

NEBRASKA

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DEPARTMENT OF REVENUE

**2018 REPORTS AND OPINIONS
OF THE PROPERTY TAX ADMINISTRATOR**

NANCE COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Nance 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 Nance 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: Megan Zoucha, Nance 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 statewide sales file that contains all arm's-length transactions as required by [Neb. Rev. Stat. § 77-1327](#). From this sales file, the Division prepares a statistical analysis comparing assessments to sale prices. After analyzing all available information to determine that 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 PTA's analysis is presented and contained within the Residential, Commercial, and Agricultural land correlations.

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 (PRD) and Coefficient of Variation (COV). 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 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% indicates that half of the assessment ratios are expected to fall within 15% of the median. The closer the ratios are grouped around the median the more equitable the property assessments tend to be.

The confidence interval is another measure used to evaluate the reliability of the statistical indicators. The Division primarily relies upon the median confidence interval, although the mean and weighted mean confidence intervals are calculated as well. While there are no formal standards regarding the acceptable width of such measure, the range established is often useful in determining the range in which the true level of value is expected to exist.

Pursuant to [Section 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 Standard on Ratio Studies establishes the following range of acceptability for the COD:

General Property Class	Jurisdiction Size/Profile/Market Activity	COD Range
Residential improved (single family dwellings, condominiums, manuf. housing, 2-4 family units)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 10.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 15.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 20.0
Income-producing properties (commercial, industrial, apartments,)	Very large jurisdictions/densely populated/newer properties/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/older & newer properties/less active markets	5.0 to 20.0
	Rural or small jurisdictions/older properties/depressed market areas	5.0 to 25.0
Residential vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 15.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 20.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 25.0
Other (non-agricultural) vacant land	Very large jurisdictions/rapid development/active markets	5.0 to 20.0
	Large to mid-sized jurisdictions/slower development/less active markets	5.0 to 25.0
	Rural or small jurisdictions/little development/depressed markets	5.0 to 30.0

A COD under 5% indicates that the properties in the sample are either unusually homogenous, or possibly indicative of a non-representative sample due to the selective reappraisal of sold parcels. The reliability of the COD can be directly affected by extreme ratios.

The PRD range stated in IAAO standards is 98% to 103%. A perfect match in assessment level between the low-dollar properties and high-dollar properties indicates a PRD of 100%. The reason for the extended range on the high end is IAAO's recognition of the inherent bias in assessment. The IAAO Standard on Ratio Studies notes that the PRD is sensitive to sales with higher prices even if the ratio on higher priced sales do not appear unusual relative to other sales, and that small samples, samples with high dispersion, or extreme ratios may not provide an accurate indication of assessment regressivity or progressivity.

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 mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited 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 groupings and areas being measured truly represent economic areas within the county. The measurement of economic areas is the method by which the PTA ensures intra-county equalization exists. The progress of the county's six-year inspection and review 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.

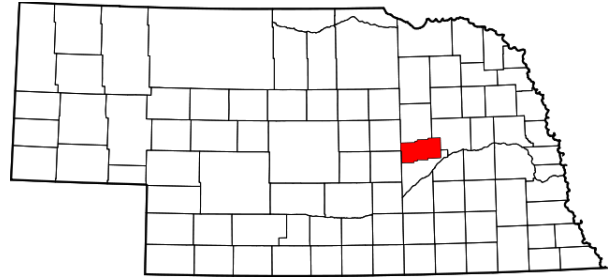
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment process demands transparency, and practices are reviewed to ensure taxpayers are served with such transparency.

The comprehensive review of assessment practices is conducted throughout the year. When practical, potential issues identified 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

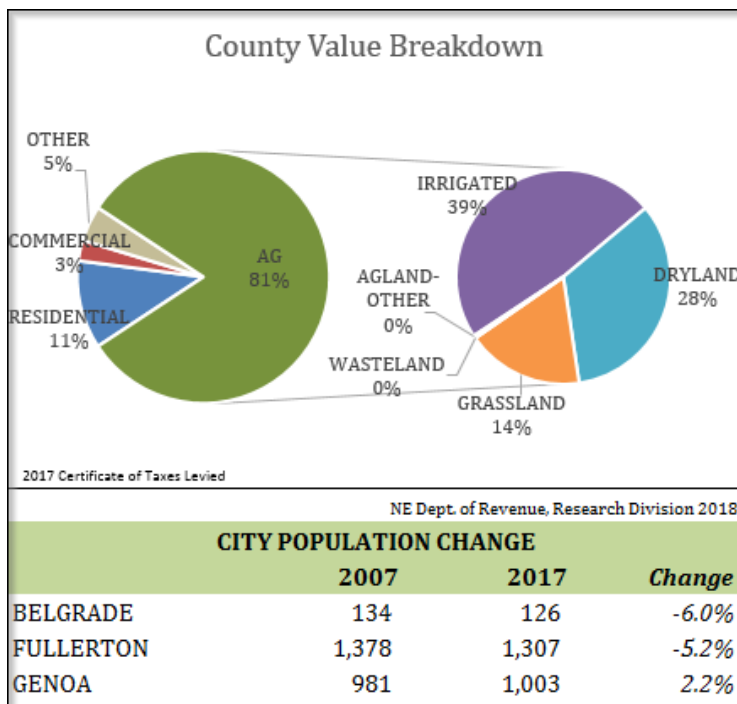
With a total area of 442 miles, Nance County had 3,576 residents, per the Census Bureau Quick Facts for 2016, a 4% population decline from the 2010 U.S. Census. Reports indicated that 78% of county residents were homeowners and 90% of residents occupied the same residence as in the prior year (Census Quick Facts).



There is no commercial hub in Nance County; rather, the commercial properties are evenly disbursed around the county. According to the latest information available from the U.S. Census

Bureau, there were 103 employer establishments with total employment of 487.

Agricultural land is the single largest contributor to the valuation base of the county by an overwhelming majority. A mix of grass and irrigated land makes up the majority of the land in the county. Nance County is included in both the Lower Loup and Central Platte Natural Resources Districts (NRD).



2018 Residential Correlation for Nance County

Assessment Actions

Annually, the county conducts a market analysis to include the qualified residential sales in the current defined period. Adjustments were made as necessary upon review of each valuation group to stay statistically compliant. Fullerton's sales required an adjustment to value of an increase of 10% to the residential homes and residential outbuildings. A lot study done for Fullerton showed no increase in land value was necessary, Genoa's sales required an adjustment to value with an increase of 15% overall, including all residential improvements and land.

Annually, Nance County Assessor and Staff utilize aerial photography, zoning permits, and improvement forms to pick up new construction on the residential parcels.

Description of Analysis

The residential parcels are valued utilizing four valuation groupings that are based on the assessor locations or towns in the county.

Valuation Grouping	Definition
01	Fullerton
02	Belgrade
03	Genoa and Suburban Genoa
04	Rural

The residential property class for Nance County contained 66 qualified sales representing all the valuation groups. All valuation groups with an adequate sample of sales are within the acceptable level of value. Two of the three measures of central tendency for the residential class of property are within the acceptable range; the mean is slightly outside the acceptable parameter.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfers were submitted accurately. A review to determine if adequate samples of sales are used and the non-qualified sales are explained indicating proper documentation that the sale is not arm's length was completed. Nance County has

2018 Residential Correlation for Nance County

developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all residential sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has four valuation groups for the residential class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. Nance County has been on schedule with the six-year review.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. 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.

Equalization and Quality of Assessment

Review of the statistics with adequate sales and the assessment practices suggests that the assessments within the county are valued within the acceptable parameters and the county is considered to have equalized assessments.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	34	95.56	92.56	90.76	17.12	101.98
02	2	75.50	75.50	63.04	46.85	119.77
03	23	94.19	99.58	91.59	24.28	108.72
04	7	82.61	87.28	86.53	10.74	100.87
<u>ALL</u>						
10/01/2015 To 09/30/2017	66	94.81	93.93	90.18	19.83	104.16

Level of Value

Based on analysis of all available information, the level of value is 95% for the residential class of property in Nance County.

2018 Commercial Correlation for Nance County

Assessment Actions

For the 2018 assessment year, a complete commercial and industrial review was completed. The in house review of each parcel included a physical review, new photos were taken to update the property record cards, CAMA system and online database for the public.

Annually, the Nance County assessor and staff utilizes aerial photography, zoning permits, and improvement forms to pick up new construction on commercial parcels.

Description of Analysis

Nance County has four valuation groups for the commercial class, which are defined by towns within the county, as shown below.

Valuation Grouping	Definition
01	Fullerton
02	Belgrade
03	Genoa
04	Rural

The commercial valuation base makes up two percent of the total county valuation. The statistical profile has 14 qualified commercial sales for the county. Nance County's measures of central tendency indicate the median and weighted mean to be within the acceptable parameter and the mean is slightly above. The extreme of sales prices on small dollar sales often times distort the COD and PRD. The county is current with the inspection and review process for the commercial class.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Estate Transfer Statements were reviewed to assure the county is submitting all sales. The result being the transfer statements were submitted accurately.

A review to determine if adequate samples of sales are used and the non-qualified sales are explained indicating proper documentation that the sale is not arm's-length was completed. Nance County has developed a reliable process for both sales qualification and verification. The county

2018 Commercial Correlation for Nance County

utilizes a sales questionnaire to aid in the verification of all commercial sales. A review of the sales file indicates good documentation and a reasonable percentage of qualified sales in the sales file.

Discussion of the valuation groupings defined by the county was held to determine if they are sufficient and identify the economic markets in the county. The county has four valuation groups for the commercial class. The review with the county assessor confirms that the valuation groups are defined by the geographic locations within the county and the economic forces. The vacant lots are discussed with the county. Vacant lot studies are completed when the reappraisal is done for each valuation grouping. The county is reviewed to determine if the six-year review and inspections are current and up to date. Nance County has been on schedule with the six-year review for the commercial class of property.

The county meets all of the statutory reporting schedules as well as consistently transfers sales on a timely basis. Based on all relevant information, the quality of assessment of the commercial class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

Equalization and Quality of Assessment

Review of the statistics reports two-valuation groupings and both are within the acceptable range. Based on the assessment practice of the county it is believed that the assessments are equalized. The small dollar sales have a large impact on the COD and PRD.

<u>VALUATION GROUPING</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	7	98.43	98.32	97.77	04.15	100.56
03	7	99.14	110.58	101.94	13.92	108.48
_____ ALL _____						
10/01/2014 To 09/30/2017	14	98.79	104.45	99.49	09.11	104.99

Level of Value

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

2018 Agricultural Correlation for Nance County

Assessment Actions

A market analysis of the agricultural land is conducted annually in Nance County. The sales within the current sales period (October 1, 2014 through September 30, 2017) were reviewed and adjustments were not necessary to stay statistically compliant. No changes were required of irrigated, dry and grass land in either of the market areas.

As part of the 2018 analysis the county reviewed sales using the last five years to determine if the market areas defined are sufficient. The analysis showed a lack of sufficient sales to make any change to the current areas.

The county annually reviews aerial photography, zoning permits and improvement information forms to complete the pickup work for new construction.

Description of Analysis

The county is split into two market areas. Market Area 1 includes the area south of the Loup River and an area in the northwest portion of the county. The topography tends to have steep hills with valleys and gullies. Based on information from the county abstract the land use is defined as 24% irrigated, 24% dry and 50% grass. Market Area 2 contains the Twin Loups Reclamation District and an area in the northeast portion of the county. The topography tends to be mostly flat with few gradual hills. Based on the information displayed in the abstract, area two is 36% irrigated, 32% dry and 31% grass. Discussion was held with the county assessor concerning the market areas for Nance County and no change is necessary.

The sample of sales from within Nance County is small, but the coefficient of dispersion (COD) at 15% supports that ratios are tightly clustered around the median. When either low or high ratio outliers are removed, the median remains stable, supporting that it is reliable. Because the county has a small sample of 14 sales, a six-mile comparable sample was analyzed. The results vary minimally and support the fact that the assessed values are within a reasonable range and are also comparable to the surrounding counties. Based on the review of all information, the counties statistics were determined to be reliable.

Assessment Practice Review

An annual comprehensive review of the assessment practices is conducted for the 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 each class of property.

Timely submission of the Real Estate Transfer statements were reviewed to assure the county is submitting all sales. The result being the transfers were submitted accurately. Delay in the submission of the supplemental data for the sales was discussed and the county reacted with future timely submissions.

2018 Agricultural Correlation for Nance County

A review to determine if adequate samples of sales are used and the non-qualified sales are explained indicating proper documentation for a sale that is not arm's-length was completed. Nance County has developed a reliable process for both sales qualification and verification. The county utilizes a sales questionnaire to aid in the verification of all agricultural sales. Review of the sales file indicates good documentation and reasonable samples of qualified sales and that the county has appropriately excluded sales with non-agricultural influences.

Discussion was held with the office to determine the market area is sufficient to identify the economic markets in the county. The data supports the fact that one market area for the agricultural class is adequate for the county. The process for the agricultural values are discussed to determine land use verification and improvement assessments. The county is reviewed to determine if the six-year review and inspections are current and up to date. Nance County has been on schedule with the six-year review until recently.

Equalization

Agricultural homes and rural residential acreages have all been valued the same with the same depreciation and costing. The rural acreages indicates measures within an acceptable level of value and would reflect that the agricultural homes are also equalized.

The sample is small, but the county values are comparable to the surrounding counties and review of a six-mile radius would also support that the assessment of agricultural land in Nance County is acceptable.

<u>80%MLU By Market Area</u>						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	4	70.09	68.38	67.89	04.32	100.72
1	4	70.09	68.38	67.89	04.32	100.72
<u>Dry</u>						
County	3	84.30	85.80	84.68	13.50	101.32
1	1	103.61	103.61	103.61		100.00
2	2	76.89	76.89	77.33	09.64	99.43
<u>Grass</u>						
County	5	65.14	67.80	65.27	10.36	103.88
1	2	72.87	72.87	66.68	19.80	109.28
2	3	65.14	64.42	63.34	02.50	101.71
<u>ALL</u>						
10/01/2014 To 09/30/2017	14	70.12	78.07	75.11	19.27	103.94

2018 Agricultural Correlation for Nance County

Level of Value

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

2018 Opinions of the Property Tax Administrator for Nance 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	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	100	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Nance County

Residential Real Property - Current

Number of Sales	66	Median	94.81
Total Sales Price	\$5,987,650	Mean	93.93
Total Adj. Sales Price	\$5,987,650	Wgt. Mean	90.18
Total Assessed Value	\$5,399,715	Average Assessed Value of the Base	\$60,236
Avg. Adj. Sales Price	\$90,722	Avg. Assessed Value	\$81,814

Confidence Interval - Current

95% Median C.I	86.36 to 101.23
95% Wgt. Mean C.I	85.40 to 94.96
95% Mean C.I	87.72 to 100.14
% of Value of the Class of all Real Property Value in the County	9.61
% of Records Sold in the Study Period	3.77
% of Value Sold in the Study Period	5.12

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	79	97	96.50
2016	88	99	99.15
2015	101	98	97.56
2014	86	98	97.73

2018 Commission Summary for Nance County

Commercial Real Property - Current

Number of Sales	14	Median	98.79
Total Sales Price	\$732,800	Mean	104.45
Total Adj. Sales Price	\$732,800	Wgt. Mean	99.49
Total Assessed Value	\$729,095	Average Assessed Value of the Base	\$142,605
Avg. Adj. Sales Price	\$52,343	Avg. Assessed Value	\$52,078

Confidence Interval - Current

95% Median C.I	95.66 to 102.10
95% Wgt. Mean C.I	95.46 to 103.53
95% Mean C.I	91.07 to 117.83
% of Value of the Class of all Real Property Value in the County	2.70
% of Records Sold in the Study Period	6.73
% of Value Sold in the Study Period	2.46

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	16	100	94.07
2016	17	100	89.62
2015	13	100	90.15
2014	13	100	96.90

63 Nance
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 66
Total Sales Price : 5,987,650
Total Adj. Sales Price : 5,987,650
Total Assessed Value : 5,399,715
Avg. Adj. Sales Price : 90,722
Avg. Assessed Value : 81,814

MEDIAN : 95
WGT. MEAN : 90
MEAN : 94
COD : 19.83
PRD : 104.16

COV : 27.42
STD : 25.76
Avg. Abs. Dev : 18.80
MAX Sales Ratio : 197.46
MIN Sales Ratio : 40.13

95% Median C.I. : 86.36 to 101.23
95% Wgt. Mean C.I. : 85.40 to 94.96
95% Mean C.I. : 87.72 to 100.14

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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
Qrtrs											
01-OCT-15 To 31-DEC-15	7	106.42	99.14	105.36	11.53	94.10	40.13	121.16	40.13 to 121.16	76,400	80,494
01-JAN-16 To 31-MAR-16	4	97.34	99.42	98.47	04.67	100.96	94.19	108.79	N/A	98,375	96,868
01-APR-16 To 30-JUN-16	13	108.44	99.81	98.41	11.33	101.42	68.25	118.78	84.58 to 111.48	90,731	89,291
01-JUL-16 To 30-SEP-16	10	81.63	82.33	78.64	20.15	104.69	41.19	125.12	62.73 to 100.62	97,190	76,434
01-OCT-16 To 31-DEC-16	10	94.89	90.09	88.91	19.58	101.33	46.98	127.54	66.00 to 109.07	73,000	64,905
01-JAN-17 To 31-MAR-17	3	84.16	88.55	89.88	15.55	98.52	71.11	110.38	N/A	142,667	128,225
01-APR-17 To 30-JUN-17	9	89.58	111.51	92.85	38.48	120.10	61.85	197.46	69.10 to 159.00	68,000	63,140
01-JUL-17 To 30-SEP-17	10	81.21	81.67	81.00	11.61	100.83	60.32	101.23	69.09 to 96.84	113,795	92,170
Study Yrs											
01-OCT-15 To 30-SEP-16	34	99.17	94.48	93.39	15.67	101.17	40.13	125.12	86.36 to 108.44	90,579	84,589
01-OCT-16 To 30-SEP-17	32	87.45	93.34	86.79	23.36	107.55	46.98	197.46	77.80 to 101.23	90,873	78,865
Calendar Yrs											
01-JAN-16 To 31-DEC-16	37	95.54	92.41	90.43	16.56	102.19	41.19	127.54	86.36 to 101.29	88,511	80,044
ALL	66	94.81	93.93	90.18	19.83	104.16	40.13	197.46	86.36 to 101.23	90,722	81,814

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	34	95.56	92.56	90.76	17.12	101.98	46.98	149.43	84.16 to 105.44	87,638	79,536
02	2	75.50	75.50	63.04	46.85	119.77	40.13	110.87	N/A	17,750	11,190
03	23	94.19	99.58	91.59	24.28	108.72	41.19	197.46	82.54 to 110.84	86,780	79,485
04	7	82.61	87.28	86.53	10.74	100.87	71.11	106.42	71.11 to 106.42	139,500	120,706
ALL	66	94.81	93.93	90.18	19.83	104.16	40.13	197.46	86.36 to 101.23	90,722	81,814

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	66	94.81	93.93	90.18	19.83	104.16	40.13	197.46	86.36 to 101.23	90,722	81,814
06											
07											
ALL	66	94.81	93.93	90.18	19.83	104.16	40.13	197.46	86.36 to 101.23	90,722	81,814

63 Nance
RESIDENTIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2015 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 66
Total Sales Price : 5,987,650
Total Adj. Sales Price : 5,987,650
Total Assessed Value : 5,399,715
Avg. Adj. Sales Price : 90,722
Avg. Assessed Value : 81,814

MEDIAN : 95
WGT. MEAN : 90
MEAN : 94
COD : 19.83
PRD : 104.16

COV : 27.42
STD : 25.76
Avg. Abs. Dev : 18.80
MAX Sales Ratio : 197.46
MIN Sales Ratio : 40.13

95% Median C.I. : 86.36 to 101.23
95% Wgt. Mean C.I. : 85.40 to 94.96
95% Mean C.I. : 87.72 to 100.14

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	3	159.00	155.78	157.45	18.15	98.94	110.87	197.46	N/A	11,500	18,107	
Less Than 30,000	7	110.87	116.92	105.66	32.93	110.66	40.13	197.46	40.13 to 197.46	16,857	17,811	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	66	94.81	93.93	90.18	19.83	104.16	40.13	197.46	86.36 to 101.23	90,722	81,814	
Greater Than 14,999	63	89.79	90.98	89.79	18.59	101.33	40.13	149.43	84.58 to 100.03	94,494	84,848	
Greater Than 29,999	59	89.79	91.20	89.87	17.93	101.48	41.19	149.43	84.16 to 100.03	99,486	89,407	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	3	159.00	155.78	157.45	18.15	98.94	110.87	197.46	N/A	11,500	18,107	
15,000 TO 29,999	4	92.94	87.78	84.26	27.36	104.18	40.13	125.12	N/A	20,875	17,589	
30,000 TO 59,999	15	89.75	92.32	91.63	20.11	100.75	46.98	149.43	77.80 to 109.71	43,200	39,585	
60,000 TO 99,999	21	100.62	95.65	95.73	15.38	99.92	41.19	127.54	86.36 to 108.79	75,438	72,220	
100,000 TO 149,999	10	82.40	82.13	81.80	11.41	100.40	67.90	101.23	69.90 to 95.57	125,150	102,374	
150,000 TO 249,999	13	89.58	89.69	89.73	15.59	99.96	60.32	112.74	74.91 to 108.44	183,535	164,686	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	66	94.81	93.93	90.18	19.83	104.16	40.13	197.46	86.36 to 101.23	90,722	81,814	

63 Nance
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 14
Total Sales Price : 732,800
Total Adj. Sales Price : 732,800
Total Assessed Value : 729,095
Avg. Adj. Sales Price : 52,343
Avg. Assessed Value : 52,078

MEDIAN : 99
WGT. MEAN : 99
MEAN : 104
COD : 09.11
PRD : 104.99

COV : 22.19
STD : 23.18
Avg. Abs. Dev : 09.00
MAX Sales Ratio : 183.33
MIN Sales Ratio : 87.29

95% Median C.I. : 95.66 to 102.10
95% Wgt. Mean C.I. : 95.46 to 103.53
95% Mean C.I. : 91.07 to 117.83

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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-14 To 31-DEC-14	4	104.07	119.69	104.54	25.44	114.49	87.29	183.33	N/A	25,175	26,318
01-JAN-15 To 31-MAR-15	1	95.65	95.65	95.65	00.00	100.00	95.65	95.65	N/A	75,000	71,740
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	95.66	95.66	95.66	00.00	100.00	95.66	95.66	N/A	25,000	23,915
01-OCT-15 To 31-DEC-15	1	98.43	98.43	98.43	00.00	100.00	98.43	98.43	N/A	50,000	49,215
01-JAN-16 To 31-MAR-16	1	100.36	100.36	100.36	00.00	100.00	100.36	100.36	N/A	80,000	80,285
01-APR-16 To 30-JUN-16	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	169,100	168,455
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16	2	99.19	99.19	99.60	02.94	99.59	96.27	102.10	N/A	17,500	17,430
01-JAN-17 To 31-MAR-17	2	99.22	99.22	99.45	01.38	99.77	97.85	100.58	N/A	66,500	66,135
01-APR-17 To 30-JUN-17	1	97.05	97.05	97.05	00.00	100.00	97.05	97.05	N/A	65,000	63,085
01-JUL-17 To 30-SEP-17											
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	6	97.40	111.68	100.11	19.31	111.56	87.29	183.33	87.29 to 183.33	33,450	33,488
01-OCT-15 To 30-SEP-16	3	99.62	99.47	99.62	00.64	99.85	98.43	100.36	N/A	99,700	99,318
01-OCT-16 To 30-SEP-17	5	97.85	98.77	98.80	01.91	99.97	96.27	102.10	N/A	46,600	46,043
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	3	95.66	96.58	96.58	00.97	100.00	95.65	98.43	N/A	50,000	48,290
01-JAN-16 To 31-DEC-16	4	99.99	99.59	99.82	01.64	99.77	96.27	102.10	N/A	71,025	70,900
<u>ALL</u>	14	98.79	104.45	99.49	09.11	104.99	87.29	183.33	95.66 to 102.10	52,343	52,078

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	7	98.43	98.32	97.77	04.15	100.56	87.29	109.00	87.29 to 109.00	61,371	60,003
03	7	99.14	110.58	101.94	13.92	108.48	95.65	183.33	95.65 to 183.33	43,314	44,154
<u>ALL</u>	14	98.79	104.45	99.49	09.11	104.99	87.29	183.33	95.66 to 102.10	52,343	52,078

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	1	98.43	98.43	98.43	00.00	100.00	98.43	98.43	N/A	50,000	49,215
03	13	99.14	104.92	99.57	09.71	105.37	87.29	183.33	95.66 to 102.10	52,523	52,298
04											
<u>ALL</u>	14	98.79	104.45	99.49	09.11	104.99	87.29	183.33	95.66 to 102.10	52,343	52,078

63 Nance
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 14
Total Sales Price : 732,800
Total Adj. Sales Price : 732,800
Total Assessed Value : 729,095
Avg. Adj. Sales Price : 52,343
Avg. Assessed Value : 52,078

MEDIAN : 99
WGT. MEAN : 99
MEAN : 104
COD : 09.11
PRD : 104.99

COV : 22.19
STD : 23.18
Avg. Abs. Dev : 09.00
MAX Sales Ratio : 183.33
MIN Sales Ratio : 87.29

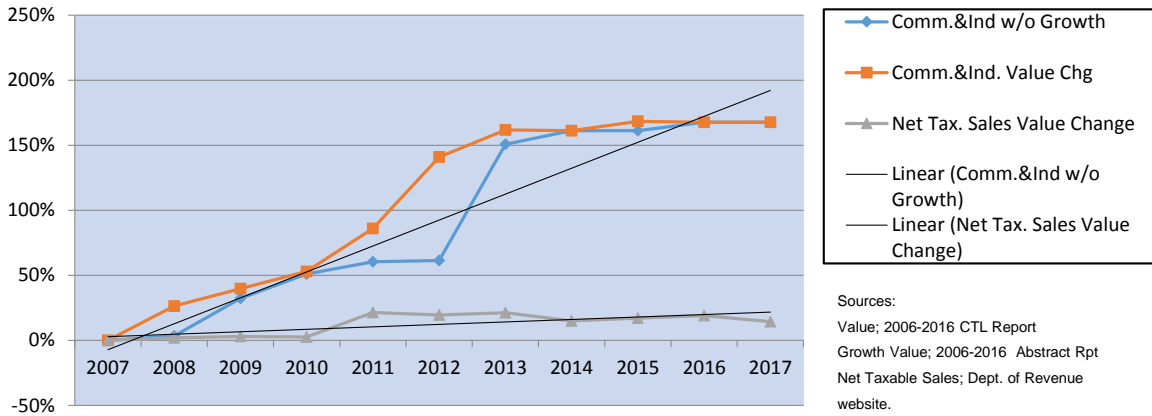
95% Median C.I. : 95.66 to 102.10
95% Wgt. Mean C.I. : 95.46 to 103.53
95% Mean C.I. : 91.07 to 117.83

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Low \$ Ranges												
Less Than 5,000	1	109.00	109.00	109.00	00.00	100.00	109.00	109.00	N/A	2,500	2,725	
Less Than 15,000	2	146.17	146.17	171.50	25.43	85.23	109.00	183.33	N/A	7,850	13,463	
Less Than 30,000	5	102.10	117.27	113.21	19.67	103.59	95.66	183.33	N/A	15,140	17,140	
Ranges Excl. Low \$												
Greater Than 4,999	13	98.43	104.10	99.46	09.01	104.67	87.29	183.33	95.66 to 100.58	56,177	55,875	
Greater Than 14,999	12	98.14	97.50	97.92	02.59	99.57	87.29	102.10	95.66 to 100.36	59,758	58,514	
Greater Than 29,999	9	98.43	97.33	97.91	02.47	99.41	87.29	100.58	95.65 to 100.36	73,011	71,488	
Incremental Ranges												
0 TO 4,999	1	109.00	109.00	109.00	00.00	100.00	109.00	109.00	N/A	2,500	2,725	
5,000 TO 14,999	1	183.33	183.33	183.33	00.00	100.00	183.33	183.33	N/A	13,200	24,200	
15,000 TO 29,999	3	96.27	98.01	97.96	02.23	100.05	95.66	102.10	N/A	20,000	19,592	
30,000 TO 59,999	4	98.14	95.68	95.46	03.17	100.23	87.29	99.14	N/A	47,500	45,344	
60,000 TO 99,999	4	98.71	98.41	98.51	02.09	99.90	95.65	100.58	N/A	74,500	73,391	
100,000 TO 149,999												
150,000 TO 249,999	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	169,100	168,455	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
ALL	14	98.79	104.45	99.49	09.11	104.99	87.29	183.33	95.66 to 102.10	52,343	52,078	

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	98.43	98.43	98.43	00.00	100.00	98.43	98.43	N/A	50,000	49,215	
344	1	102.10	102.10	102.10	00.00	100.00	102.10	102.10	N/A	20,000	20,420	
350	2	99.38	99.38	99.54	00.24	99.84	99.14	99.62	N/A	102,050	101,578	
353	1	87.29	87.29	87.29	00.00	100.00	87.29	87.29	N/A	50,000	43,645	
406	5	97.05	116.14	102.75	20.81	113.03	95.65	183.33	N/A	36,140	37,133	
441	1	100.36	100.36	100.36	00.00	100.00	100.36	100.36	N/A	80,000	80,285	
442	1	97.85	97.85	97.85	00.00	100.00	97.85	97.85	N/A	55,000	53,815	
470	1	100.58	100.58	100.58	00.00	100.00	100.58	100.58	N/A	78,000	78,455	
508	1	96.27	96.27	96.27	00.00	100.00	96.27	96.27	N/A	15,000	14,440	
ALL	14	98.79	104.45	99.49	09.11	104.99	87.29	183.33	95.66 to 102.10	52,343	52,078	

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
2007	\$ 10,822,266	\$ 632,190	5.84%	\$ 10,190,076	-	\$ 14,523,473	-
2008	\$ 13,676,503	\$ 2,484,308	18.16%	\$ 11,192,195	3.42%	\$ 14,798,017	1.89%
2009	\$ 15,118,878	\$ 797,875	5.28%	\$ 14,321,003	4.71%	\$ 14,951,088	1.03%
2010	\$ 16,545,035	\$ 200,000	1.21%	\$ 16,345,035	8.11%	\$ 14,882,395	-0.46%
2011	\$ 20,126,965	\$ 2,770,970	13.77%	\$ 17,355,995	4.90%	\$ 17,629,232	18.46%
2012	\$ 26,067,375	\$ 8,609,865	33.03%	\$ 17,457,510	-13.26%	\$ 17,339,101	-1.65%
2013	\$ 28,319,865	\$ 1,176,135	4.15%	\$ 27,143,730	4.13%	\$ 17,598,929	1.50%
2014	\$ 28,262,120	\$ -	0.00%	\$ 28,262,120	-0.20%	\$ 16,706,008	-5.07%
2015	\$ 29,043,470	\$ 769,060	2.65%	\$ 28,274,410	0.04%	\$ 17,014,459	1.85%
2016	\$ 28,962,520	\$ -	0.00%	\$ 28,962,520	-0.28%	\$ 17,280,867	1.57%
2017	\$ 28,972,340	\$ -	0.00%	\$ 28,972,340	0.03%	\$ 16,613,699	-3.86%
Ann %chg	10.35%			Average	1.16%	1.95%	1.53%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	3.42%	26.37%	1.89%
2009	32.33%	39.70%	2.94%
2010	51.03%	52.88%	2.47%
2011	60.37%	85.98%	21.38%
2012	61.31%	140.87%	19.39%
2013	150.81%	161.68%	21.18%
2014	161.15%	161.15%	15.03%
2015	161.26%	168.37%	17.15%
2016	167.62%	167.62%	18.99%
2017	167.71%	167.71%	14.39%

County Number	63
County Name	Nance

63 Nance
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 14
Total Sales Price : 8,013,201
Total Adj. Sales Price : 8,013,201
Total Assessed Value : 6,018,560
Avg. Adj. Sales Price : 572,372
Avg. Assessed Value : 429,897

MEDIAN : 70
WGT. MEAN : 75
MEAN : 78
COD : 19.27
PRD : 103.94

COV : 25.90
STD : 20.22
Avg. Abs. Dev : 13.51
MAX Sales Ratio : 131.83
MIN Sales Ratio : 58.44

95% Median C.I. : 61.62 to 91.23
95% Wgt. Mean C.I. : 65.06 to 85.15
95% Mean C.I. : 66.40 to 89.74

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	2	71.41	71.41	71.40	00.92	100.01	70.75	72.07	N/A	1,038,682	741,643
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	1	69.48	69.48	69.48	00.00	100.00	69.48	69.48	N/A	552,000	383,515
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	3	69.42	73.98	68.82	14.38	107.50	61.29	91.23	N/A	735,250	505,995
01-JAN-16 To 31-MAR-16	2	74.46	74.46	72.15	17.24	103.20	61.62	87.29	N/A	343,243	247,648
01-APR-16 To 30-JUN-16	3	66.51	87.83	102.90	33.42	85.35	65.14	131.83	N/A	236,667	243,538
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	2	93.96	93.96	92.47	10.28	101.61	84.30	103.61	N/A	538,800	498,238
01-APR-17 To 30-JUN-17											
01-JUL-17 To 30-SEP-17	1	58.44	58.44	58.44	00.00	100.00	58.44	58.44	N/A	704,000	411,390
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	3	70.75	70.77	71.00	01.22	99.68	69.48	72.07	N/A	876,455	622,267
01-OCT-15 To 30-SEP-16	8	67.97	79.29	76.17	23.02	104.10	61.29	131.83	61.29 to 131.83	450,280	342,987
01-OCT-16 To 30-SEP-17	3	84.30	82.12	79.02	17.86	103.92	58.44	103.61	N/A	593,867	469,288
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	4	69.45	72.86	68.95	10.80	105.67	61.29	91.23	N/A	689,438	475,375
01-JAN-16 To 31-DEC-16	5	66.51	82.48	87.79	27.77	93.95	61.62	131.83	N/A	279,297	245,182
<u>ALL</u>	14	70.12	78.07	75.11	19.27	103.94	58.44	131.83	61.62 to 91.23	572,372	429,897

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	8	71.41	81.84	75.00	23.61	109.12	58.44	131.83	58.44 to 131.83	715,575	536,657
2	6	68.00	73.05	75.39	12.68	96.90	61.62	91.23	61.62 to 91.23	381,433	287,551
<u>ALL</u>	14	70.12	78.07	75.11	19.27	103.94	58.44	131.83	61.62 to 91.23	572,372	429,897

63 Nance
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

Date Range: 10/1/2014 To 9/30/2017 Posted on: 2/20/2018

Number of Sales : 14
Total Sales Price : 8,013,201
Total Adj. Sales Price : 8,013,201
Total Assessed Value : 6,018,560
Avg. Adj. Sales Price : 572,372
Avg. Assessed Value : 429,897

MEDIAN : 70
WGT. MEAN : 75
MEAN : 78
COD : 19.27
PRD : 103.94

COV : 25.90
STD : 20.22
Avg. Abs. Dev : 13.51
MAX Sales Ratio : 131.83
MIN Sales Ratio : 58.44

95% Median C.I. : 61.62 to 91.23
95% Wgt. Mean C.I. : 65.06 to 85.15
95% Mean C.I. : 66.40 to 89.74

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Dry_____											
County	2	76.89	76.89	77.33	09.64	99.43	69.48	84.30	N/A	586,800	453,763
2	2	76.89	76.89	77.33	09.64	99.43	69.48	84.30	N/A	586,800	453,763
_____Grass_____											
County	4	63.38	62.93	60.91	04.58	103.32	58.44	66.51	N/A	354,750	216,068
1	1	58.44	58.44	58.44	00.00	100.00	58.44	58.44	N/A	704,000	411,390
2	3	65.14	64.42	63.34	02.50	101.71	61.62	66.51	N/A	238,333	150,960
_____ALL_____	14	70.12	78.07	75.11	19.27	103.94	58.44	131.83	61.62 to 91.23	572,372	429,897

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	4	70.09	68.38	67.89	04.32	100.72	61.29	72.07	N/A	970,779	659,093
1	4	70.09	68.38	67.89	04.32	100.72	61.29	72.07	N/A	970,779	659,093
_____Dry_____											
County	3	84.30	85.80	84.68	13.50	101.32	69.48	103.61	N/A	543,200	459,997
1	1	103.61	103.61	103.61	00.00	100.00	103.61	103.61	N/A	456,000	472,465
2	2	76.89	76.89	77.33	09.64	99.43	69.48	84.30	N/A	586,800	453,763
_____Grass_____											
County	5	65.14	67.80	65.27	10.36	103.88	58.44	87.29	N/A	340,097	221,997
1	2	72.87	72.87	66.68	19.80	109.28	58.44	87.29	N/A	492,743	328,553
2	3	65.14	64.42	63.34	02.50	101.71	61.62	66.51	N/A	238,333	150,960
_____ALL_____	14	70.12	78.07	75.11	19.27	103.94	58.44	131.83	61.62 to 91.23	572,372	429,897

Nance County 2018 Average Acre Value Comparison

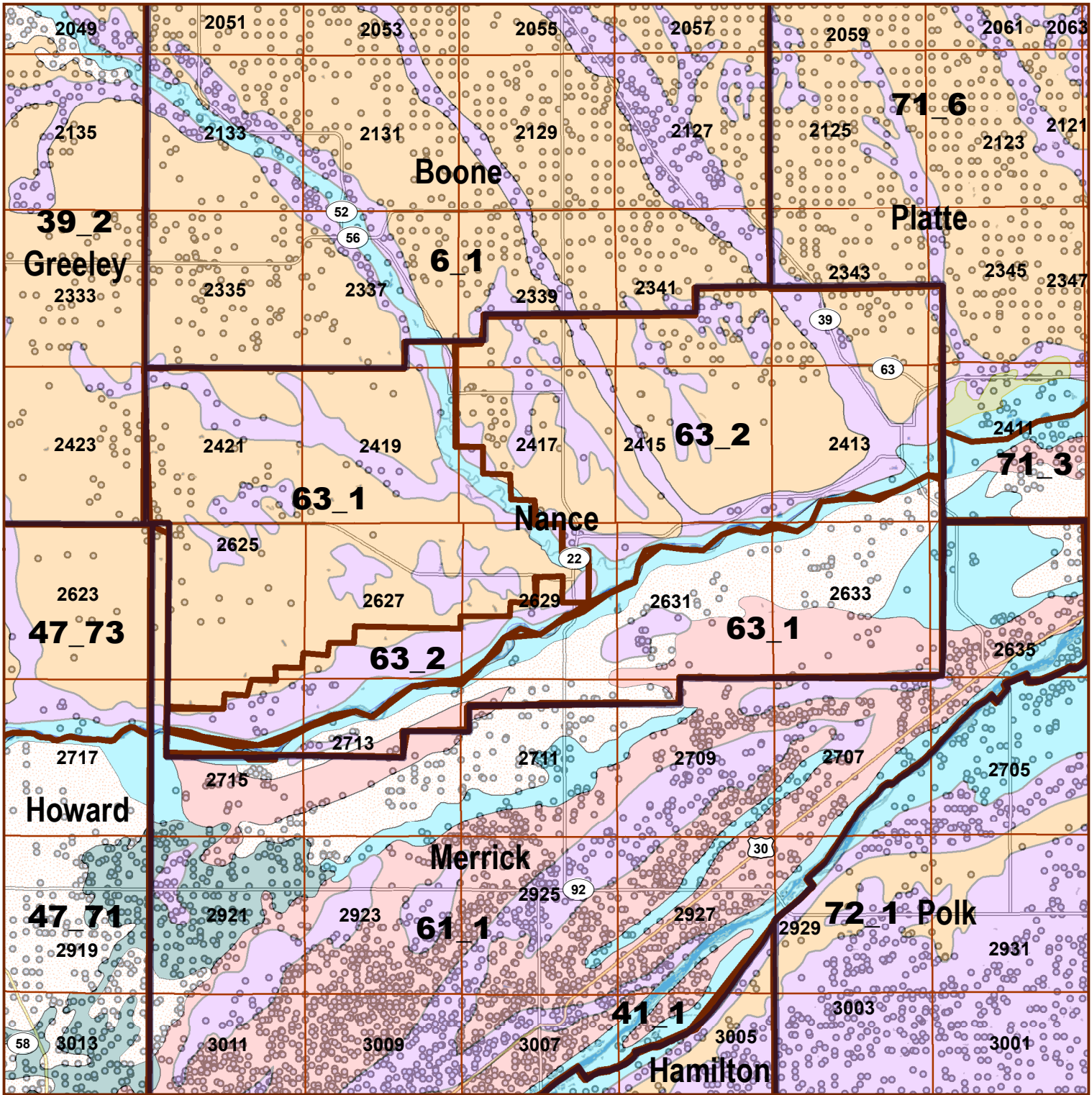
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Nance	1	5156	5150	5142	5127	5065	5058	5033	5032	5105
Platte	3	5948	n/a	5400	5072	4775	4347	4150	3700	4852
Merrick	1	6015	5790	5565	5390	5000	4850	4435	3870	5187
Howard	7300	4950	4950	4500	4400	4000	3800	3600	3600	4464
Boone	1	6045	6045	5999	6006	5934	5947	5848	5848	5955
Nance	2	5995	5970	5940	5850	5850	5845	5830	5825	5919
Platte	6	8669	8150	7377	6958	6680	6260	5840	5210	7214
Boone	1	6045	6045	5999	6006	5934	5947	5848	5848	5955
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4464

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Nance	1	3388	3390	3367	3341	3341	3324	3344	3345	3360
Platte	3	5575	n/a	5175	4853	4725	4216	3600	3000	4579
Merrick	1	3310	2975	2760	2625	2430	2405	2100	2040	2494
Howard	7300	2600	2600	2500	2500	2325	2250	2150	2000	2338
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	4479
Nance	2	5140	5100	4980	4950	4950	4930	4910	4850	5001
Platte	6	7596	7280	6707	6480	6345	5929	5100	4060	6435
Boone	1	4665	4665	4417	4420	4415	4448	4430	4410	4479
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2301

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Nance	1	1500	1500	1480	1471	1470	1425	1396	1396	1416
Platte	3	1492	n/a	1500	1491	1325	1324	1325	1296	1326
Merrick	1	2400	2250	2103	1953	1804	1653	1527	1351	1640
Howard	7300	1500	1500	1350	1350	1300	1250	1200	1175	1202
Boone	1	1855	1855	1846	1841	1842	1841	1546	1518	1676
Nance	2	1776	1747	1727	1696	1670	1631	1600	1590	1629
Platte	6	1795	1800	1678	1688	1650	1647	1600	1577	1650
Boone	1	1855	1855	1846	1841	1842	1841	1546	1518	1676
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1275

County	Mkt Area	CRP	TIMBER	WASTE
Nance	1	1400	1000	221
Platte	3	2621	1042	100
Merrick	1	1371	500	300
Howard	7300	1314	n/a	777
Boone	1	2356	681	500
Nance	2	2000	1200	182
Platte	6	3819	1497	100
Boone	1	2356	681	500
Greeley	2	1312	n/a	n/a

Source: 2018 Abstract of Assessment, Form 45, Schedule IX and Grass Detail from Schedule XIII.
 CRP and TIMBER values are weighted averages from Schedule XIII, line 104 and 113.



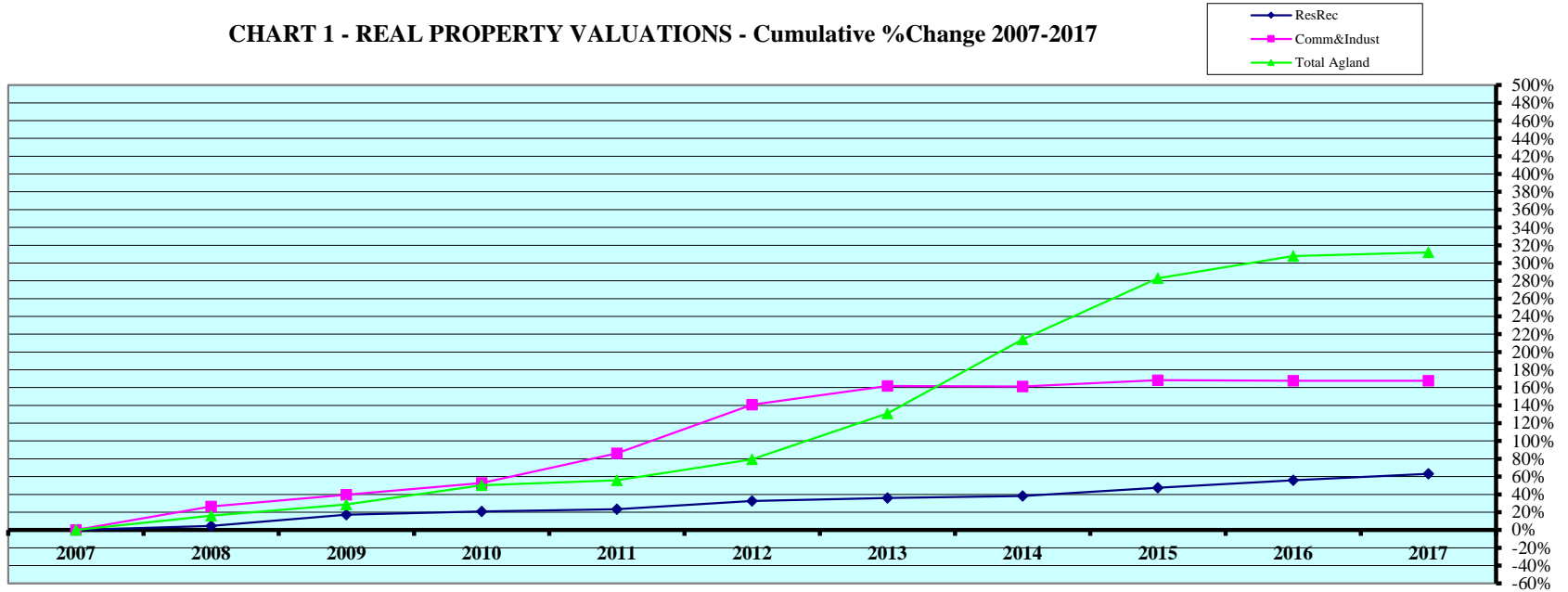
Legend

- 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

Nance County Map



CHART 1 - REAL PROPERTY VALUATIONS - Cumulative %Change 2007-2017



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
2007	58,773,574	--	--	--	10,822,266	--	--	--	217,833,438	--	--	--
2008	61,445,240	2,671,666	4.55%	4.55%	13,676,503	2,854,237	26.37%	26.37%	252,904,943	35,071,505	16.10%	16.10%
2009	68,833,297	7,388,057	12.02%	17.12%	15,118,878	1,442,375	10.55%	39.70%	280,500,618	27,595,675	10.91%	28.77%
2010	71,025,240	2,191,943	3.18%	20.85%	16,545,035	1,426,157	9.43%	52.88%	327,563,098	47,062,480	16.78%	50.37%
2011	72,477,185	1,451,945	2.04%	23.32%	20,126,965	3,581,930	21.65%	85.98%	339,508,288	11,945,190	3.65%	55.86%
2012	77,902,031	5,424,846	7.48%	32.55%	26,067,375	5,940,410	29.51%	140.87%	390,753,683	51,245,395	15.09%	79.38%
2013	79,875,061	1,973,030	2.53%	35.90%	28,319,865	2,252,490	8.64%	161.68%	502,842,238	112,088,555	28.69%	130.84%
2014	81,143,600	1,268,539	1.59%	38.06%	28,262,120	-57,745	-0.20%	161.15%	684,631,188	181,788,950	36.15%	214.29%
2015	86,595,530	5,451,930	6.72%	47.34%	29,043,470	781,350	2.76%	168.37%	834,214,078	149,582,890	21.85%	282.96%
2016	91,570,013	4,974,483	5.74%	55.80%	28,962,520	-80,950	-0.28%	167.62%	888,572,173	54,358,095	6.52%	307.91%
2017	95,858,338	4,288,325	4.68%	63.10%	28,972,340	9,820	0.03%	167.71%	897,230,318	8,658,145	0.97%	311.89%

Rate Annual %chg: Residential & Recreational **5.01%**

Commercial & Industrial **10.35%**

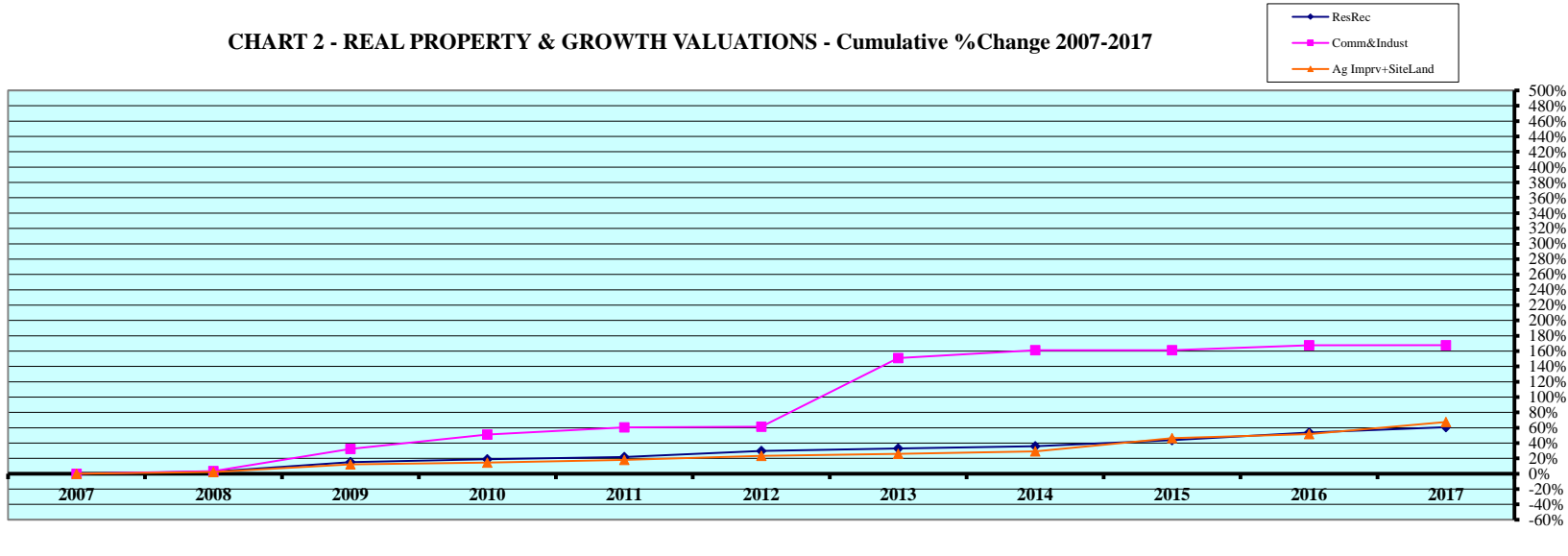
Agricultural Land **15.21%**

Cnty# **63**
County **NANCE**

CHART 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.

CHART 2 - REAL PROPERTY & GROWTH VALUATIONS - Cumulative %Change 2007-2017



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
2007	58,773,574	1,610,344	2.74%	57,163,230	--	--	10,822,266	632,190	5.84%	10,190,076	--	--
2008	61,445,240	952,704	1.55%	60,492,536	2.92%	2.92%	13,676,503	2,484,308	18.16%	11,192,195	3.42%	3.42%
2009	68,833,297	1,112,355	1.62%	67,720,942	10.21%	15.22%	15,118,878	797,875	5.28%	14,321,003	4.71%	32.33%
2010	71,025,240	1,181,305	1.66%	69,843,935	1.47%	18.84%	16,545,035	200,000	1.21%	16,345,035	8.11%	51.03%
2011	72,477,185	816,290	1.13%	71,660,895	0.89%	21.93%	20,126,965	2,770,970	13.77%	17,355,995	4.90%	60.37%
2012	77,902,031	1,593,182	2.05%	76,308,849	5.29%	29.84%	26,067,375	8,609,865	33.03%	17,457,510	-13.26%	61.31%
2013	79,875,061	1,700,500	2.13%	78,174,561	0.35%	33.01%	28,319,865	1,176,135	4.15%	27,143,730	4.13%	150.81%
2014	81,143,600	1,261,780	1.55%	79,881,820	0.01%	35.91%	28,262,120	0	0.00%	28,262,120	-0.20%	161.15%
2015	86,595,530	2,148,710	2.48%	84,446,820	4.07%	43.68%	29,043,470	769,060	2.65%	28,274,410	0.04%	161.26%
2016	91,570,013	1,205,339	1.32%	90,364,674	4.35%	53.75%	28,962,520	0	0.00%	28,962,520	-0.28%	167.62%
2017	95,858,338	1,380,775	1.44%	94,477,563	3.18%	60.75%	28,972,340	0	0.00%	28,972,340	0.03%	167.71%
Rate Ann%chg	5.01%				3.27%		10.35%				C & I w/o growth	1.16%

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					
2007	16,649,425	20,850,406	37,499,831	194,732	0.52%	37,305,099	--	--
2008	16,949,252	21,859,740	38,808,992	484,144	1.25%	38,324,848	2.20%	2.20%
2009	19,049,505	24,013,877	43,063,382	987,338	2.29%	42,076,044	8.42%	12.20%
2010	19,792,205	24,635,028	44,427,233	1,527,960	3.44%	42,899,273	-0.38%	14.40%
2011	20,043,870	25,813,021	45,856,891	1,577,430	3.44%	44,279,461	-0.33%	18.08%
2012	20,493,352	27,033,706	47,527,058	1,228,140	2.58%	46,298,918	0.96%	23.46%
2013	21,068,015	27,614,101	48,682,116	1,504,390	3.09%	47,177,726	-0.74%	25.81%
2014	22,181,800	28,029,530	50,211,330	1,771,545	3.53%	48,439,785	-0.50%	29.17%
2015	25,900,845	31,432,407	57,333,252	2,432,290	4.24%	54,900,962	9.34%	46.40%
2016	26,522,860	33,070,287	59,593,147	2,740,335	4.60%	56,852,812	-0.84%	51.61%
2017	28,606,720	36,794,700	65,401,420	2,588,254	3.96%	62,813,166	5.40%	67.50%
Rate Ann%chg	5.56%	5.84%	5.72%			Ag Imprv+Site w/o growth	2.35%	

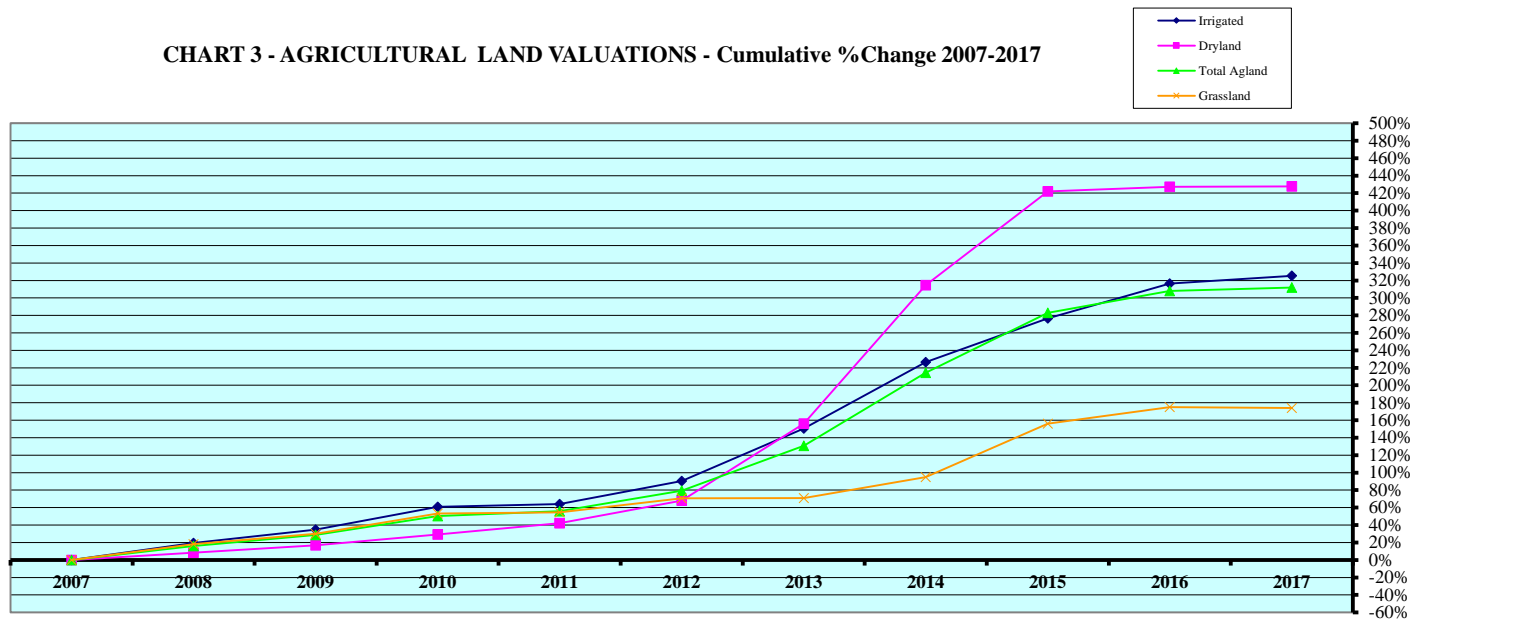
(1) Residential & Recreational excludes AgDwelling & farm home site land; Comm. & Indust. excludes minerals; Agric. land includes irrigated, dry, grass, waste & other agland, excludes farm site land. Real property growth is value attributable to new construction, additions to existing buildings, and any improvements to real property which increase the value of such property.
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

NE Dept. of Revenue, Property Assessment Division
Prepared as of 03/01/2018

Cnty# 63
County NANCE

CHART 2

CHART 3 - AGRICULTURAL LAND VALUATIONS - Cumulative %Change 2007-2017



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
2007	101,576,600	--	--	--	57,366,820	--	--	--	57,972,845	--	--	--
2008	121,319,925	19,743,325	19.44%	19.44%	62,187,300	4,820,480	8.40%	8.40%	68,491,860	10,519,015	18.14%	18.14%
2009	136,943,300	15,623,375	12.88%	34.82%	67,062,730	4,875,430	7.84%	16.90%	75,357,770	6,865,910	10.02%	29.99%
2010	163,274,135	26,330,835	19.23%	60.74%	74,110,515	7,047,785	10.51%	29.19%	88,878,680	13,520,910	17.94%	53.31%
2011	166,700,105	3,425,970	2.10%	64.11%	81,593,040	7,482,525	10.10%	42.23%	89,606,645	727,965	0.82%	54.57%
2012	193,360,830	26,660,725	15.99%	90.36%	96,392,725	14,799,685	18.14%	68.03%	98,879,215	9,272,570	10.35%	70.56%
2013	254,596,520	61,235,690	31.67%	150.64%	146,981,335	50,588,610	52.48%	156.21%	99,049,530	170,315	0.17%	70.86%
2014	331,592,020	76,995,500	30.24%	226.45%	237,817,450	90,836,115	61.80%	314.56%	112,949,520	13,899,990	14.03%	94.83%
2015	382,644,960	51,052,940	15.40%	276.71%	299,466,895	61,649,445	25.92%	422.02%	148,477,545	35,528,025	31.45%	156.12%
2016	423,083,425	40,438,465	10.57%	316.52%	302,417,935	2,951,040	0.99%	427.17%	159,422,505	10,944,960	7.37%	175.00%
2017	431,992,335	8,908,910	2.11%	325.29%	302,708,290	290,355	0.10%	427.67%	158,884,215	-538,290	-0.34%	174.07%

Rate Ann.%chg: Irrigated **15.58%** Dryland **18.10%** Grassland **10.61%**

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
2007	671,598	--	--	--	245,575	--	--	--	217,833,438	--	--	--
2008	603,338	-68,260	-10.16%	-10.16%	302,520	56,945	23.19%	23.19%	252,904,943	35,071,505	16.10%	16.10%
2009	750,933	147,595	24.46%	11.81%	385,885	83,365	27.56%	57.14%	280,500,618	27,595,675	10.91%	28.77%
2010	891,183	140,250	18.68%	32.70%	408,585	22,700	5.88%	66.38%	327,563,098	47,062,480	16.78%	50.37%
2011	368,160	-523,023	-58.69%	-45.18%	1,240,338	831,753	203.57%	405.08%	339,508,288	11,945,190	3.65%	55.86%
2012	415,395	47,235	12.83%	-38.15%	1,705,518	465,180	37.50%	594.50%	390,753,683	51,245,395	15.09%	79.38%
2013	404,700	-10,695	-2.57%	-39.74%	1,810,153	104,635	6.14%	637.11%	502,842,238	112,088,555	28.69%	130.84%
2014	400,185	-4,515	-1.12%	-40.41%	1,872,013	61,860	3.42%	662.30%	684,631,188	181,788,950	36.15%	214.29%
2015	428,995	28,810	7.20%	-36.12%	3,195,683	1,323,670	70.71%	1201.31%	834,214,078	149,582,890	21.85%	282.96%
2016	222,975	-206,020	-48.02%	-66.80%	3,425,333	229,650	7.19%	1294.82%	888,572,173	54,358,095	6.52%	307.91%
2017	216,360	-6,615	-2.97%	-67.78%	3,429,118	3,785	0.11%	1296.36%	897,230,318	8,658,145	0.97%	311.89%

Cnty# **63**
County **NANCE**

Rate Ann.%chg: Total Agric Land **15.21%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (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
2007	100,672,585	69,791	1,442			57,585,045	74,277	775			58,070,405	117,353	495		
2008	121,320,380	74,403	1,631	13.04%	13.04%	68,487,065	117,998	580	-25.14%	-25.14%	62,189,105	71,317	872	76.22%	76.22%
2009	136,792,500	76,288	1,793	9.97%	24.31%	67,172,075	69,749	963	65.93%	24.22%	75,433,150	117,770	641	-26.55%	29.44%
2010	163,349,985	76,447	2,137	19.17%	48.13%	73,963,935	69,441	1,065	10.60%	37.39%	88,986,420	117,892	755	17.84%	52.54%
2011	166,696,560	76,409	2,182	2.10%	51.24%	81,500,735	69,487	1,173	10.12%	51.29%	89,764,090	117,565	764	1.15%	54.30%
2012	193,796,775	77,455	2,502	14.69%	73.45%	96,289,600	69,832	1,379	17.56%	77.86%	98,940,425	115,858	854	11.85%	72.58%
2013	254,747,445	77,675	3,280	31.08%	127.36%	147,032,385	70,486	2,086	51.28%	169.06%	99,005,190	114,680	863	1.09%	74.47%
2014	332,067,000	77,844	4,266	30.07%	195.73%	237,575,680	70,655	3,362	61.20%	333.71%	112,906,420	114,338	987	14.38%	99.56%
2015	382,951,920	77,446	4,945	15.92%	242.79%	299,347,455	72,301	4,140	23.13%	434.04%	148,578,745	112,622	1,319	33.60%	166.61%
2016	423,522,325	77,893	5,437	9.96%	276.93%	303,494,035	73,074	4,153	0.31%	435.71%	158,989,705	111,912	1,421	7.69%	187.10%
2017	432,184,145	78,163	5,529	1.69%	283.32%	302,671,485	72,738	4,161	0.19%	436.73%	158,836,630	111,881	1,420	-0.07%	186.90%

Rate Annual %chg Average Value/Acre: **14.38%**

18.30%

11.12%

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
2007	717,048	5,496	130			249,175	721	346			217,294,258	267,637	812		
2008	603,338	2,906	208	59.11%	59.11%	302,520	712	425	22.94%	22.94%	252,902,408	267,336	946	16.52%	16.52%
2009	732,393	2,864	256	23.19%	96.02%	302,520	712	425	0.00%	22.94%	280,432,638	267,382	1,049	10.87%	29.18%
2010	872,403	2,701	323	26.31%	147.58%	408,585	908	450	5.88%	30.17%	327,581,328	267,389	1,225	16.81%	50.89%
2011	384,935	1,447	266	-17.65%	103.88%	1,199,743	1,811	663	47.23%	91.65%	339,546,063	266,718	1,273	3.91%	56.80%
2012	414,850	1,389	299	12.25%	128.87%	1,564,303	2,102	744	12.35%	115.32%	391,005,953	266,636	1,466	15.19%	80.62%
2013	403,450	1,358	297	-0.54%	127.63%	1,788,763	2,519	710	-4.61%	105.39%	502,977,233	266,719	1,886	28.60%	132.27%
2014	404,235	1,361	297	0.01%	127.66%	1,808,268	2,534	714	0.51%	106.44%	684,761,603	266,731	2,567	36.14%	216.20%
2015	406,345	1,369	297	-0.07%	127.50%	3,168,523	2,886	1,098	53.85%	217.61%	834,452,988	266,625	3,130	21.91%	285.48%
2016	218,670	1,046	209	-29.58%	60.21%	3,425,333	3,208	1,068	-2.76%	208.85%	889,650,068	267,133	3,330	6.41%	310.19%
2017	214,475	1,085	198	-5.42%	51.53%	3,429,118	3,211	1,068	0.04%	208.97%	897,335,853	267,077	3,360	0.89%	313.83%

63
NANCE

Rate Annual %chg Average Value/Acre: **15.26%**

(1) Valuations from County Abstracts vs Certificate of Taxes Levied Reports (CTL) will vary due to different reporting dates. Source: 2007 - 2017 County Abstract Reports
Agland Assessment Level 1998 to 2006 = 80%; 2007 & forward = 75% NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 4

Total Real Property Sum Lines 17, 25, & 30	Records : 4,352	Value : 1,097,711,778	Growth 3,028,335
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Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	150	498,885	91	1,102,830	161	2,600,245	402	4,201,960	
02. Res Improve Land	1,068	4,802,705	59	708,000	154	1,848,120	1,281	7,358,825	
03. Res Improvements	1,072	64,161,225	73	8,403,500	161	19,252,255	1,306	91,816,980	
04. Res Total	1,222	69,462,815	164	10,214,330	322	23,700,620	1,708	103,377,765	1,803,800
% of Res Total	71.55	67.19	9.60	9.88	18.85	22.93	39.25	9.42	59.56
05. Com UnImp Land	19	192,510	2	27,635	3	71,215	24	291,360	
06. Com Improve Land	151	450,390	12	324,375	0	0	163	774,765	
07. Com Improvements	163	14,347,525	13	4,555,940	4	18,185	180	18,921,650	
08. Com Total	182	14,990,425	15	4,907,950	7	89,400	204	19,987,775	0
% of Com Total	89.22	75.00	7.35	24.55	3.43	0.45	4.69	1.82	0.00
09. Ind UnImp Land	1	51,630	0	0	0	0	1	51,630	
10. Ind Improve Land	0	0	0	0	2	895,500	2	895,500	
11. Ind Improvements	0	0	0	0	3	8,726,860	3	8,726,860	
12. Ind Total	1	51,630	0	0	3	9,622,360	4	9,673,990	0
% of Ind Total	25.00	0.53	0.00	0.00	75.00	99.47	0.09	0.88	0.00
13. Rec UnImp Land	0	0	6	296,490	10	640,205	16	936,695	
14. Rec Improve Land	0	0	2	74,340	9	396,505	11	470,845	
15. Rec Improvements	0	0	2	23,605	26	725,400	28	749,005	
16. Rec Total	0	0	8	394,435	36	1,762,110	44	2,156,545	9,405
% of Rec Total	0.00	0.00	18.18	18.29	81.82	81.71	1.01	0.20	0.31
Res & Rec Total	1,222	69,462,815	172	10,608,765	358	25,462,730	1,752	105,534,310	1,813,205
% of Res & Rec Total	69.75	65.82	9.82	10.05	20.43	24.13	40.26	9.61	59.87
Com & Ind Total	183	15,042,055	15	4,907,950	10	9,711,760	208	29,661,765	0
% of Com & Ind Total	87.98	50.71	7.21	16.55	4.81	32.74	4.78	2.70	0.00
17. Taxable Total	1,405	84,504,870	187	15,516,715	368	35,174,490	1,960	135,196,075	1,813,205
% of Taxable Total	71.68	62.51	9.54	11.48	18.78	26.02	45.04	12.32	59.87

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	2	27,820	701,465	0	0	0
19. Commercial	3	21,165	1,036,905	0	0	0
20. Industrial	1	51,630	4,115,965	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	27,820	701,465
19. Commercial	0	0	0	3	21,165	1,036,905
20. Industrial	0	0	0	1	51,630	4,115,965
21. Other	0	0	0	0	0	0
22. Total Sch II				6	100,615	5,854,335

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	151	13	304	468

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	5	120,375	35	7,518,990	1,714	630,404,838	1,754	638,044,203
28. Ag-Improved Land	3	331,655	25	5,544,770	560	262,004,760	588	267,881,185
29. Ag Improvements	3	161,690	27	3,727,875	608	52,700,750	638	56,590,315
30. Ag Total							2,392	962,515,703

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	4	4.00	48,000	
32. HomeSite Improv Land	1	2.00	24,000	13	14.00	168,000	
33. HomeSite Improvements	1	0.00	108,500	13	0.00	1,801,040	
34. HomeSite Total							
35. FarmSite UnImp Land	1	0.50	1,500	2	4.00	12,000	
36. FarmSite Improv Land	2	2.86	8,580	22	55.14	165,420	
37. FarmSite Improvements	3	0.00	53,190	27	0.00	1,926,835	
38. FarmSite Total							
39. Road & Ditches	2	3.09	0	30	50.01	0	
40. Other- Non Ag Use	0	0.00	0	1	9.21	11,050	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	24	23.97	287,640	28	27.97	335,640	
32. HomeSite Improv Land	315	320.85	3,850,200	329	336.85	4,042,200	
33. HomeSite Improvements	327	0.00	22,597,035	341	0.00	24,506,575	796,185
34. HomeSite Total				369	364.82	28,884,415	
35. FarmSite UnImp Land	31	81.38	244,140	34	85.88	257,640	
36. FarmSite Improv Land	498	1,541.75	4,602,040	522	1,599.75	4,776,040	
37. FarmSite Improvements	573	0.00	30,103,715	603	0.00	32,083,740	418,945
38. FarmSite Total				637	1,685.63	37,117,420	
39. Road & Ditches	1,727	4,369.62	0	1,759	4,422.72	0	
40. Other- Non Ag Use	23	1,828.39	2,194,060	24	1,837.60	2,205,110	
41. Total Section VI				1,006	8,310.77	68,206,945	1,215,130

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	9	1,123.70	2,186,795	9	1,123.70	2,186,795

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	2,712.02	7.27%	13,982,825	7.35%	5,155.87
46. 1A	5,411.91	14.52%	27,871,345	14.64%	5,150.00
47. 2A1	9,292.70	24.92%	47,786,960	25.10%	5,142.42
48. 2A	6,038.46	16.20%	30,962,170	16.27%	5,127.49
49. 3A1	2,908.44	7.80%	14,731,415	7.74%	5,065.06
50. 3A	2,337.68	6.27%	11,824,830	6.21%	5,058.36
51. 4A1	4,520.05	12.12%	22,748,945	11.95%	5,032.90
52. 4A	4,062.67	10.90%	20,441,560	10.74%	5,031.56
53. Total	37,283.93	100.00%	190,350,050	100.00%	5,105.42
Dry					
54. 1D1	1,981.37	5.34%	6,711,925	5.38%	3,387.52
55. 1D	9,175.78	24.73%	31,105,930	24.95%	3,390.00
56. 2D1	5,105.65	13.76%	17,189,200	13.79%	3,366.70
57. 2D	4,231.06	11.40%	14,137,590	11.34%	3,341.38
58. 3D1	2,258.32	6.09%	7,544,605	6.05%	3,340.80
59. 3D	1,000.27	2.70%	3,324,660	2.67%	3,323.76
60. 4D1	7,874.90	21.22%	26,336,850	21.12%	3,344.40
61. 4D	5,478.89	14.77%	18,324,705	14.70%	3,344.60
62. Total	37,106.24	100.00%	124,675,465	100.00%	3,359.96
Grass					
63. 1G1	289.79	0.37%	421,585	0.40%	1,454.79
64. 1G	2,615.64	3.36%	3,694,330	3.48%	1,412.40
65. 2G1	3,510.54	4.51%	4,930,245	4.64%	1,404.41
66. 2G	5,917.28	7.61%	8,568,445	8.07%	1,448.04
67. 3G1	4,323.21	5.56%	6,266,310	5.90%	1,449.46
68. 3G	3,720.59	4.78%	5,261,615	4.96%	1,414.19
69. 4G1	19,587.41	25.18%	27,154,105	25.58%	1,386.30
70. 4G	37,818.46	48.62%	49,859,755	46.97%	1,318.40
71. Total	77,782.92	100.00%	106,156,390	100.00%	1,364.78
Irrigated Total					
	37,283.93	24.26%	190,350,050	45.10%	5,105.42
Dry Total					
	37,106.24	24.14%	124,675,465	29.54%	3,359.96
Grass Total					
	77,782.92	50.61%	106,156,390	25.15%	1,364.78
72. Waste	604.37	0.39%	133,340	0.03%	220.63
73. Other	908.18	0.59%	788,113	0.19%	867.79
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	153,685.64	100.00%	422,103,358	100.00%	2,746.54

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	5,954.02	14.64%	35,694,350	14.83%	5,995.00
46. 1A	14,846.85	36.50%	88,635,725	36.81%	5,970.00
47. 2A1	4,262.27	10.48%	25,317,870	10.52%	5,940.00
48. 2A	872.84	2.15%	5,106,120	2.12%	5,850.01
49. 3A1	1,787.02	4.39%	10,454,095	4.34%	5,850.02
50. 3A	3,290.57	8.09%	19,233,400	7.99%	5,845.01
51. 4A1	7,372.14	18.12%	42,979,605	17.85%	5,830.00
52. 4A	2,290.80	5.63%	13,343,920	5.54%	5,825.00
53. Total	40,676.51	100.00%	240,765,085	100.00%	5,919.02
Dry					
54. 1D1	10,350.24	29.08%	53,200,280	29.89%	5,140.00
55. 1D	3,543.48	9.96%	18,071,765	10.15%	5,100.00
56. 2D1	2,854.66	8.02%	14,216,205	7.99%	4,980.00
57. 2D	351.77	0.99%	1,741,285	0.98%	4,950.07
58. 3D1	2,009.60	5.65%	9,947,585	5.59%	4,950.03
59. 3D	3,875.43	10.89%	19,105,905	10.74%	4,930.01
60. 4D1	9,270.40	26.05%	45,517,670	25.58%	4,910.00
61. 4D	3,334.85	9.37%	16,174,095	9.09%	4,850.02
62. Total	35,590.43	100.00%	177,974,790	100.00%	5,000.64
Grass					
63. 1G1	1,121.68	3.27%	1,994,970	3.77%	1,778.56
64. 1G	1,265.55	3.69%	2,043,830	3.86%	1,614.97
65. 2G1	3,119.96	9.11%	4,976,390	9.40%	1,595.02
66. 2G	1,300.46	3.80%	2,114,710	4.00%	1,626.12
67. 3G1	1,109.76	3.24%	1,837,985	3.47%	1,656.20
68. 3G	2,091.01	6.10%	3,444,450	6.51%	1,647.27
69. 4G1	7,811.21	22.80%	12,697,460	23.99%	1,625.54
70. 4G	16,439.59	47.99%	23,821,575	45.00%	1,449.04
71. Total	34,259.22	100.00%	52,931,370	100.00%	1,545.03
Irrigated Total					
	40,676.51	36.47%	240,765,085	50.99%	5,919.02
Dry Total					
	35,590.43	31.91%	177,974,790	37.69%	5,000.64
Grass Total					
	34,259.22	30.72%	52,931,370	11.21%	1,545.03
72. Waste	539.64	0.48%	98,380	0.02%	182.31
73. Other	464.67	0.42%	435,775	0.09%	937.82
74. Exempt	80.32	0.07%	0	0.00%	0.00
75. Market Area Total	111,530.47	100.00%	472,205,400	100.00%	4,233.87

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	67.92	378,425	1,300.63	7,457,640	76,591.89	423,279,070	77,960.44	431,115,135
77. Dry Land	6.00	30,600	669.74	3,272,760	72,020.93	299,346,895	72,696.67	302,650,255
78. Grass	5.77	8,925	1,368.32	1,906,740	110,668.05	157,172,095	112,042.14	159,087,760
79. Waste	0.00	0	34.75	9,370	1,109.26	222,350	1,144.01	231,720
80. Other	0.00	0	14.20	12,780	1,358.65	1,211,108	1,372.85	1,223,888
81. Exempt	0.00	0	0.00	0	80.32	0	80.32	0
82. Total	79.69	417,950	3,387.64	12,659,290	261,748.78	881,231,518	265,216.11	894,308,758

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	77,960.44	29.40%	431,115,135	48.21%	5,529.92
Dry Land	72,696.67	27.41%	302,650,255	33.84%	4,163.19
Grass	112,042.14	42.25%	159,087,760	17.79%	1,419.89
Waste	1,144.01	0.43%	231,720	0.03%	202.55
Other	1,372.85	0.52%	1,223,888	0.14%	891.49
Exempt	80.32	0.03%	0	0.00%	0.00
Total	265,216.11	100.00%	894,308,758	100.00%	3,372.00

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 Belgrade	36	44,900	92	135,755	93	1,942,225	129	2,122,880	30,170
83.2 Fullerton	61	206,960	582	2,592,515	583	35,608,180	644	38,407,655	146,920
83.3 Genoa	55	251,220	394	2,074,435	396	26,610,820	451	28,936,475	639,735
83.4 Rural	266	4,635,575	224	3,026,965	262	28,404,760	528	36,067,300	996,380
84 Residential Total	418	5,138,655	1,292	7,829,670	1,334	92,565,985	1,752	105,534,310	1,813,205

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	Belgrade	1	640	15	11,665	15	178,045	16	190,350	0
85.2	Fullerton	15	172,945	90	310,025	93	11,072,215	108	11,555,185	0
85.3	Genoa	4	70,555	46	128,700	56	3,106,940	60	3,306,195	0
85.4	Rural	5	98,850	14	1,219,875	19	13,291,310	24	14,610,035	0
86	Commercial Total	25	342,990	165	1,670,265	183	27,648,510	208	29,661,765	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	261.19	0.40%	391,785	0.43%	1,500.00
88. 1G	1,943.34	3.01%	2,915,860	3.19%	1,500.44
89. 2G1	2,785.39	4.31%	4,122,550	4.51%	1,480.06
90. 2G	5,443.99	8.43%	8,006,920	8.75%	1,470.78
91. 3G1	3,985.41	6.17%	5,859,350	6.41%	1,470.20
92. 3G	3,591.78	5.56%	5,118,860	5.60%	1,425.16
93. 4G1	17,448.08	27.00%	24,354,580	26.63%	1,395.83
94. 4G	29,157.23	45.12%	40,694,755	44.49%	1,395.70
95. Total	64,616.41	100.00%	91,464,660	100.00%	1,415.50
CRP					
96. 1C1	3.00	0.08%	4,200	0.08%	1,400.00
97. 1C	265.44	6.96%	371,610	6.96%	1,399.98
98. 2C1	206.36	5.41%	288,905	5.41%	1,400.00
99. 2C	220.61	5.79%	308,845	5.79%	1,399.96
100. 3C1	172.90	4.53%	242,060	4.53%	1,400.00
101. 3C	34.86	0.91%	48,805	0.91%	1,400.03
102. 4C1	1,650.45	43.29%	2,310,645	43.29%	1,400.01
103. 4C	1,259.08	33.02%	1,762,850	33.03%	1,400.11
104. Total	3,812.70	100.00%	5,337,920	100.00%	1,400.04
Timber					
105. 1T1	25.60	0.27%	25,600	0.27%	1,000.00
106. 1T	406.86	4.35%	406,860	4.35%	1,000.00
107. 2T1	518.79	5.55%	518,790	5.55%	1,000.00
108. 2T	252.68	2.70%	252,680	2.70%	1,000.00
109. 3T1	164.90	1.76%	164,900	1.76%	1,000.00
110. 3T	93.95	1.00%	93,950	1.00%	1,000.00
111. 4T1	488.88	5.23%	488,880	5.23%	1,000.00
112. 4T	7,402.15	79.14%	7,402,150	79.14%	1,000.00
113. Total	9,353.81	100.00%	9,353,810	100.00%	1,000.00
<hr/>					
Grass Total	64,616.41	83.07%	91,464,660	86.16%	1,415.50
CRP Total	3,812.70	4.90%	5,337,920	5.03%	1,400.04
Timber Total	9,353.81	12.03%	9,353,810	8.81%	1,000.00
<hr/>					
114. Market Area Total	77,782.92	100.00%	106,156,390	100.00%	1,364.78

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	815.75	3.47%	1,448,565	3.78%	1,775.75
88. 1G	912.30	3.88%	1,593,460	4.15%	1,746.64
89. 2G1	2,248.47	9.55%	3,882,610	10.12%	1,726.78
90. 2G	1,078.67	4.58%	1,829,495	4.77%	1,696.07
91. 3G1	912.28	3.88%	1,523,665	3.97%	1,670.17
92. 3G	1,687.30	7.17%	2,751,215	7.17%	1,630.54
93. 4G1	6,305.85	26.79%	10,091,980	26.31%	1,600.42
94. 4G	9,577.31	40.69%	15,232,285	39.72%	1,590.46
95. Total	23,537.93	100.00%	38,353,275	100.00%	1,629.42
CRP					
96. 1C1	224.10	10.47%	448,200	10.47%	2,000.00
97. 1C	33.07	1.54%	66,140	1.54%	2,000.00
98. 2C1	59.97	2.80%	119,940	2.80%	2,000.00
99. 2C	23.84	1.11%	47,680	1.11%	2,000.00
100. 3C1	96.68	4.52%	193,360	4.52%	2,000.00
101. 3C	260.99	12.19%	521,980	12.19%	2,000.00
102. 4C1	998.80	46.66%	1,997,600	46.66%	2,000.00
103. 4C	443.19	20.70%	886,380	20.70%	2,000.00
104. Total	2,140.64	100.00%	4,281,280	100.00%	2,000.00
Timber					
105. 1T1	81.83	0.95%	98,205	0.95%	1,200.11
106. 1T	320.18	3.73%	384,230	3.73%	1,200.04
107. 2T1	811.52	9.46%	973,840	9.46%	1,200.02
108. 2T	197.95	2.31%	237,535	2.31%	1,199.97
109. 3T1	100.80	1.17%	120,960	1.17%	1,200.00
110. 3T	142.72	1.66%	171,255	1.66%	1,199.94
111. 4T1	506.56	5.90%	607,880	5.90%	1,200.02
112. 4T	6,419.09	74.81%	7,702,910	74.81%	1,200.00
113. Total	8,580.65	100.00%	10,296,815	100.00%	1,200.00
<hr/>					
Grass Total	23,537.93	68.71%	38,353,275	72.46%	1,629.42
CRP Total	2,140.64	6.25%	4,281,280	8.09%	2,000.00
Timber Total	8,580.65	25.05%	10,296,815	19.45%	1,200.00
<hr/>					
114. Market Area Total	34,259.22	100.00%	52,931,370	100.00%	1,545.03

**2018 County Abstract of Assessment for Real Property, Form 45
Compared with the 2017 Certificate of Taxes Levied Report (CTL)**

63 Nance

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	93,734,068	103,377,765	9,643,697	10.29%	1,803,800	8.36%
02. Recreational	2,124,270	2,156,545	32,275	1.52%	9,405	1.08%
03. Ag-Homesite Land, Ag-Res Dwelling	28,606,720	28,884,415	277,695	0.97%	796,185	-1.81%
04. Total Residential (sum lines 1-3)	124,465,058	134,418,725	9,953,667	8.00%	2,609,390	5.90%
05. Commercial	19,298,350	19,987,775	689,425	3.57%	0	3.57%
06. Industrial	9,673,990	9,673,990	0	0.00%	0	0.00%
07. Total Commercial (sum lines 5-6)	28,972,340	29,661,765	689,425	2.38%	0	2.38%
08. Ag-Farmsite Land, Outbuildings	36,794,700	37,117,420	322,720	0.88%	418,945	-0.26%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	2,205,110	2,205,110			
11. Total Non-Agland (sum lines 8-10)	36,794,700	39,322,530	2,527,830	6.87%	418,945	5.73%
12. Irrigated	431,992,335	431,115,135	-877,200	-0.20%		
13. Dryland	302,708,290	302,650,255	-58,035	-0.02%		
14. Grassland	158,884,215	159,087,760	203,545	0.13%		
15. Wasteland	216,360	231,720	15,360	7.10%		
16. Other Agland	3,429,118	1,223,888	-2,205,230	-64.31%		
17. Total Agricultural Land	897,230,318	894,308,758	-2,921,560	-0.33%		
18. Total Value of all Real Property (Locally Assessed)	1,087,462,416	1,097,711,778	10,249,362	0.94%	3,028,335	0.66%

2018 Assessment Survey for Nance County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	1 (part-time)
3.	Other full-time employees:
	-
4.	Other part-time employees:
	0
5.	Number of shared employees:
	-
6.	Assessor's requested budget for current fiscal year:
	\$104,223.00
7.	Adopted budget, or granted budget if different from above:
	\$104,223.00
8.	Amount of the total assessor's budget set aside for appraisal work:
	-
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$75,036.00
10.	Part of the assessor's budget that is dedicated to the computer system:
	0, paid out of the county's general fund
11.	Amount of the assessor's budget set aside for education/workshops:
	\$625.00
12.	Other miscellaneous funds:
	-
13.	Amount of last year's assessor's budget not used:
	\$11,662.13

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	County wide except the village of Belgrade
3.	What municipalities in the county are zoned?
	All except the village of Belgrade
4.	When was zoning implemented?
	2000

D. Contracted Services

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

E. Appraisal /Listing Services

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

2018 Residential Assessment Survey for Nance County

1.	Valuation data collection done by:												
	Assessor and staff												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural - All residential properties not within the boundaries of a municipality or subdivision</td> </tr> <tr> <td style="text-align: center;">AG</td> <td>Ag Homes and Outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Fullerton - County seat and largest city in the county located on State Highways 14 & 22; population of about 1,300; K-12 public school system; active trade center. The residential housing market is active and stable.	02	Belgrade - Village located 12 miles north of Fullerton on NE Highway 52; population of about 120; limited trade. The residential housing market is limited.	03	Genoa and Suburban Genoa - Village located 20 miles west of Columbus; population of about 1,000; K-12 public school system; active trade center. The housing market is active and stable.	04	Rural - All residential properties not within the boundaries of a municipality or subdivision	AG	Ag Homes and Outbuildings
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04	Rural - All residential properties not within the boundaries of a municipality or subdivision												
AG	Ag Homes and Outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	Cost and sales comparison approaches												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation tables are developed based on local market information												
5.	Are individual depreciation tables developed for each valuation grouping?												
	Yes												
6.	Describe the methodology used to determine the residential lot values?												
	Sales and size comparison of value in each town												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots are treated the same; no applications to combine lots have been received												

8.

<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	2013	2014	2018	2016
02	2013	2014	2013	2014
03	2013	2014	2018	2014
04	2013	2014	2013	2016/2017
AG	2013	2014	2013	2016/2017

2018 Commercial Assessment Survey for Nance County

1.	Valuation data collection done by:																												
	Assessor and staff																												
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:																												
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3.	List and describe the approach(es) used to estimate the market value of commercial properties.																												
	Cost approach less depreciation derived from market																												
3a.	Describe the process used to determine the value of unique commercial properties.																												
	On staff appraiser uses cost and sales comparison approaches; state sales file query																												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?																												
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5.	Are individual depreciation tables developed for each valuation grouping?																												
	Yes																												
6.	Describe the methodology used to determine the commercial lot values.																												
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01	2012	2017	2010	2018																									
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03	2011	2017	2010	2018																									
04	2012	2017	2010	2018																									

2018 Agricultural Assessment Survey for Nance County

1.	Valuation data collection done by:										
	Assessor and staff										
2.	List each market area, and describe the location and the specific characteristics that make each unique.										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; 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;">01</td> <td>This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.</td> <td style="text-align: center;">2015-2016</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.</td> <td style="text-align: center;">2015-2016</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	This area includes all the area south of the Loup River and the area in the northwest portion of the county which is north of the Twin Loups Reclamation District and west of the Cedar River. The area south of the Loup River contains more sandy and alkali soils. The topography tends to be very flat and wet. The area north of the Twin Loups Reclamation District and West of the Cedar River contains more silty soils. The topography tends to have steep hills with valleys and gullies.	2015-2016	02	This area includes those parcels in the Twin Loups Reclamation District and the area located in the northeast portion of the county all lying north of the Loup River. The area located in the Twin Loups Reclamation District contains more fertile, rich soils. The topography tends to be mostly flat with few gradual hills. The area located east of the Cedar River and north of the Loup River tends to have more fertile soil. The topography tends to have rolling and gradual hills with few areas of steep hills, valleys and gullies. This market area includes the area located in the northeast portion of the county (Beaver, Genoa and Council Creek Townships), all lying north of the Loup River. This portion of the county has outside market influences from Platte County to the east and Boone County to the north which both have higher valued agricultural lands. Area 2 includes the higher quality market value lands in Nance County.	2015-2016
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3.	Describe the process used to determine and monitor market areas.										
	Common geographic characteristics, topography, market characteristics										
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.										
	Questionnaires from buyer/seller; interviews, and inspections. Realtor sale bills are kept and attached to Form 521's for future reference.										
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?										
	Yes										
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.										
	Questionnaires, buyer/seller interviews by phone or correspondence, and location										

Nance County
3 Year Plan of Assessment
2018-2020

Introduction

Pursuant to Neb. Laws 2005, LB 263, § 9, on or before June 15th each year the Assessor shall prepare a plan of assessment. It is to be submitted to the Nance County Board of Equalization on or before July 31st, and to the Department of Property Assessment & Taxation on or before October 31st each year. The assessor shall update the plan yearly between the adoptions of each three-year plan. The plan and any updates will describe all the duties of the Nance County Assessor. It shall indicate the classes or subclasses of real property that the Nance 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 of quality of assessment practices required by law and the resources necessary to complete those actions.

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 laws as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003)

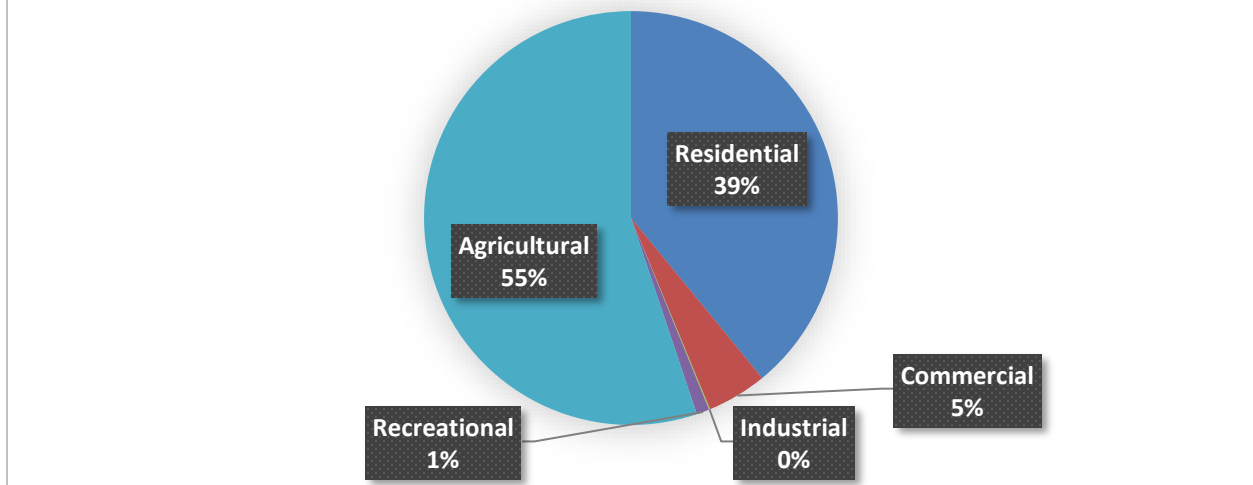
Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land.
2. 75% of actual value for agricultural land and horticultural land.
3. 75% of special value for agricultural land 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 Nance County

As reported on the 2017 County Abstract, Nance County has a total of 4,333 real property parcels. The residential parcel count (1,693) is approximately 39% of the total; the commercial parcel count (203) is approximately 5% of the total; the industrial parcel count (4) is approximately (0.10%) of the total; and the recreational parcel count (43) is approximately 1% of the total. Agriculture parcels (2,390) account for about 55% of the total. The total Nance county real estate valuations as reported on the 2017 Abstract of Assessment, excluding centrally assessed property, is \$1,084,820,336. The following chart provides a visual representation of the property classification breakdown.

Property Classification Breakdown (by percentage)



Budget

2016/2017 Assessor's Budget \$123,991

2016/2017 Appraisal Budget \$53,790

2017/2018 Assessor's Proposed Budget \$104,223

2017/2018 Appraisal Proposed Budget \$113,236

Staff/Training

The staff of the Nance County Assessor's Office consists of the Assessor and one full-time clerk. The Assessor compiles all reports, values all real property, inspects real property, maintains the sales file, makes corrections to the property record cards as dictated by Form 521 transfer statements, death certificates, and court judgments, prices all improvements, updates cadastral maps, manages office finances, reports office inventory, compiles the annual inventory list and supervises all other duties with the assistance of the office clerk. The assessor and clerk manage personal property files, oversee the homestead exemption program, and handle the permissive exemptions. All staff are responsible for the operation and maintenance of our GIS database, which includes the digitizing of parcels, the application of current land use layers and the calculation of agricultural land use acres.

The Assessor holds the assessor's certification and is required to complete 60 hours of continuing education every 4-year term to maintain certification. Education is obtained by attending and participating in annual P.A.D. workshops, meetings and classes. The assessor also holds the required certification for IAAO Course 101-Fundamentals in Real Property Appraisal and IAAO Course 300-Fundamentals of Mass Appraisal.

3-YEAR APPRAISAL PLAN

2018

Residential

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

Review of commercial and industrial properties will begin in 2017 to be completed for year 2018 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of all commercial properties will take place. Nance County has 203 commercial parcels, of which 181 are improved parcels.

Agricultural

The assessor will continue to monitor the current Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2019

Residential

All residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

2020

Residential

Nance County will review Genoa City and Belgrade Village residential properties in the fall of 2019 to be completed for year 2020 to stay in compliance with the 6-year review cycle. New costing and depreciation will be used. New photos will be taken and a physical inspection of Genoa City and

Belgrade Village properties will take place. All other residential properties will be maintained using statistical and sales review. Pick-up work will be completed on all residential properties in the county.

Commercial

A statistical analysis will be done for Nance County's commercial and industrial properties to determine if an adjustment is necessary to comply with the statistical measures required by NE law. Pick-up work will be completed on all commercial properties in the county.

Agricultural

The assessor will continue to monitor the Market Areas to ensure boundary lines coincide with the current sales period. The sales will also be analyzed by land classification groups to maintain statistical compliance. Land use changes will be monitored using GIS, FSA records, the Lower Loup and Central Platte NRDs, and as necessary, property inspections. Sales review and pick-up work will be completed.

Conclusion

I reserve the right to make changes and adjustments to my projected plan due to budget constraints, time or other outside forces. However, be assured that any additional changes or inclusions will be performed to comply with all regulations and correct values.

Megan Zoucha
Nance County Assessor