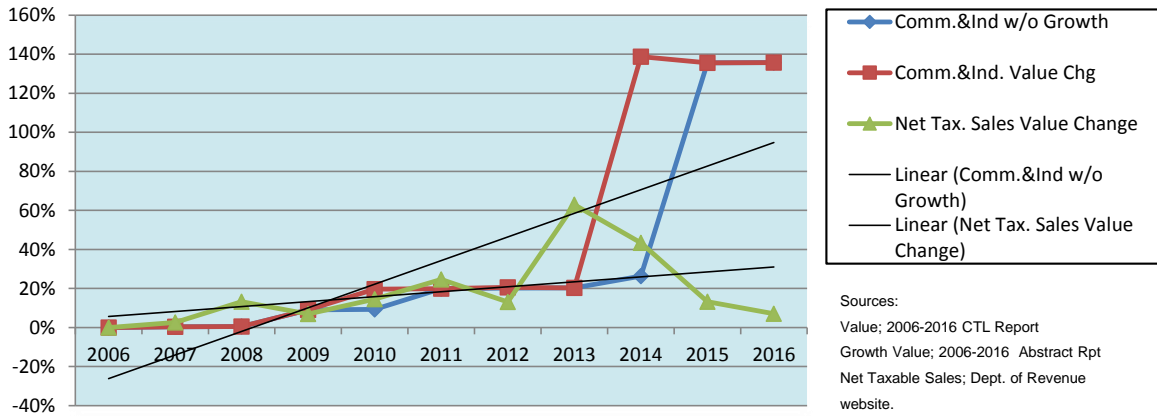
95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : 45.98 to 201.26

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SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000	1	103.87	103.87	103.87	00.00	100.00	103.87	103.87	N/A	10,500	10,906
Less Than 30,000	1	103.87	103.87	103.87	00.00	100.00	103.87	103.87	N/A	10,500	10,906
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369
Greater Than 14,999	3	127.32	130.21	94.47	30.11	137.83	74.16	189.14	N/A	288,833	272,857
Greater Than 29,999	3	127.32	130.21	94.47	30.11	137.83	74.16	189.14	N/A	288,833	272,857
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999	1	103.87	103.87	103.87	00.00	100.00	103.87	103.87	N/A	10,500	10,906
15,000 TO 29,999											
30,000 TO 59,999	1	189.14	189.14	189.14	00.00	100.00	189.14	189.14	N/A	52,000	98,352
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	1	127.32	127.32	127.32	00.00	100.00	127.32	127.32	N/A	218,500	278,198
250,000 TO 499,999											
500,000 TO 999,999	1	74.16	74.16	74.16	00.00	100.00	74.16	74.16	N/A	596,000	442,021
1,000,000 +											
<u>ALL</u>	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
Blank	1	103.87	103.87	103.87	00.00	100.00	103.87	103.87	N/A	10,500	10,906
350	1	189.14	189.14	189.14	00.00	100.00	189.14	189.14	N/A	52,000	98,352
406	1	127.32	127.32	127.32	00.00	100.00	127.32	127.32	N/A	218,500	278,198
419	1	74.16	74.16	74.16	00.00	100.00	74.16	74.16	N/A	596,000	442,021
<u>ALL</u>	4	115.60	123.62	94.58	29.94	130.70	74.16	189.14	N/A	219,250	207,369

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	\$ 1,550,126	\$ -	0.00%	\$ 1,550,126	-	\$ 2,483,750	-
2007	\$ 1,555,244	\$ -	0.00%	\$ 1,555,244	0.33%	\$ 2,549,371	2.64%
2008	\$ 1,558,942	\$ -	0.00%	\$ 1,558,942	0.24%	\$ 2,813,689	10.37%
2009	\$ 1,689,783	\$ -	0.00%	\$ 1,689,783	8.39%	\$ 2,655,827	-5.61%
2010	\$ 1,854,763	\$ 160,367	8.65%	\$ 1,694,396	0.27%	\$ 2,844,687	7.11%
2011	\$ 1,859,019	\$ -	0.00%	\$ 1,859,019	0.23%	\$ 3,097,309	8.88%
2012	\$ 1,868,258	\$ 4,381	0.23%	\$ 1,863,877	0.26%	\$ 2,810,403	-9.26%
2013	\$ 1,865,795	\$ -	0.00%	\$ 1,865,795	-0.13%	\$ 4,046,679	43.99%
2014	\$ 3,701,585	\$ 1,743,718	47.11%	\$ 1,957,867	4.93%	\$ 3,561,406	-11.99%
2015	\$ 3,651,447	\$ -	0.00%	\$ 3,651,447	-1.35%	\$ 2,813,232	-21.01%
2016	\$ 3,654,375	\$ -	0.00%	\$ 3,654,375	0.08%	\$ 2,659,640	-5.46%
Ann %chg	8.95%			Average	1.33%	1.39%	1.97%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	0.33%	0.33%	2.64%
2008	0.57%	0.57%	13.28%
2009	9.01%	9.01%	6.93%
2010	9.31%	19.65%	14.53%
2011	19.93%	19.93%	24.70%
2012	20.24%	20.52%	13.15%
2013	20.36%	20.36%	62.93%
2014	26.30%	138.79%	43.39%
2015	135.56%	135.56%	13.27%
2016	135.75%	135.75%	7.08%

County Number
 County Name

57 Logan
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 : 16
Total Sales Price : 6,815,770
Total Adj. Sales Price : 6,815,770
Total Assessed Value : 3,883,501
Avg. Adj. Sales Price : 425,986
Avg. Assessed Value : 242,719

MEDIAN : 57
WGT. MEAN : 57
MEAN : 55
COD : 10.41
PRD : 96.81

COV : 13.80
STD : 07.61
Avg. Abs. Dev : 05.98
MAX Sales Ratio : 65.96
MIN Sales Ratio : 43.35

95% Median C.I. : 46.37 to 60.97
95% Wgt. Mean C.I. : 50.92 to 63.04
95% Mean C.I. : 51.11 to 59.21

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13												
01-JAN-14 To 31-MAR-14	3	57.58	54.44	51.24	06.44	106.25	47.30	58.44	N/A	564,000	288,968	
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14	1	53.21	53.21	53.21	00.00	100.00	53.21	53.21	N/A	247,680	131,802	
01-OCT-14 To 31-DEC-14												
01-JAN-15 To 31-MAR-15	1	46.37	46.37	46.37	00.00	100.00	46.37	46.37	N/A	346,300	160,572	
01-APR-15 To 30-JUN-15	3	57.31	55.29	61.33	12.72	90.15	43.35	65.22	N/A	711,667	436,483	
01-JUL-15 To 30-SEP-15	1	59.13	59.13	59.13	00.00	100.00	59.13	59.13	N/A	51,048	30,184	
01-OCT-15 To 31-DEC-15												
01-JAN-16 To 31-MAR-16	1	45.74	45.74	45.74	00.00	100.00	45.74	45.74	N/A	92,000	42,078	
01-APR-16 To 30-JUN-16	3	60.97	56.17	57.43	10.82	97.81	43.87	63.66	N/A	482,781	277,270	
01-JUL-16 To 30-SEP-16	3	58.11	60.13	63.57	05.54	94.59	56.31	65.96	N/A	267,800	170,235	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	4	55.40	54.13	51.49	07.00	105.13	47.30	58.44	N/A	484,920	249,677	
01-OCT-14 To 30-SEP-15	5	57.31	54.28	59.24	12.09	91.63	43.35	65.22	N/A	506,470	300,041	
01-OCT-15 To 30-SEP-16	7	58.11	56.37	59.08	10.98	95.41	43.87	65.96	43.87 to 65.96	334,820	197,799	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	4	55.40	54.13	51.49	07.00	105.13	47.30	58.44	N/A	484,920	249,677	
01-JAN-15 To 31-DEC-15	5	57.31	54.28	59.24	12.09	91.63	43.35	65.22	N/A	506,470	300,041	
<u>ALL</u>	16	57.45	55.16	56.98	10.41	96.81	43.35	65.96	46.37 to 60.97	425,986	242,719	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	16	57.45	55.16	56.98	10.41	96.81	43.35	65.96	46.37 to 60.97	425,986	242,719	
<u>ALL</u>	16	57.45	55.16	56.98	10.41	96.81	43.35	65.96	46.37 to 60.97	425,986	242,719	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Grass</u>												
County	10	57.85	55.02	55.78	08.71	98.64	43.87	63.66	45.74 to 60.97	280,809	156,636	
1	10	57.85	55.02	55.78	08.71	98.64	43.87	63.66	45.74 to 60.97	280,809	156,636	
<u>ALL</u>	16	57.45	55.16	56.98	10.41	96.81	43.35	65.96	46.37 to 60.97	425,986	242,719	

57 Logan
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

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 Avg. Assessed Value : 242,719

MEDIAN : 57
 WGT. MEAN : 57
 MEAN : 55
 COD : 10.41
 PRD : 96.81

COV : 13.80
 STD : 07.61
 Avg. Abs. Dev : 05.98
 MAX Sales Ratio : 65.96
 MIN Sales Ratio : 43.35

95% Median C.I. : 46.37 to 60.97
 95% Wgt. Mean C.I. : 50.92 to 63.04
 95% Mean C.I. : 51.11 to 59.21

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	2	52.31	52.31	50.06	09.58	104.49	47.30	57.31	N/A	725,000	362,930
1	2	52.31	52.31	50.06	09.58	104.49	47.30	57.31	N/A	725,000	362,930
_____Dry_____											
County	1	43.35	43.35	43.35	00.00	100.00	43.35	43.35	N/A	235,000	101,877
1	1	43.35	43.35	43.35	00.00	100.00	43.35	43.35	N/A	235,000	101,877
_____Grass_____											
County	11	58.11	55.95	59.07	09.00	94.72	43.87	65.22	45.74 to 63.66	391,645	231,334
1	11	58.11	55.95	59.07	09.00	94.72	43.87	65.22	45.74 to 63.66	391,645	231,334
_____ALL_____											
	16	57.45	55.16	56.98	10.41	96.81	43.35	65.96	46.37 to 60.97	425,986	242,719

Logan County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Logan	1	3740	3740	3600	3460	2955	2955	2600	2485	3094
Lincoln	2	2500	2500	2473	2500	2500	2466	2491	2490	2490
McPherson	1	n/a	n/a	2100	2100	n/a	2100	2100	2100	2100
Thomas	1	n/a	n/a	2100	n/a	2100	2100	2100	2100	2100
Custer	2	n/a	2039	1861	1926	n/a	2026	2075	2076	2056
Custer	4	n/a	4866	4457	3762	3481	3365	3154	2957	3997

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Logan	1	1625	1625	1560	1560	1440	1440	1210	1210	1441
Lincoln	2	1300	1300	1300	1300	1300	1300	1300	1300	1300
McPherson	1	n/a	n/a	n/a	725	n/a	725	725	725	725
Thomas	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Custer	2	n/a	540	530	530	530	530	530	530	532
Custer	4	n/a	2095	1910	1610	1495	1445	1355	1275	1665

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Logan	1	525	525	525	525	525	526	527	525	525
Lincoln	2	595	595	595	595	595	525	525	524	525
McPherson	1	n/a	n/a	450	450	n/a	450	450	450	450
Thomas	1	n/a	n/a	465	465	465	465	465	465	465
Custer	2	n/a	530	530	530	530	535	536	531	532
Custer	4	n/a	1070	1065	1065	1060	1060	987	854	901

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

Sand Hills Grass Regional Analysis: October 2013 to March 2017

% MLU 80%

10/1/2013 9/30/2014
 10/1/2014 9/30/2015
 10/1/2015 9/30/2016
 10/1/2016 9/30/2017

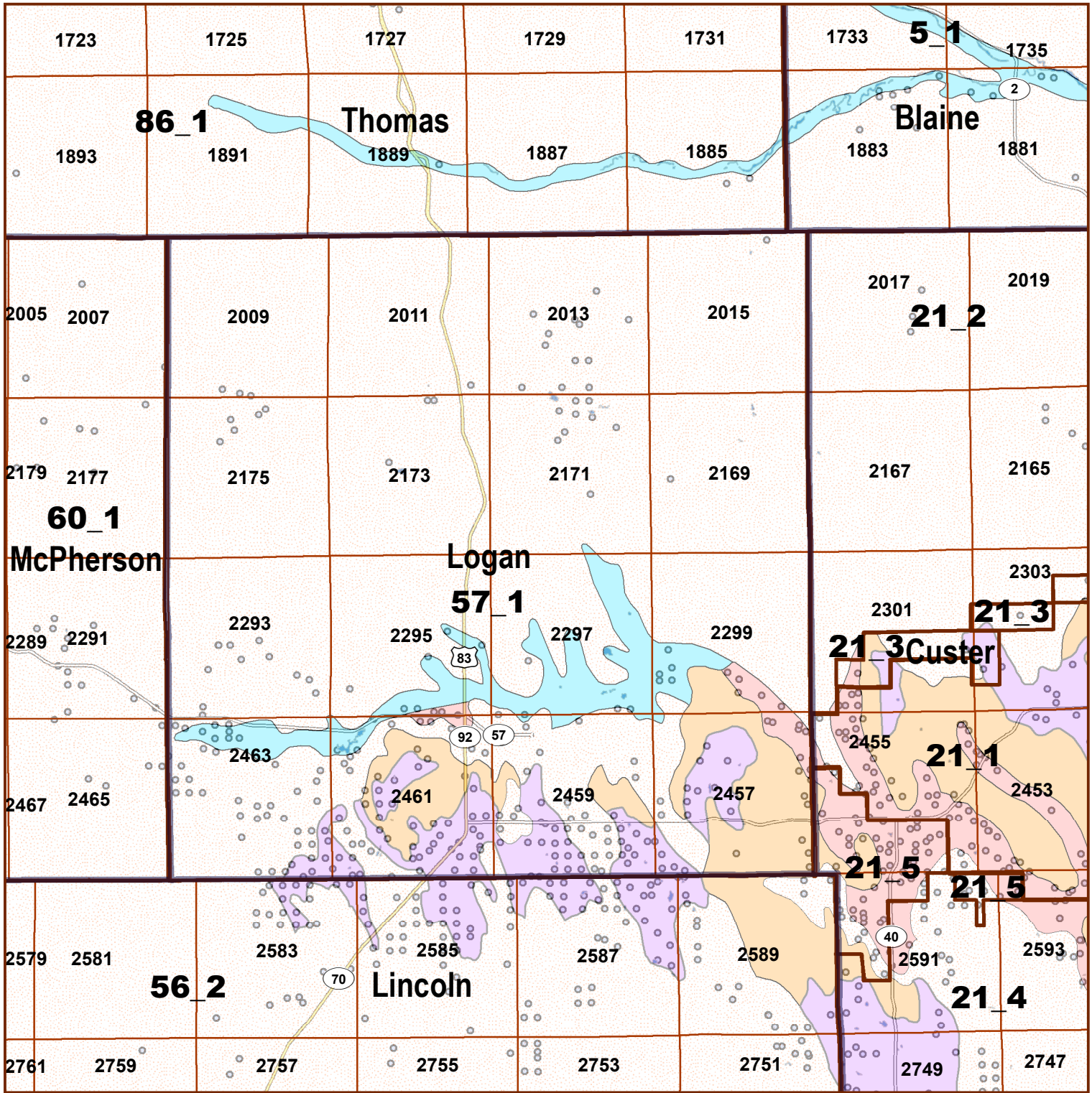
	# sales	Median SP	% Chg	Avg SP	% Chg
Year 1	34	607		639	
Year 2	47	874	44%	841	32%
Year 3	48	844	-3%	849	1%
Year 4	17	651	-23%	735	-13%

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
56	2013	6056	10/11/2013	2579	240000	395.29	100%	607
60	16	344	10/18/2013	2281	932500	1363.5	99%	684
16	98	43	11/19/2013	147	436278	727.13	100%	600
16	98	99	12/7/2013	151	115024	192	100%	599
56	2013	7237	12/19/2013	2757	148880	148.88	100%	1000
56	2013	7275	12/20/2013	2751	272000	639.36	100%	425
56	2013	7278	12/20/2013	2751	544000	1281.9	100%	424
16	98	103	12/27/2013	151	800428	1280	97%	625
16	98	125	12/27/2013	151	1798144	2842.06	100%	633
16	98	101	12/27/2013	151	758024	1303.1	100%	582
16	98	119	1/6/2014	361	2400000	3745.1	100%	641
3	3	896+	1/8/2014	1991	2500000	4442.29	100%	563
16	98	129	1/10/2014	353	2670000	3041	92%	878
16	98	130	1/10/2014	155	830000	974.5	93%	852
51	2014	51	1/15/2014	2559	153500	240.25	96%	639
16	98	145	1/24/2014	31	192000	316	100%	608
3	7	908	2/10/2014	2477	264000	475.93	100%	555
51	2014	174	2/11/2014	2565	320000	587.1	100%	545
56	2014	1490	2/14/2014	2757	458465	908.91	93%	504
56	2014	693	2/14/2014	2765	404053	845	100%	478
56	2014	1437	4/1/2014	2763	228000	480	100%	475
60	16	367	4/10/2014	2475	47943	106.54	100%	450
16	98	252	4/17/2014	261	209300	299	100%	700
3	7	913	4/24/2014	1991	1500000	2565.34	100%	585
56	2014	2486	5/27/2014	2757	195800	179.1	100%	1093
16	98	336	5/30/2014	775	1241800	1767.3	95%	703
16	98	338	6/2/2014	157	112770	161.1	92%	700
5	BB	174	6/30/2014	1453	194040	240	100%	809
56	2015	167	8/1/2014	3047	168863	314.32	100%	537
86	25	403	8/2/2014	1727	400000	640	100%	625
51	2014	1544	9/22/2014	2571	443837	813.78	100%	545
46	14	713	9/26/2014	1715	417761	1114.03	100%	375
46	14	728	9/26/2014	1441	1971405	2311.45	100%	853
86	25	438	9/26/2014	1443	103700	122	100%	850
56	2014	5904	10/4/2014	2877	346500	322.07	100%	1076

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
3	7	925+	10/7/2014	2275	400000	528.84	100%	756
3	7	929+	10/15/2014	1991	2180431	3958.25	100%	551
9	71	2	10/31/2014	1033	457301	625.88	87%	731
9	71	7	11/3/2014	1187	322000	525.86	85%	612
16	98	556	11/6/2014	31	480000	638	100%	752
56	2014	5959	12/2/2014	2579	6414825	6126.19	99%	1047
56	2014	6028	12/5/2014	2589	750000	758.32	100%	989
86	25	469	12/11/2014	1891	1746320	2104.16	100%	830
16	98	613	12/15/2014	43	88000	158	100%	557
16	98	620	12/18/2014	1329	305000	636	100%	480
16	98	621	12/22/2014	1327	878500	1841.9	100%	477
60	17	97	12/23/2014	2473	208000	636	97%	327
5	CC	4	12/30/2014	1597	2352000	1920	99%	1225
9	71	36	1/15/2015	1035	8734118	10692.67	91%	817
5	CC	8	1/21/2015	1455	2703600	2245	98%	1204
5	CC	10	1/30/2015	1877	1600000	1595.36	100%	1003
56	2015	437	1/30/2015	2751	240000	238.5	100%	1006
60	17	67	2/4/2015	2289	2816000	2523	98%	1116
9	71	69	2/17/2015	1179	677682	742.98	100%	912
16	98	699	2/17/2015	1177	288810	317.4	100%	910
16	98	701	2/17/2015	1177	288270	320.3	100%	900
5	CC	16	2/27/2015	1733	732188	1314.03	99%	557
16	99	32	3/20/2015	895	262818	553.3	92%	475
9	71	103	3/27/2015	1035	3715000	3280.8	89%	1132
9	71	107	4/1/2015	907	1233350	1449.86	100%	851
51	2015	487	4/1/2015	2565	2691398	2832.51	100%	950
51	2015	488	4/1/2015	2565	299203	314.95	100%	950
16	99	421	4/7/2015	533	316000	640	100%	494
9	71	125	4/10/2015	637	209250	372.1	97%	562
5	CC	24	4/20/2015	1593	1470177	1589.38	99%	925
16	99	59	4/28/2015	377	3200000	3564.59	100%	898
86	25	504	4/29/2015	1451	520000	510.66	100%	1018
16	99	76	5/1/2015	605	810000	1200	99%	675
5	CC	39	5/5/2015	1735	178000	150.5	100%	1183
5	CC	36	5/8/2015	1591	4130400	3432	100%	1203
16	99	109	5/28/2015	1319	500000	999.3	99%	500
16	99	114	6/1/2015	519	968870	1384.1	93%	700
3	7	947+	6/2/2015	2273	355200	635.65	100%	559
46	15	28	6/26/2015	1437	40150	36.5	100%	1100
46	15	18	7/13/2015	1437	450000	312.93	100%	1438
86	25	525	7/29/2015	1447	52500	75	100%	700
16	99	221	8/21/2015	635	1078400	1348.1	97%	800
9	71	255	9/1/2015	503	391000	396.4	100%	986
16	99	168	9/8/2015	1177	676000	1038	99%	651
56	2015	4561	9/10/2015	2885	500000	480	100%	1042

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
5	CC	62	10/26/2015	1883	1568160	1410	99%	1112
16	99	315	12/1/2015	535	6400000	7535.73	98%	849
56	2015	5936	12/2/2015	2753	368000	320	84%	1150
46	15	97	12/2/2015	1439	3286334	3293.6	100%	998
46	15	110	12/2/2015	1439	215600	133	100%	1621
46	15	116	1/4/2016	1617	1665000	2080	96%	800
16	99	388	1/4/2016	1059	6588000	7318	100%	900
16	99	385	1/4/2016	1059	2900691	3221.99	100%	900
16	99	382	1/4/2016	1163	2946357	3193.73	100%	923
5	CC	76	1/14/2016	1461	1795560	2354.08	98%	763
9	71	408	2/9/2016	1041	4756000	4609.44	94%	1032
16	99	437	2/10/2016	1323	1100000	1240.8	98%	887
16	99	439	2/10/2016	1323	1105000	1160	100%	953
9	71	419	2/23/2016	907	5807772	8044.48	96%	722
9	71	422	2/23/2016	1035	2040700	2658.64	98%	768
9	71	445	3/2/2016	503	29000	40.12	100%	723
9	71	437	3/3/2016	905	1345000	1852.95	99%	726
16	99	494	3/24/2016	793	372000	652.46	83%	570
86	25	578	3/30/2016	1891	512000	640	100%	800
86	25	577	3/30/2016	1891	1024000	1276	100%	803
86	25	579	3/30/2016	1891	512000	640	100%	800
16	99	509	3/31/2016	143	1350000	1542.79	90%	875
57	20	75	4/4/2016	2015	528342	640.65	100%	825
86	25	580	4/4/2016	1885	923658	1120	100%	825
9	71	467	4/15/2016	905	1839000	2414.79	92%	762
9	71	469	4/15/2016	1039	336000	486.33	99%	691
5	CC	86	4/28/2016	1737	250000	293	94%	853
46	15	140	4/28/2016	1615	848829	1305.89	100%	650
9	71	482	4/29/2016	1037	2000000	2396.98	94%	834
56	2016	1980	4/29/2016	3047	212000	186.05	100%	1139
21	16	2543	5/2/2016	2019	1926743	2568	100%	750
21	16	2558	5/2/2016	2019	1864455	2022.41	100%	922
16	100	27	5/4/2016	147	374000	440	100%	850
16	100	40	5/12/2016	147	1157500	1347.79	100%	859
57	20	93-94	5/20/2016	2015	537400	624.08	100%	861
9	71	589	5/24/2016	1309	422500	649.59	93%	650
51	2016	676	5/27/2016	2559	248000	310.96	100%	798
60	17	240	6/7/2016	2475	156636	164.88	100%	950
56	2016	2827	6/10/2016	2583	593000	620.29	100%	956
46	15	154	6/17/2016	1617	1100000	1836	100%	599
9	71	534	6/21/2016	907	164500	193.7	100%	849
16	100	142	7/18/2016	147	557855	652.3	100%	855
16	100	148	7/21/2016	145	596178	710.55	100%	839
16	100	164	7/27/2016	153	190850	190.85	100%	1000
3	7	1000	8/16/2016	2277	370533	633.85	100%	585

Cnty	Book	Pageno	Saledate	Geo	Adj Sp	tot acres	% grass	SP \$/acre
86	25	615	8/26/2016	1893	1081470	1081.47	100%	1000
3	8	1+	9/22/2016	2479	347105	631.1	100%	550
3	8	6+	9/27/2016	2195	600000	954.98	100%	628
3	8	9	11/7/2016		2130025	3438.71	100	605
16	100	300	11/9/2016	35	124000	158	97%	785
16	100	314	11/16/2016	879	5923077	9178	100%	645
16	100	320	11/18/2016	1063	5076923	7920.4	100%	641
16	100	318	11/18/2016	1065	68000	80	100%	850
60	17	281	12/1/2016	2473	608000	640	96%	950
60	17	280	12/1/2016	2281	912000	960	100%	950
57	20	154	1/5/2017	2171	1650000	2390.58	100%	690
56	2017	377	1/24/2017	2573	828256	1271.63	97%	651
56	2017	370	1/24/2017	2767	1921750	3063.88	99%	627
56	2017	389	1/24/2017	2767	416000	640	100%	650
56	2017	373	1/24/2017	2767	5605750	8941.78	100%	627
56	2017	406	1/24/2017	2765	896012	1427.78	100%	628
16	100	439	1/27/2017	1071	882993	1276.7	100%	692
46	15	254	1/27/2017	1895	320000	320	100%	1000
60	17	302	1/27/2017	2179	96000	160	100%	600
60	17	326	3/21/2017	2177	423000	466.88	100%	906



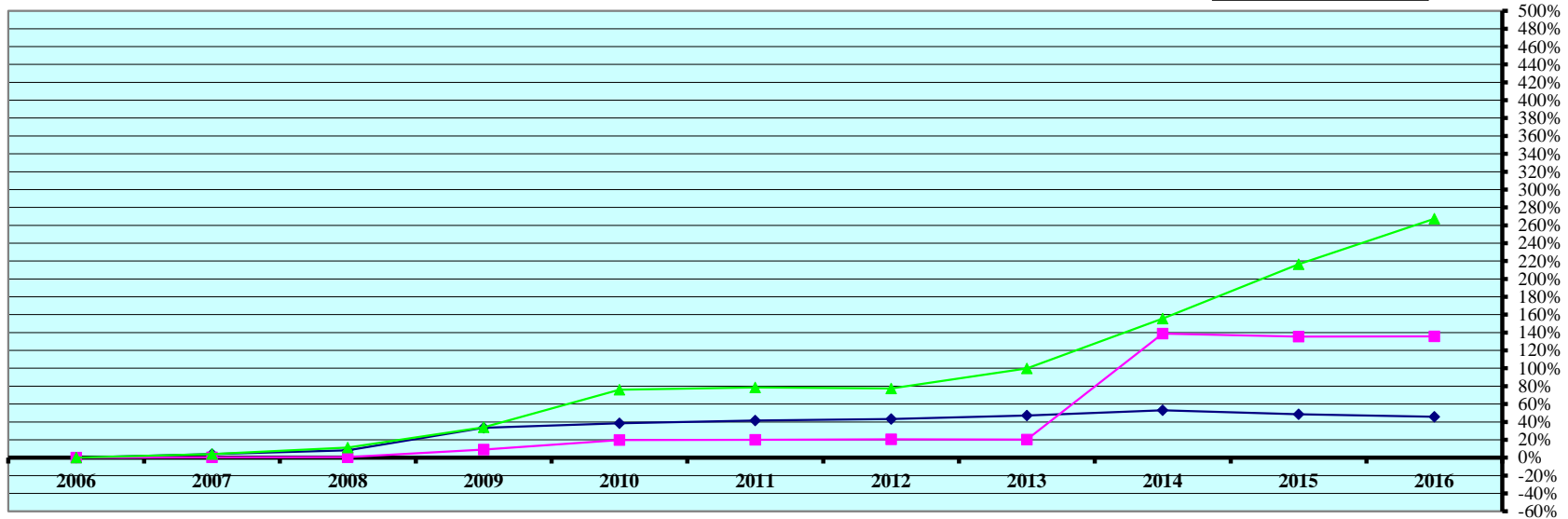
Legend

- 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

Logan County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	8,823,476	--	--	--	1,550,126	--	--	--	76,764,580	--	--	--
2007	9,178,253	354,777	4.02%	4.02%	1,555,244	5,118	0.33%	0.33%	79,840,020	3,075,440	4.01%	4.01%
2008	9,544,888	366,635	3.99%	8.18%	1,558,942	3,698	0.24%	0.57%	85,480,795	5,640,775	7.07%	11.35%
2009	11,761,277	2,216,389	23.22%	33.30%	1,689,783	130,841	8.39%	9.01%	102,799,124	17,318,329	20.26%	33.91%
2010	12,216,144	454,867	3.87%	38.45%	1,854,763	164,980	9.76%	19.65%	135,177,802	32,378,678	31.50%	76.09%
2011	12,486,998	270,854	2.22%	41.52%	1,859,019	4,256	0.23%	19.93%	137,138,972	1,961,170	1.45%	78.65%
2012	12,648,149	161,151	1.29%	43.35%	1,868,258	9,239	0.50%	20.52%	136,111,173	-1,027,799	-0.75%	77.31%
2013	12,985,303	337,154	2.67%	47.17%	1,865,795	-2,463	-0.13%	20.36%	153,373,829	17,262,656	12.68%	99.80%
2014	13,499,708	514,405	3.96%	53.00%	3,701,585	1,835,790	98.39%	138.79%	196,172,358	42,798,529	27.90%	155.55%
2015	13,103,383	-396,325	-2.94%	48.51%	3,651,447	-50,138	-1.35%	135.56%	242,985,551	46,813,193	23.86%	216.53%
2016	12,866,127	-237,256	-1.81%	45.82%	3,654,375	2,928	0.08%	135.75%	281,987,367	39,001,816	16.05%	267.34%

Rate Annual %chg: Residential & Recreational 3.84%

Commercial & Industrial 8.95%

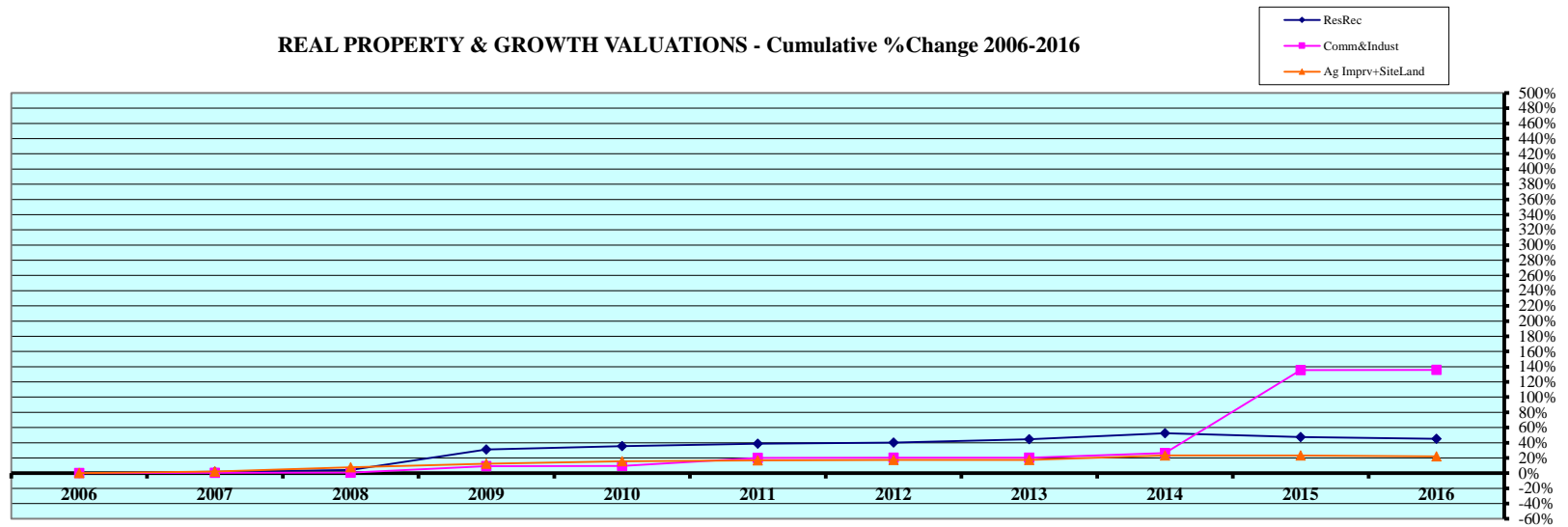
Agricultural Land 13.90%

Cnty# 57
 County LOGAN

CHART 1 EXHIBIT 57B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	8,823,476	675,830	7.66%	8,147,646	--	--	1,550,126	0	0.00%	1,550,126	--	--
2007	9,178,253	201,038	2.19%	8,977,215	1.74%	1.74%	1,555,244	0	0.00%	1,555,244	0.33%	0.33%
2008	9,544,888	359,228	3.76%	9,185,660	0.08%	4.10%	1,558,942	0	0.00%	1,558,942	0.24%	0.57%
2009	11,761,277	188,424	1.60%	11,572,853	21.25%	31.16%	1,689,783	0	0.00%	1,689,783	8.39%	9.01%
2010	12,216,144	250,557	2.05%	11,965,587	1.74%	35.61%	1,854,763	160,367	8.65%	1,694,396	0.27%	9.31%
2011	12,486,998	253,582	2.03%	12,233,416	0.14%	38.65%	1,859,019	0	0.00%	1,859,019	0.23%	19.93%
2012	12,648,149	281,900	2.23%	12,366,249	-0.97%	40.15%	1,868,258	4,381	0.23%	1,863,877	0.26%	20.24%
2013	12,985,303	234,970	1.81%	12,750,333	0.81%	44.50%	1,865,795	0	0.00%	1,865,795	-0.13%	20.36%
2014	13,499,708	44,800	0.33%	13,454,908	3.62%	52.49%	3,701,585	1,743,718	47.11%	1,957,867	4.93%	26.30%
2015	13,103,383	94,372	0.72%	13,009,011	-3.63%	47.44%	3,651,447	0	0.00%	3,651,447	-1.35%	135.56%
2016	12,866,127	50,944	0.40%	12,815,183	-2.20%	45.24%	3,654,375	0	0.00%	3,654,375	0.08%	135.75%
Rate Ann%chg	3.84%				2.26%		8.95%			C & I w/o growth	1.33%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv+Site Total Value					
2006	9,601,081	2,402,855	12,003,936	399,721	3.33%	11,604,215	--	--
2007	10,549,677	2,459,974	13,009,651	743,018	5.71%	12,266,633	2.19%	2.19%
2008	10,476,852	2,481,275	12,958,127	48,687	0.38%	12,909,440	-0.77%	7.54%
2009	11,401,836	2,625,826	14,027,662	530,376	3.78%	13,497,286	4.16%	12.44%
2010	11,325,197	2,694,205	14,019,402	151,143	1.08%	13,868,259	-1.14%	15.53%
2011	11,224,377	2,832,975	14,057,352	45,619	0.32%	14,011,733	-0.05%	16.73%
2012	11,219,511	3,000,013	14,219,524	144,467	1.02%	14,075,057	0.13%	17.25%
2013	11,173,766	3,164,244	14,338,010	251,197	1.75%	14,086,813	-0.93%	17.35%
2014	11,636,428	3,160,710	14,797,138	0	0.00%	14,797,138	3.20%	23.27%
2015	11,552,714	3,690,697	15,243,411	449,108	2.95%	14,794,303	-0.02%	23.25%
2016	11,491,498	3,776,031	15,267,529	629,036	4.12%	14,638,493	-3.97%	21.95%
Rate Ann%chg	1.81%	4.62%	2.43%			Ag Imprv+Site w/o growth	0.28%	

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

Sources:

Value; 2006 - 2016 CTL

Growth Value; 2006-2016 Abstract of Asmnt Rpt.

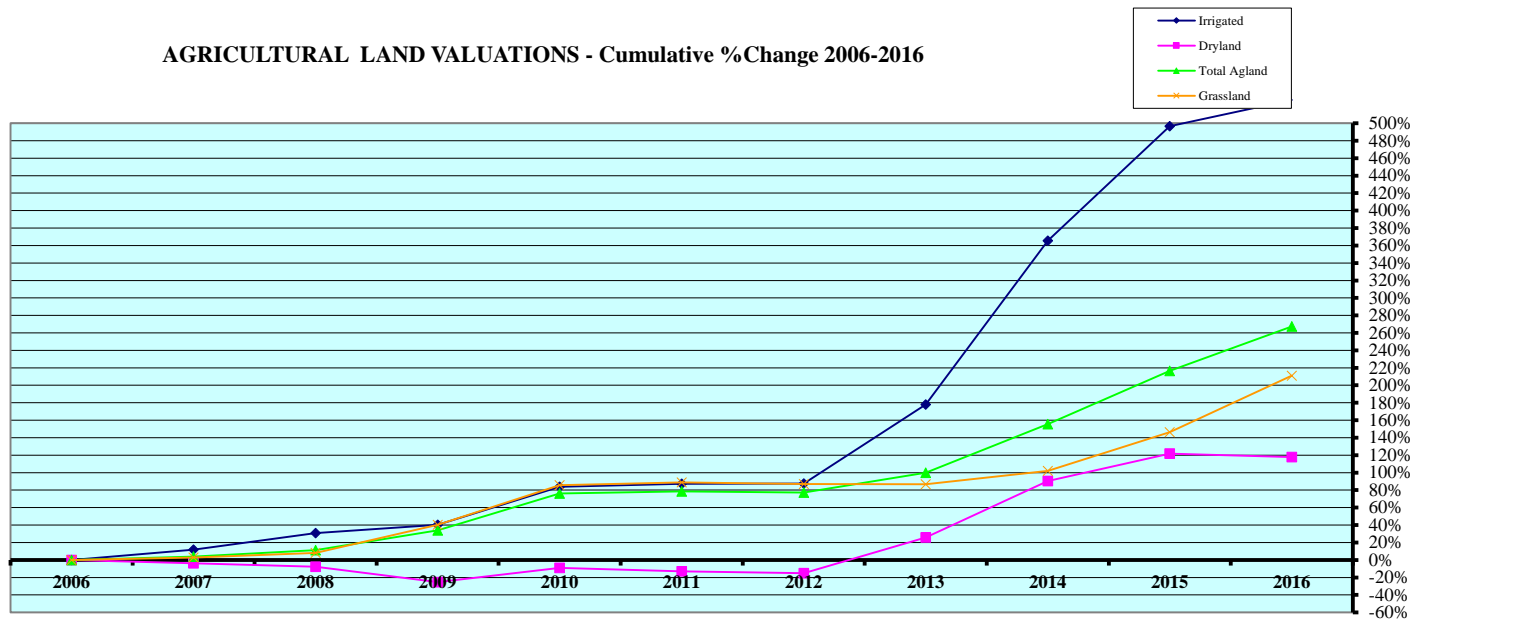
NE Dept. of Revenue, Property Assessment Division

Prepared as of 03/01/2017

Cnty# 57
County LOGAN

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	15,889,445	--	--	--	7,455,024	--	--	--	53,408,202	--	--	--
2007	17,749,352	1,859,907	11.71%	11.71%	7,171,529	-283,495	-3.80%	-3.80%	54,907,230	1,499,028	2.81%	2.81%
2008	20,790,143	3,040,791	17.13%	30.84%	6,872,790	-298,739	-4.17%	-7.81%	57,806,303	2,899,073	5.28%	8.23%
2009	22,279,091	1,488,948	7.16%	40.21%	5,568,980	-1,303,810	-18.97%	-25.30%	74,916,952	17,110,649	29.60%	40.27%
2010	29,207,484	6,928,393	31.10%	83.82%	6,772,502	1,203,522	21.61%	-9.16%	99,163,640	24,246,688	32.36%	85.67%
2011	29,770,163	562,679	1.93%	87.36%	6,494,171	-278,331	-4.11%	-12.89%	100,840,462	1,676,822	1.69%	88.81%
2012	29,811,201	41,038	0.14%	87.62%	6,338,738	-155,433	-2.39%	-14.97%	99,929,208	-911,254	-0.90%	87.10%
2013	44,187,428	14,376,227	48.22%	178.09%	9,379,697	3,040,959	47.97%	25.82%	99,774,960	-154,248	-0.15%	86.82%
2014	73,978,165	29,790,737	67.42%	365.58%	14,200,866	4,821,169	51.40%	90.49%	107,961,583	8,186,623	8.21%	102.14%
2015	94,809,628	20,831,463	28.16%	496.68%	16,531,173	2,330,307	16.41%	121.75%	131,612,799	23,651,216	21.91%	146.43%
2016	99,580,959	4,771,331	5.03%	526.71%	16,237,154	-294,019	-1.78%	117.80%	166,137,476	34,524,677	26.23%	211.07%

Rate Ann.%chg: Irrigated **20.15%** Dryland **8.10%** Grassland **12.02%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	11,666	--	--	--	243	--	--	--	76,764,580	--	--	--
2007	11,666	0	0.00%	0.00%	243	0	0.00%	0.00%	79,840,020	3,075,440	4.01%	4.01%
2008	11,316	-350	-3.00%	-3.00%	243	0	0.00%	0.00%	85,480,795	5,640,775	7.07%	11.35%
2009	33,858	22,542	199.20%	190.23%	243	0	0.00%	0.00%	102,799,124	17,318,329	20.26%	33.91%
2010	33,933	75	0.22%	190.87%	243	0	0.00%	0.00%	135,177,802	32,378,678	31.50%	76.09%
2011	33,933	0	0.00%	190.87%	243	0	0.00%	0.00%	137,138,972	1,961,170	1.45%	78.65%
2012	31,838	-2,095	-6.17%	172.91%	188	-55	-22.63%	-22.63%	136,111,173	-1,027,799	-0.75%	77.31%
2013	31,556	-282	-0.89%	170.50%	188	0	0.00%	-22.63%	153,373,829	17,262,656	12.68%	99.80%
2014	31,556	0	0.00%	170.50%	188	0	0.00%	-22.63%	196,172,358	42,798,529	27.90%	155.55%
2015	31,763	207	0.66%	172.27%	188	0	0.00%	-22.63%	242,985,551	46,813,193	23.86%	216.53%
2016	31,590	-173	-0.54%	170.79%	188	0	0.00%	-22.63%	281,987,367	39,001,816	16.05%	267.34%

Cnty# **57**
County **LOGAN**

Rate Ann.%chg: Total Agric Land **13.90%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	16,361,455	22,513	727			7,267,447	19,930	365			53,402,867	320,593	167		
2007	17,749,352	22,722	781	7.48%	7.48%	7,171,529	20,039	358	-1.86%	-1.86%	54,907,570	320,273	171	2.92%	2.92%
2008	20,470,615	24,161	847	8.46%	16.58%	7,003,865	19,646	357	-0.38%	-2.23%	57,820,463	319,292	181	5.63%	8.71%
2009	22,279,091	25,765	865	2.06%	18.98%	5,568,980	18,454	302	-15.35%	-17.24%	74,917,704	318,799	235	29.77%	41.08%
2010	29,207,484	26,154	1,117	29.15%	53.66%	7,133,762	18,092	394	30.66%	8.13%	98,810,714	318,744	310	31.91%	86.10%
2011	29,767,963	26,660	1,117	-0.02%	53.64%	6,639,416	16,593	400	1.48%	9.73%	100,717,526	319,738	315	1.61%	89.10%
2012	29,811,201	26,706	1,116	-0.03%	53.60%	6,338,312	15,732	403	0.69%	10.48%	99,923,909	317,218	315	0.00%	89.10%
2013	44,167,210	28,344	1,558	39.59%	114.41%	9,438,680	14,680	643	59.59%	76.32%	99,746,072	316,654	315	0.00%	89.10%
2014	73,828,292	29,907	2,469	58.42%	239.67%	15,580,715	13,370	1,165	81.25%	219.58%	107,565,707	316,370	340	7.94%	104.11%
2015	94,809,627	31,108	3,048	23.46%	319.36%	16,531,126	11,471	1,441	23.66%	295.20%	131,613,219	317,043	415	22.10%	149.21%
2016	99,580,959	32,122	3,100	1.72%	326.56%	16,237,154	11,271	1,441	-0.03%	295.08%	165,981,890	315,930	525	26.56%	215.40%

Rate Annual %chg Average Value/Acre: 15.61%

14.73%

12.17%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	11,666	2,333	5			243	49	5			77,043,678	365,417	211		
2007	11,666	2,333	5	0.00%	0.00%	243	49	5	0.00%	0.00%	79,840,360	365,416	218	3.63%	3.63%
2008	11,316	2,263	5	0.00%	0.00%	243	49	5	0.00%	0.00%	85,306,502	365,411	233	6.85%	10.73%
2009	33,858	2,257	15	200.00%	200.00%	243	49	5	0.00%	0.00%	102,799,876	365,323	281	20.54%	33.46%
2010	33,978	2,265	15	0.00%	200.00%	243	49	5	0.00%	0.00%	135,186,181	365,304	370	31.51%	75.52%
2011	33,933	2,262	15	0.00%	200.00%	243	49	5	0.00%	0.00%	137,159,081	365,302	375	1.46%	78.08%
2012	31,838	2,122	15	0.00%	200.01%	188	38	5	0.12%	0.12%	136,105,448	361,816	376	0.19%	78.42%
2013	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	153,383,706	361,819	424	12.69%	101.07%
2014	31,556	2,104	15	0.00%	200.02%	188	38	5	0.00%	0.12%	197,006,458	361,788	545	28.45%	158.27%
2015	31,763	2,107	15	0.50%	201.53%	188	38	5	0.00%	0.12%	242,985,923	361,766	672	23.35%	218.57%
2016	31,590	2,106	15	-0.50%	200.02%	188	38	5	0.00%	0.12%	281,831,781	361,466	780	16.08%	269.81%

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LOGAN

Rate Annual %chg Average Value/Acre: 13.97%

(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
763	LOGAN	15,730,378	878,430	143,758	12,866,127	3,654,375	0	0	281,987,367	11,491,498	3,776,031	860	330,528,824
cnty sectorvalue % of total value:		4.76%	0.27%	0.04%	3.89%	1.11%			85.31%	3.48%	1.14%	0.00%	100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
32	GANDY	0	0	0	814,574	10,075	0	0	0	0	0	0	824,649
4.19%	%sector of county sector				6.33%	0.28%							0.25%
	%sector of municipality				98.78%	1.22%							100.00%
305	STAPLETON	138,939	182,414	6,728	7,593,448	1,263,073	0	0	0	0	0	0	9,184,602
39.97%	%sector of county sector	0.88%	20.77%	4.68%	59.02%	34.56%							2.78%
	%sector of municipality	1.51%	1.99%	0.07%	82.68%	13.75%							100.00%
337	Total Municipalities	138,939	182,414	6,728	8,408,022	1,273,148	0	0	0	0	0	0	10,009,251
44.17%	%all municip.sect of cnty	0.88%	20.77%	4.68%	65.35%	34.84%							3.03%

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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Total Real Property Sum Lines 17, 25, & 30	Records : 1,493	Value : 315,882,229	Growth 686,335	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	67	159,376	0	0	7	24,728	74	184,104	
02. Res Improve Land	167	827,698	0	0	38	736,432	205	1,564,130	
03. Res Improvements	168	7,958,410	0	0	38	3,841,914	206	11,800,324	
04. Res Total	235	8,945,484	0	0	45	4,603,074	280	13,548,558	65,631
% of Res Total	83.93	66.03	0.00	0.00	16.07	33.97	18.75	4.29	9.56
05. Com UnImp Land	10	69,677	0	0	0	0	10	69,677	
06. Com Improve Land	33	124,929	0	0	4	265,181	37	390,110	
07. Com Improvements	33	1,216,788	0	0	4	2,465,597	37	3,682,385	
08. Com Total	43	1,411,394	0	0	4	2,730,778	47	4,142,172	9,657
% of Com Total	91.49	34.07	0.00	0.00	8.51	65.93	3.15	1.31	1.41
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	235	8,945,484	0	0	45	4,603,074	280	13,548,558	65,631
% of Res & Rec Total	83.93	66.03	0.00	0.00	16.07	33.97	18.75	4.29	9.56
Com & Ind Total	43	1,411,394	0	0	4	2,730,778	47	4,142,172	9,657
% of Com & Ind Total	91.49	34.07	0.00	0.00	8.51	65.93	3.15	1.31	1.41
17. Taxable Total	278	10,356,878	0	0	49	7,333,852	327	17,690,730	75,288
% of Taxable Total	85.02	58.54	0.00	0.00	14.98	41.46	21.90	5.60	10.97

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	14	860	14	860	0
25. Total	0	0	0	0	14	860	14	860	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	25	0	8	33

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	306,590	0	0	959	226,148,114	960	226,454,704
28. Ag-Improved Land	0	0	0	0	182	56,323,672	182	56,323,672
29. Ag Improvements	0	0	0	0	192	15,412,263	192	15,412,263
30. Ag Total							1,152	298,190,639

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	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	2	2.00	10,000	2	2.00	10,000	
32. HomeSite Improv Land	147	163.10	815,500	147	163.10	815,500	
33. HomeSite Improvements	148	155.10	11,702,228	148	155.10	11,702,228	611,047
34. HomeSite Total				150	165.10	12,527,728	
35. FarmSite UnImp Land	2	2.00	1,500	2	2.00	1,500	
36. FarmSite Improv Land	164	179.73	158,881	164	179.73	158,881	
37. FarmSite Improvements	179	0.00	3,710,035	179	0.00	3,710,035	0
38. FarmSite Total				181	181.73	3,870,416	
39. Road & Ditches	0	1,573.80	0	0	1,573.80	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				331	1,920.63	16,398,144	611,047

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	329.17	1.02%	1,231,096	1.24%	3,740.00
46. 1A	5,710.03	17.73%	21,355,516	21.42%	3,740.00
47. 2A1	4,070.29	12.64%	14,653,044	14.70%	3,600.00
48. 2A	4,346.41	13.49%	15,038,569	15.09%	3,460.00
49. 3A1	2,821.79	8.76%	8,338,390	8.37%	2,955.00
50. 3A	2,965.89	9.21%	8,764,203	8.79%	2,955.00
51. 4A1	4,809.35	14.93%	12,504,310	12.54%	2,600.00
52. 4A	7,161.16	22.23%	17,795,490	17.85%	2,485.00
53. Total	32,214.09	100.00%	99,680,618	100.00%	3,094.32
Dry					
54. 1D1	136.63	1.23%	222,024	1.39%	1,625.00
55. 1D	2,580.25	23.29%	4,192,935	26.26%	1,625.01
56. 2D1	1,067.67	9.64%	1,665,566	10.43%	1,560.00
57. 2D	1,390.70	12.55%	2,169,491	13.59%	1,560.00
58. 3D1	1,800.28	16.25%	2,592,399	16.24%	1,440.00
59. 3D	703.32	6.35%	1,012,783	6.34%	1,440.00
60. 4D1	2,217.57	20.02%	2,683,274	16.80%	1,210.01
61. 4D	1,180.73	10.66%	1,428,692	8.95%	1,210.01
62. Total	11,077.15	100.00%	15,967,164	100.00%	1,441.45
Grass					
63. 1G1	120.12	0.04%	63,068	0.04%	525.04
64. 1G	1,114.80	0.35%	585,290	0.35%	525.02
65. 2G1	2,311.24	0.73%	1,213,428	0.73%	525.01
66. 2G	4,184.31	1.32%	2,196,820	1.32%	525.01
67. 3G1	859.12	0.27%	451,056	0.27%	525.02
68. 3G	10,604.99	3.35%	5,573,773	3.36%	525.58
69. 4G1	20,396.37	6.45%	10,754,982	6.47%	527.30
70. 4G	276,632.32	87.48%	145,274,188	87.46%	525.15
71. Total	316,223.27	100.00%	166,112,605	100.00%	525.30
Irrigated Total					
Irrigated Total	32,214.09	8.91%	99,680,618	35.37%	3,094.32
Dry Total					
Dry Total	11,077.15	3.06%	15,967,164	5.67%	1,441.45
Grass Total					
Grass Total	316,223.27	87.43%	166,112,605	58.95%	525.30
72. Waste	2,127.97	0.59%	31,920	0.01%	15.00
73. Other	37.50	0.01%	188	0.00%	5.01
74. Exempt	10.00	0.00%	0	0.00%	0.00
75. Market Area Total	361,679.98	100.00%	281,792,495	100.00%	779.12

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	32,214.09	99,680,618	32,214.09	99,680,618
77. Dry Land	0.00	0	0.00	0	11,077.15	15,967,164	11,077.15	15,967,164
78. Grass	583.98	306,590	0.00	0	315,639.29	165,806,015	316,223.27	166,112,605
79. Waste	0.00	0	0.00	0	2,127.97	31,920	2,127.97	31,920
80. Other	0.00	0	0.00	0	37.50	188	37.50	188
81. Exempt	0.00	0	0.00	0	10.00	0	10.00	0
82. Total	583.98	306,590	0.00	0	361,096.00	281,485,905	361,679.98	281,792,495

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	32,214.09	8.91%	99,680,618	35.37%	3,094.32
Dry Land	11,077.15	3.06%	15,967,164	5.67%	1,441.45
Grass	316,223.27	87.43%	166,112,605	58.95%	525.30
Waste	2,127.97	0.59%	31,920	0.01%	15.00
Other	37.50	0.01%	188	0.00%	5.01
Exempt	10.00	0.00%	0	0.00%	0.00
Total	361,679.98	100.00%	281,792,495	100.00%	779.12

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 Gandy	55	101,932	20	108,567	20	699,215	75	909,714	42,113
83.2 Rural	6	1,425	38	736,432	38	3,841,914	44	4,579,771	16,595
83.3 Stapleton	12	57,444	147	719,131	147	7,248,760	159	8,025,335	6,923
83.4 [none]	1	23,303	0	0	1	10,435	2	33,738	0
84 Residential Total	74	184,104	205	1,564,130	206	11,800,324	280	13,548,558	65,631

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	Gandy	1	6,725	1	1,095	1	2,301	2	10,121	0
85.2	Rural	0	0	4	265,181	4	2,465,597	4	2,730,778	0
85.3	Stapleton	9	62,952	32	123,834	32	1,214,487	41	1,401,273	9,657
86	Commercial Total	10	69,677	37	390,110	37	3,682,385	47	4,142,172	9,657

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	120.12	0.04%	63,068	0.04%	525.04
88. 1G	1,114.80	0.35%	585,290	0.35%	525.02
89. 2G1	2,311.24	0.73%	1,213,428	0.73%	525.01
90. 2G	4,184.31	1.32%	2,196,820	1.32%	525.01
91. 3G1	859.12	0.27%	451,056	0.27%	525.02
92. 3G	10,604.99	3.35%	5,573,773	3.36%	525.58
93. 4G1	20,396.37	6.45%	10,754,982	6.47%	527.30
94. 4G	276,632.32	87.48%	145,274,188	87.46%	525.15
95. Total	316,223.27	100.00%	166,112,605	100.00%	525.30
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	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	316,223.27	100.00%	166,112,605	100.00%	525.30
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	316,223.27	100.00%	166,112,605	100.00%	525.30

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

57 Logan

	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	12,866,127	13,548,558	682,431	5.30%	65,631	4.79%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	11,491,498	12,527,728	1,036,230	9.02%	611,047	3.70%
04. Total Residential (sum lines 1-3)	24,357,625	26,076,286	1,718,661	7.06%	676,678	4.28%
05. Commercial	3,654,375	4,142,172	487,797	13.35%	9,657	13.08%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	3,654,375	4,142,172	487,797	13.35%	9,657	13.08%
08. Ag-Farmsite Land, Outbuildings	3,776,031	3,870,416	94,385	2.50%	0	2.50%
09. Minerals	860	860	0	0.00%	0	0.00%
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	3,776,891	3,871,276	94,385	2.50%	0	2.50%
12. Irrigated	99,580,959	99,680,618	99,659	0.10%		
13. Dryland	16,237,154	15,967,164	-269,990	-1.66%		
14. Grassland	166,137,476	166,112,605	-24,871	-0.01%		
15. Wasteland	31,590	31,920	330	1.04%		
16. Other Agland	188	188	0	0.00%		
17. Total Agricultural Land	281,987,367	281,792,495	-194,872	-0.07%		
18. Total Value of all Real Property (Locally Assessed)	313,776,258	315,882,229	2,105,971	0.67%	686,335	0.45%

2017 Assessment Survey for Logan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 81,000
7.	Adopted budget, or granted budget if different from above:
	same
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 15,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	Not applicable.
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$13,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 3,400
12.	Other miscellaneous funds:
	N/A
13.	Amount of last year's assessor's budget not used:
	\$ 19,608

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan (owned by Thomson Reuters)
2.	CAMA software:
	TerraScan (owned by Thomson Reuters)
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	www.logan.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	TerraScan (owned by Thomson Reuters)

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No - only the rural area is zoned.
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2003

D. Contracted Services

1.	Appraisal Services:
	Tax Valuation Inc
2.	GIS Services:
	GIS Workshop
3.	Other services:
	TerraScan (owned by Thomson Reuters)

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Yes, Tax Valuation Inc
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Credentialed and professional experience in the appraisal field.
4.	Have the existing contracts been approved by the PTA?
	Yes
5.	Does the appraisal or listing service providers establish assessed values for the county?
	The appraisal firm completes the listing work and helps create the depreciation tables but ultimately the appraiser sets the values

2017 Residential Assessment Survey for Logan County

1.	Valuation data collection done by:																		
	a contract appraisal firm																		
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																		
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Outbuildings- structures located on rural parcels throughout the county</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.	AG	Outbuildings- structures located on rural parcels throughout the county									
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>																		
1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.																		
AG	Outbuildings- structures located on rural parcels throughout the county																		
3.	List and describe the approach(es) used to estimate the market value of residential properties.																		
	Sales were used to establish depreciation as it pertains to the cost approach. However, there are not enough residential sales to adequately utilize the sales comparison or income approaches.																		
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																		
	County develops the depreciation study based on local market information.																		
5.	Are individual depreciation tables developed for each valuation grouping?																		
	No																		
6.	Describe the methodology used to determine the residential lot values?																		
	Market and then a square foot cost is applied.																		
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?																		
	N/A																		
8.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">AG</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">6/2014</td> <td style="text-align: center;">2006</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2016	6/2014	2009	2015-2016	AG	2016	6/2014	2006	2015
<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>															
1	2016	6/2014	2009	2015-2016															
AG	2016	6/2014	2006	2015															
	Rural Residential and outbuildings were physically inspected in 2015 and the villages were inspected in 2016 by a contract appraisal firm.																		

2017 Commercial Assessment Survey for Logan County

1.	Valuation data collection done by:													
	a contract appraisal firm													
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:													
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1	Consists of Stapleton, Gandy, and rural residential. The only school in the county is in Stapleton and the primary services are located here as well.													
3.	List and describe the approach(es) used to estimate the market value of commercial properties.													
	The cost approach, supported by comparable sales using the sales price per square foot. There is not enough data or commercial sales to utilize the income approach.													
3a.	Describe the process used to determine the value of unique commercial properties.													
	A contracted appraiser will be hired to value unique commercial properties.													
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?													
	Depreciation is based on the local market information.													
5.	Are individual depreciation tables developed for each valuation grouping?													
	No													
6.	Describe the methodology used to determine the commercial lot values.													
	Market and a square foot cost are applied.													
7.	<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="width: 20%; text-align: center;"><u>Date of Depreciation Tables</u></th> <th style="width: 15%; text-align: center;"><u>Date of Costing</u></th> <th style="width: 20%; text-align: center;"><u>Date of Lot Value Study</u></th> <th style="width: 30%; text-align: center;"><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td style="text-align: center;">2016</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">2009</td> <td style="text-align: center;">2015</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	1	2016	2014	2009	2015
<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>										
1	2016	2014	2009	2015										
	New depreciation was implemented for the 2017 assessment year following a physical inspection the prior year													

2017 Agricultural Assessment Survey for Logan County

1.	Valuation data collection done by:							
	Assessor and deputy.							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.</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	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2016	
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Logan County is very homogeneous in geographic and soil characteristics; the county is approximately eighty-seven percent grassland, seven percent irrigated, and five percent dry. Most of the cropland is in the southern portion of the county.	2016						
	GIS was reviewed in 2014 to capture the irrigated acres and changes in land use throughout the county.							
3.	Describe the process used to determine and monitor market areas.							
	Not applicable.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	The county follows the zoning manual in identifying rural residential land as no more than 20 acres. There is no recreational at this time.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Rural home sites are valued at \$5000 for the first acre and the building site is \$500. Values for 4500 (rural residential) parcels are the first acre \$5000, \$2395 up to ten acres and \$2395 up to twenty acres. These values are used for the whole county.							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	With lack of market evidence, WRP is valued at 100% market value of grass.							

LOGAN COUNTY 3-YEAR PLAN OF ASSESSMENT JUNE 15, 2016

Logan County has 279 residential properties, 46 Commercial Properties and 1144 agricultural properties. There are an estimated 150 personal property filings each year and estimated 43 homestead exemptions.

Logan County has an official and one full-time clerical that deal with listing of properties, determining of values, and filing personal property schedules. The county also will hire an appraiser as needed. The official handles most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The County assessor maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land depreciation.

Aerials were taken 2001-2002. Actions that were completed for 2016 are as follows: Ag-land sales were studied and adjusted value according to sales for dryland, grass and irrigated classes. Added new irrigated acres. Hired Tax Valuation Inc., who done pickup work, took pictures and reviewed rural residential property and all the commercial property in the county. We put pictures and changed condition on computer for 2016, but will put on new depreciation and new Marshall & Swift year for 2017. We did a review of residential properties in Gandy Village. No change for village lots in Gandy Village for 2015. Gandy Commercial lot values for 2015 weren't changed from 2007. We did a review of residential properties in Stapleton Village. No change for Stapleton Village Lots for 2015. Stapleton Commercial land values and improvements were not changed in 2015. The 2015 Depreciation schedule was used for residential property rural, Stapleton Village and Gandy Village. 2014 Marshal Swift Pricing for Rural, Gandy Village and Stapleton was used. 2008 Marshall Swift pricing, with 2009 depreciation for rural outbuildings, for improvements that are not included on Marshall Swift Pricing. The new 2015 depreciation schedule for Mobile Homes located in rural and villages was used for 2015, same as residential 2015 depreciation, small number of mobile homes located in Logan County. Ag sites for 4000 were not changed. Rural Ag sites 4500 for 2009 were redefined and revalued same value that was used in 2009 for 2015.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to statute. In 2015-2017 we plan to drive the County and review all property. Work on the assessor's record files. Study Ag-land and take pictures of rural improvements to insert in Terrascan system. We reviewed quality and condition classifications for improved residential property in 2015 and rural residential property in 2016 and updated Marshall Swift Pricing for Rural, Gandy Village and Stapleton Village to 2014 and worked up a new depreciation schedules for Rural, Gandy Village and Stapleton Village in 2015. We reviewed our commercial improvements and outbuildings for 2016 and will be updating our Marshal Swift to 2014 pricing and working up a new depreciation schedule for 2017 tax year.

In 2016-2017 will try and get Stapleton Village and Gandy Village reviewed with new pictures and pick up work. Possibly working up a new depreciation schedule for the 2017 tax year.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

Debbie Myers
Logan County Assessor