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DEPARTMENT OF REVENUE

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

ROCK COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Rock 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 Rock 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: Monica Turpin, Rock County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

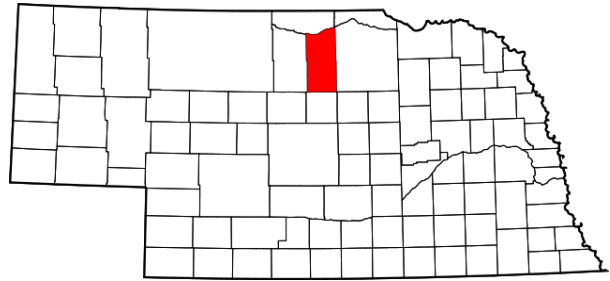
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

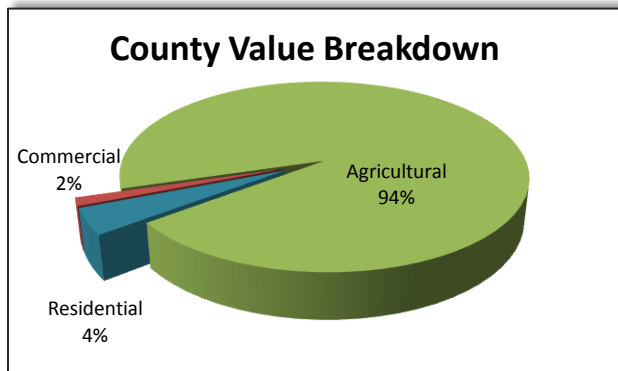
**Further information may be found in Exhibit 94*

County Overview

With a total area of 1,008 square miles, Rock had 1,381 residents, per the Census Bureau Quick Facts for 2015, reflecting a 4% reduction from the preceding year and an overall population decline from the 2010 US Census of 11%. In a review of the past fifty-five years, Rock has seen a steady drop in population of 46% (Nebraska Department of Economic Development). Reports indicated that 80% of county residents were homeowners and 89% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Rock convene in and around the county seat of Bassett. Per the latest information available from the U.S. Census Bureau, there were forty-five employer establishments in Rock. Countywide employment was at 853, a 2% loss relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Rock that has fortified the local rural area economies. Rock is included in the Middle Niobrara, Lower Niobrara, and Upper Elkhorn Natural Resources Districts (NRD). Grassland makes up the majority of the land in the county. When compared against the top crops of the other counties in Nebraska, Rock ranks third in forage-land used for all hay and haylage, grass silage, and green chop (USDA AgCensus).

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
BASSETT	743	619	-17%
NEWPORT	98	97	-1%

grass silage, and green chop (USDA AgCensus).

2017 Residential Correlation for Rock County

Assessment Actions

For the 2017 assessment year the county assessor performed a lot value study, updated the Marshal Swift costing and did a depreciation study for all properties in Bassett and Newport. The pickup work was also completed.

Description of Analysis

Residential sales are stratified into four valuation groupings. The majority of sales occur within Bassett that accounts for approximately 78% of the residential sales.

Valuation Grouping	Description
01	Bassett
02	A newer subdivision located south of HWY 20 in Bassett.
03	Newport
04	Rural

Analysis of the statistical profile supports a level of value within the acceptable range, both the median and weighted mean are within the acceptable ranges. The high mean can be attributed to outlier sales. The coefficient of dispersion also supports that sales are sufficiently clustered around the median and support that residential property in Rock County has been assessed at an acceptable level of value.

The assessment actions in Rock County appear to be applied uniformly. An analysis of the sold properties and the abstract shows similar movement of the unsold properties. The correlation between the sales file and abstract supports the use of the median in determining the level of value for the class.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. All sales are not verified. Family sales the county assessor and staff know are not

2017 Residential Correlation for Rock County

good sales are not verified. The estimated return on questionnaires is 10%. Being a smaller county the courthouse staff is pretty familiar with the sales and tends to offer information. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction if needed. Onsite reviews are usually not done. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. Personal property adjustments for residential property are not automatically made when reported, further verification is usually done.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The monthly transfer statements continue to improve. The AVU when reviewed was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has it set up on the six-year review and inspection cycle to review every parcel within the county. The physical review consists of onsite inspections with the property record card in hand updating any changes that are found, new photos are also taken.

The county currently uses four valuation groupings for the residential class of property. Each economic area defined is subject to a set of economic forces that impact the value of properties within that geographic area. A review of the costing and depreciation for the residential shows the county has updated each of these during the six year review and inspection of each grouping, most recently for valuation groups 01, 02 and 03. The land tables are also updated during this cycle.

Equalization and Quality of Assessment

All valuation groups with a sufficient number of sales are statistically within the acceptable range. The COD and PRD both support that values are equitably assessed. The statistical analysis and a review of the assessment practices indicate that there is uniformity and equalization with the assessment of the residential property.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	37	97.48	102.29	101.22	09.01	101.08
02	7	93.31	107.71	98.53	21.49	109.32
03	2	92.07	92.07	90.00	05.25	102.30
04	2	85.03	85.03	81.85	06.83	103.89
____ALL____	48	96.72	101.93	99.14	10.98	102.81

Level of Value

2017 Residential Correlation for Rock County

Based on the review of all available information, the level of value of residential property in Rock County is 97%.

2017 Commercial Correlation for Rock County

Assessment Actions

For assessment year 2017 routine maintenance and pick work were the only actions performed in Rock County.

Description of Analysis

Currently there are three valuation groupings within the commercial class.

Valuation Grouping	Description
01	Bassett
03	Newport
04	Rural

There are approximately 114 commercial properties in the county with the majority being in Bassett. The statistical profile comprises a diverse group of sales involving ten different occupancy codes. There are two few sales to rely on the statistics to provide a point estimate of the level of value of commercial property in the county.

A historical review of assessment practices and valuation changes supports that the county has kept the costing and depreciation tables updated. Most recently for 2013, the commercial class was reviewed and inspected. Over the past decade value has increased just under one percent per year. This change over time correlates closely to changes over the same time in nearby communities. The similarity in assessed value changes over time supports that assessed value changes in Rock County have kept pace with the economic conditions of the area.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. All sales are not verified. Family sales the county assessor and staff know are not good sales are not verified. The estimated return on questionnaires is 10%. Being a smaller county the courthouse staff is familiar with the sales and tends to offer information. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction if needed. Onsite reviews are usually

2017 Commercial Correlation for Rock County

not done. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. Personal property adjustments for residential property are not automatically made when reported, further verification is usually done.

The review also looked at the filing of Real Estate Transfer Statements as well as a check of the values reported on the Assessed Value Update (AVU). The monthly transfer statements continue to improve. The AVU when reviewed was accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The county has it set up on the six-year review and inspection cycle to review every parcel within the county. The physical review consists of onsite inspections with the property record card in hand, updating any changes that are found, and taking new photos.

The county currently uses four valuation groupings for the residential class of property. Each economic area defined is subject to a set of economic forces that impact the value of properties within that geographic area. A review of the costing and depreciation for the residential shows the county has updated each of these during the six year review and inspection of each grouping. The land tables are also updated during this cycle.

Equalization and Quality of Assessment

The statistical sampling consists of a mixture of properties; there is not an adequate amount of sales in Rock County to analyze the statistics for purposes of equalization. Analysis of value changes over time suggests that valuation changes have kept pace with the local economy. All tests appear to indicate uniform and proportionate treatment of the commercial class.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	12	92.97	98.18	82.78	45.06	118.60
03	1	102.00	102.00	102.00	00.00	100.00
____ALL____	13	102.00	98.47	82.79	37.91	118.94

Level of Value

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

2017 Agricultural Correlation for Rock County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2017 included the following overall adjustments: irrigated land received no change; dry land changed approximately 10%, and grassland increased approximately 5%. Rural improvements via aerial photographic imagery in a portion of the county were reviewed. When additional information is needed a physical inspection is done as well as contacting the taxpayer if needed.

Description of Analysis

The agricultural land in Rock County is divided between grassland at 88%, irrigated at 8%, wasteland at 2% and dry land at 1%. For measurement purposes market area one and two were combined to measure the irrigated sales. Area three irrigated is also measured separately. All three areas were combined to measure the dry and grass land. All counties adjoining Rock are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

Analysis of the sample reveals forty-one qualified sales with both the median and mean measures of central tendency falling within the acceptable range. Both market areas are also within the range.

The statistical profile also further breaks down subclasses of 95% and 80% majority land use (MLU), with the 80% MLU providing the more representative sampling. The 80% MLU shows the irrigated subclass for market area three is within the acceptable range, while market area two does not contain a sufficient number of sales to provide an adequate sample for separate measurement. As stated above, dry and grass values county wide are valued the same, so when looking at the same 80% MLU subclass for grass the reader should look at the overall County 80% MLU that has 22 sales with a median of 70.98%. There are not a sufficient number of dry land sales to create a representative sample; however, the county assessor has increased dry land values proportionately with the market; for that reason dry land values are also believed to be acceptable.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. All sales are not verified. Family sales the county assessor and staff know are not

2017 Agricultural Correlation for Rock County

good sales are not verified. The estimated return on questionnaires is 10%. Being a smaller county the courthouse staff is pretty familiar with the sales and tends to offer information. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction if needed. Onsite reviews are usually not done. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. Personal property adjustments for residential property are not automatically made when reported, further verification is usually done.

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

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

The county's inspection and review cycle for all real property was discussed with the county assessor. Rock County has it set up on the six-year review and inspection plan to systematically review land use with the most current aerial imagery. They compare this to each agricultural parcel within the township. Sales verification is also part of the process used to analyze and understand the agricultural land values and trends. The physical review of agricultural improvements consists of on-site inspections with the property record card in hand updating any changes that are found. New photos are taken and the condition of the property is noted.

Although the county has identified three market areas within the agricultural class of property, one valuation model has been applied to the entire county for dry and grass land values with two models for irrigated. A sales analysis is studied each year and supports these models.

The final portion of the review that related to agricultural land included an analysis of how agricultural and horticultural land is identified, including a discussion of the primary use of the parcel. The land use of a parcel is reviewed through aerial imagery and physical inspection of the parcel. Conversations with the county assessor indicate that if agricultural activity is observed on the majority of the parcel, then the parcel is considered agricultural regardless of size. The farm home site value is the same as the rural residential first acre home site. Although the county does not have a written policy in place to define agricultural or non-agricultural land, there is no reason to believe that the county is not considering the primary use of the parcel to identify and value agricultural land.

Equalization

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

2017 Agricultural Correlation for Rock County

Both market areas show medians within range, Subclasses that have sufficient sales are within acceptable range, and it is believed that the quality of assessment of agricultural land within the county is compliant with generally accepted mass appraisal standards.

AREA (MARKET)						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
2	27	68.98	74.80	66.38	28.31	112.68
3	14	70.90	68.80	65.92	22.85	104.37
<u>ALL</u>	41	70.04	72.75	66.15	26.33	109.98

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u>Irrigated</u>						
County	16	66.48	71.52	68.54	25.78	104.35
2	5	62.56	79.23	80.14	31.38	98.86
3	11	70.39	68.01	65.66	21.72	103.58
<u>Grass</u>						
County	22	70.98	73.12	60.66	25.36	120.54
2	20	69.51	71.83	59.93	26.18	119.86
3	2	86.00	86.00	90.53	09.53	95.00
<u>ALL</u>	41	70.04	72.75	66.15	26.33	109.98

Level of Value

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

2017 Opinions of the Property Tax Administrator for Rock 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	97	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 7th day of April, 2017.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Rock County

Residential Real Property - Current

Number of Sales	48	Median	96.72
Total Sales Price	\$2,102,320	Mean	101.93
Total Adj. Sales Price	\$2,137,320	Wgt. Mean	99.14
Total Assessed Value	\$2,119,000	Average Assessed Value of the Base	\$40,938
Avg. Adj. Sales Price	\$44,528	Avg. Assessed Value	\$44,146

Confidence Interval - Current

95% Median C.I	94.27 to 98.27
95% Wgt. Mean C.I	92.36 to 105.92
95% Mean C.I	95.49 to 108.37
% of Value of the Class of all Real Property Value in the County	4.59
% of Records Sold in the Study Period	6.57
% of Value Sold in the Study Period	7.08

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	48	98	98.12
2015	47	98	98.26
2014	27	95	94.68
2013	18	95	95.26

2017 Commission Summary for Rock County

Commercial Real Property - Current

Number of Sales	13	Median	102.00
Total Sales Price	\$898,500	Mean	98.47
Total Adj. Sales Price	\$898,500	Wgt. Mean	82.79
Total Assessed Value	\$743,900	Average Assessed Value of the Base	\$63,435
Avg. Adj. Sales Price	\$69,115	Avg. Assessed Value	\$57,223

Confidence Interval - Current

95% Median C.I	45.41 to 109.52
95% Wgt. Mean C.I	66.67 to 98.92
95% Mean C.I	65.29 to 131.65
% of Value of the Class of all Real Property Value in the County	1.35
% of Records Sold in the Study Period	9.35
% of Value Sold in the Study Period	8.44

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	13	100	102.00
2015	10	100	85.17
2014	12	100	96.37
2013	10		88.75

75 Rock
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 48
Total Sales Price : 2,102,320
Total Adj. Sales Price : 2,137,320
Total Assessed Value : 2,119,000
Avg. Adj. Sales Price : 44,528
Avg. Assessed Value : 44,146

MEDIAN : 97
WGT. MEAN : 99
MEAN : 102
COD : 10.98
PRD : 102.81

COV : 22.34
STD : 22.77
Avg. Abs. Dev : 10.62
MAX Sales Ratio : 207.25
MIN Sales Ratio : 72.22

95% Median C.I. : 94.27 to 98.27
95% Wgt. Mean C.I. : 92.36 to 105.92
95% Mean C.I. : 95.49 to 108.37

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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>Qrtrs</u>											
01-OCT-14 To 31-DEC-14	3	99.58	97.26	99.47	02.58	97.78	92.25	99.96	N/A	36,667	36,473
01-JAN-15 To 31-MAR-15	3	93.69	93.99	92.95	01.64	101.12	91.84	96.45	N/A	75,000	69,713
01-APR-15 To 30-JUN-15	5	98.27	104.24	99.84	11.12	104.41	90.83	132.17	N/A	65,800	65,696
01-JUL-15 To 30-SEP-15	13	99.69	108.99	102.45	18.53	106.38	72.22	165.26	92.35 to 140.04	38,246	39,183
01-OCT-15 To 31-DEC-15	10	96.35	94.95	94.19	02.58	100.81	87.24	99.80	89.96 to 97.24	35,850	33,767
01-JAN-16 To 31-MAR-16	3	93.10	130.59	179.97	41.47	72.56	91.43	207.25	N/A	21,833	39,293
01-APR-16 To 30-JUN-16	5	97.48	96.93	97.26	01.32	99.66	93.61	98.96	N/A	47,900	46,586
01-JUL-16 To 30-SEP-16	6	94.35	92.50	87.68	04.20	105.50	77.84	99.32	77.84 to 99.32	52,103	45,685
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	24	98.39	104.66	99.59	13.49	105.09	72.22	165.26	93.31 to 100.92	48,383	48,184
01-OCT-15 To 30-SEP-16	24	95.88	99.21	98.61	07.86	100.61	77.84	207.25	93.58 to 97.24	40,672	40,108
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	31	96.90	102.24	98.22	11.37	104.09	72.22	165.26	93.69 to 99.69	45,474	44,666
<u>ALL</u>	48	96.72	101.93	99.14	10.98	102.81	72.22	207.25	94.27 to 98.27	44,528	44,146

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	37	97.48	102.29	101.22	09.01	101.06	72.22	165.26	96.10 to 98.96	36,181	36,623
02	7	93.31	107.71	98.53	21.49	109.32	77.84	207.25	77.84 to 207.25	92,017	90,664
03	2	92.07	92.07	90.00	05.25	102.30	87.24	96.90	N/A	17,500	15,750
04	2	85.03	85.03	81.85	06.83	103.89	79.22	90.83	N/A	59,750	48,903
<u>ALL</u>	48	96.72	101.93	99.14	10.98	102.81	72.22	207.25	94.27 to 98.27	44,528	44,146

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	48	96.72	101.93	99.14	10.98	102.81	72.22	207.25	94.27 to 98.27	44,528	44,146
06											
07											
<u>ALL</u>	48	96.72	101.93	99.14	10.98	102.81	72.22	207.25	94.27 to 98.27	44,528	44,146

**75 Rock
RESIDENTIAL**

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 48
 Total Sales Price : 2,102,320
 Total Adj. Sales Price : 2,137,320
 Total Assessed Value : 2,119,000
 Avg. Adj. Sales Price : 44,528
 Avg. Assessed Value : 44,146

MEDIAN : 97
 WGT. MEAN : 99
 MEAN : 102
 COD : 10.98
 PRD : 102.81

COV : 22.34
 STD : 22.77
 Avg. Abs. Dev : 10.62
 MAX Sales Ratio : 207.25
 MIN Sales Ratio : 72.22

95% Median C.I. : 94.27 to 98.27
 95% Wgt. Mean C.I. : 92.36 to 105.92
 95% Mean C.I. : 95.49 to 108.37

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	72.22	72.22	72.22	00.00	100.00	72.22	72.22	N/A	2,700	1,950	
Less Than 15,000	12	96.50	99.23	104.00	09.43	95.41	72.22	140.04	92.25 to 100.92	9,683	10,071	
Less Than 30,000	22	96.50	100.54	101.63	09.84	98.93	72.22	155.36	93.10 to 100.65	16,555	16,825	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	47	96.75	102.56	99.18	10.67	103.41	77.84	207.25	94.42 to 98.27	45,417	45,044	
Greater Than 14,999	36	96.72	102.83	98.86	11.50	104.02	77.84	207.25	93.69 to 98.96	56,142	55,504	
Greater Than 29,999	26	96.72	103.11	98.63	11.95	104.54	77.84	207.25	93.69 to 98.96	68,197	67,264	
<u>Incremental Ranges</u>												
0 TO 4,999	1	72.22	72.22	72.22	00.00	100.00	72.22	72.22	N/A	2,700	1,950	
5,000 TO 14,999	11	96.90	101.68	104.76	07.94	97.06	91.43	140.04	92.25 to 116.40	10,318	10,809	
15,000 TO 29,999	10	96.85	102.12	100.52	10.30	101.59	87.24	155.36	90.83 to 106.61	24,800	24,929	
30,000 TO 59,999	14	98.11	112.30	113.15	16.74	99.25	93.50	207.25	94.42 to 132.17	41,429	46,878	
60,000 TO 99,999	8	96.67	94.47	94.12	04.14	100.37	79.22	99.96	79.22 to 99.96	79,625	74,946	
100,000 TO 149,999	3	89.96	86.55	86.27	05.19	100.32	77.84	91.84	N/A	122,707	105,857	
150,000 TO 249,999	1	93.31	93.31	93.31	00.00	100.00	93.31	93.31	N/A	188,000	175,430	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	48	96.72	101.93	99.14	10.98	102.81	72.22	207.25	94.27 to 98.27	44,528	44,146	

75 Rock
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 13
Total Sales Price : 898,500
Total Adj. Sales Price : 898,500
Total Assessed Value : 743,900
Avg. Adj. Sales Price : 69,115
Avg. Assessed Value : 57,223

MEDIAN : 102
WGT. MEAN : 83
MEAN : 98
COD : 37.91
PRD : 118.94

COV : 55.75
STD : 54.90
Avg. Abs. Dev : 38.67
MAX Sales Ratio : 213.80
MIN Sales Ratio : 38.59

95% Median C.I. : 45.41 to 109.52
95% Wgt. Mean C.I. : 66.67 to 98.92
95% Mean C.I. : 65.29 to 131.65

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	3	201.03	153.41	83.96	27.92	182.72	45.41	213.80	N/A	37,833	31,765
01-JUL-14 To 30-SEP-14	1	45.41	45.41	45.41	00.00	100.00	45.41	45.41	N/A	86,000	39,055
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15	2	93.26	93.26	82.74	11.60	112.71	82.44	104.08	N/A	218,000	180,363
01-APR-15 To 30-JUN-15											
01-JUL-15 To 30-SEP-15	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	500	510
01-OCT-15 To 31-DEC-15	1	38.59	38.59	38.59	00.00	100.00	38.59	38.59	N/A	14,500	5,595
01-JAN-16 To 31-MAR-16	1	109.52	109.52	109.52	00.00	100.00	109.52	109.52	N/A	122,500	134,160
01-APR-16 To 30-JUN-16	2	88.51	88.51	87.65	22.55	100.98	68.55	108.47	N/A	52,750	46,238
01-JUL-16 To 30-SEP-16	2	80.43	80.43	80.43	28.70	100.00	57.35	103.50	N/A	10,000	8,043
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	4	123.22	126.41	67.34	65.74	187.72	45.41	213.80	N/A	49,875	33,588
01-OCT-14 To 30-SEP-15	3	102.00	96.17	82.76	07.07	116.20	82.44	104.08	N/A	145,500	120,412
01-OCT-15 To 30-SEP-16	6	86.03	81.00	94.60	30.42	85.62	38.59	109.52	38.59 to 109.52	43,750	41,386
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	4	123.22	126.41	67.34	65.74	187.72	45.41	213.80	N/A	49,875	33,588
01-JAN-15 To 31-DEC-15	4	92.22	81.78	81.34	23.05	100.54	38.59	104.08	N/A	112,750	91,708
<u>ALL</u>	13	102.00	98.47	82.79	37.91	118.94	38.59	213.80	45.41 to 109.52	69,115	57,223

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	12	92.97	98.18	82.78	45.06	118.60	38.59	213.80	45.41 to 109.52	74,833	61,949
03	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	500	510
<u>ALL</u>	13	102.00	98.47	82.79	37.91	118.94	38.59	213.80	45.41 to 109.52	69,115	57,223

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	108.47	108.47	108.47	00.00	100.00	108.47	108.47	N/A	50,500	54,775
03	12	92.22	97.64	81.26	44.84	120.16	38.59	213.80	45.41 to 109.52	70,667	57,427
04											
<u>ALL</u>	13	102.00	98.47	82.79	37.91	118.94	38.59	213.80	45.41 to 109.52	69,115	57,223

75 Rock
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 13
Total Sales Price : 898,500
Total Adj. Sales Price : 898,500
Total Assessed Value : 743,900
Avg. Adj. Sales Price : 69,115
Avg. Assessed Value : 57,223

MEDIAN : 102
WGT. MEAN : 83
MEAN : 98
COD : 37.91
PRD : 118.94

COV : 55.75
STD : 54.90
Avg. Abs. Dev : 38.67
MAX Sales Ratio : 213.80
MIN Sales Ratio : 38.59

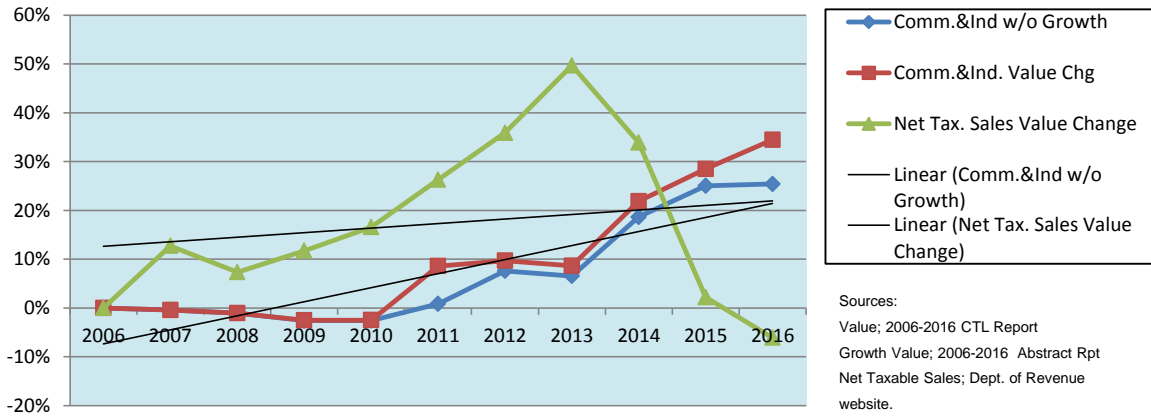
95% Median C.I. : 45.41 to 109.52
95% Wgt. Mean C.I. : 66.67 to 98.92
95% Mean C.I. : 65.29 to 131.65

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	500	510	
Less Than 15,000	6	102.75	103.22	91.69	36.24	112.57	38.59	213.80	38.59 to 213.80	8,083	7,412	
Less Than 30,000	7	103.50	117.19	123.61	44.30	94.81	38.59	213.80	38.59 to 213.80	9,786	12,096	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	12	92.97	98.18	82.78	45.06	118.60	38.59	213.80	45.41 to 109.52	74,833	61,949	
Greater Than 14,999	7	82.44	94.40	82.29	44.99	114.72	45.41	201.03	45.41 to 201.03	121,429	99,919	
Greater Than 29,999	6	75.50	76.63	79.42	31.14	96.49	45.41	109.52	45.41 to 109.52	138,333	109,871	
<u>Incremental Ranges</u>												
0 TO 4,999	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	500	510	
5,000 TO 14,999	5	103.50	103.46	91.58	42.89	112.97	38.59	213.80	N/A	9,600	8,792	
15,000 TO 29,999	1	201.03	201.03	201.03	00.00	100.00	201.03	201.03	N/A	20,000	40,205	
30,000 TO 59,999	2	88.51	88.51	87.65	22.55	100.98	68.55	108.47	N/A	52,750	46,238	
60,000 TO 99,999	2	45.41	45.41	45.41	00.00	100.00	45.41	45.41	N/A	86,000	39,055	
100,000 TO 149,999	1	109.52	109.52	109.52	00.00	100.00	109.52	109.52	N/A	122,500	134,160	
150,000 TO 249,999												
250,000 TO 499,999	1	82.44	82.44	82.44	00.00	100.00	82.44	82.44	N/A	430,000	354,480	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	13	102.00	98.47	82.79	37.91	118.94	38.59	213.80	45.41 to 109.52	69,115	57,223	

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	108.47	108.47	108.47	00.00	100.00	108.47	108.47	N/A	50,500	54,775	
326	1	102.00	102.00	102.00	00.00	100.00	102.00	102.00	N/A	500	510	
343	1	109.52	109.52	109.52	00.00	100.00	109.52	109.52	N/A	122,500	134,160	
344	1	213.80	213.80	213.80	00.00	100.00	213.80	213.80	N/A	7,500	16,035	
353	1	201.03	201.03	201.03	00.00	100.00	201.03	201.03	N/A	20,000	40,205	
384	1	103.50	103.50	103.50	00.00	100.00	103.50	103.50	N/A	10,000	10,350	
391	1	57.35	57.35	57.35	00.00	100.00	57.35	57.35	N/A	10,000	5,735	
406	1	104.08	104.08	104.08	00.00	100.00	104.08	104.08	N/A	6,000	6,245	
471	3	45.41	43.14	44.88	05.00	96.12	38.59	45.41	N/A	62,167	27,902	
528	1	68.55	68.55	68.55	00.00	100.00	68.55	68.55	N/A	55,000	37,700	
531	1	82.44	82.44	82.44	00.00	100.00	82.44	82.44	N/A	430,000	354,480	
<u>ALL</u>	13	102.00	98.47	82.79	37.91	118.94	38.59	213.80	45.41 to 109.52	69,115	57,223	

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 6,449,845	\$ 18,395	0.29%	\$ 6,431,450	-	\$ 7,339,995	-
2007	\$ 6,423,465	\$ -	0.00%	\$ 6,423,465	-0.41%	\$ 8,275,080	12.74%
2008	\$ 6,381,965	\$ 1,380	0.02%	\$ 6,380,585	-0.67%	\$ 7,880,804	-4.76%
2009	\$ 6,286,980	\$ 1,380	0.02%	\$ 6,285,600	-1.51%	\$ 8,202,998	4.09%
2010	\$ 6,290,045	\$ 5,770	0.09%	\$ 6,284,275	-0.04%	\$ 8,556,675	4.31%
2011	\$ 7,005,460	\$ 502,045	7.17%	\$ 6,503,415	3.39%	\$ 9,271,502	8.35%
2012	\$ 7,075,985	\$ 135,505	1.91%	\$ 6,940,480	-0.93%	\$ 9,975,206	7.59%
2013	\$ 7,008,410	\$ 135,505	1.93%	\$ 6,872,905	-2.87%	\$ 10,987,201	10.15%
2014	\$ 7,860,610	\$ 207,398	2.64%	\$ 7,653,212	9.20%	\$ 9,829,844	-10.53%
2015	\$ 8,288,380	\$ 225,020	2.71%	\$ 8,063,360	2.58%	\$ 7,501,792	-23.68%
2016	\$ 8,673,580	\$ 584,520	6.74%	\$ 8,089,060	-2.40%	\$ 6,893,847	-8.10%
Ann %chg	3.01%			Average	0.63%	0.24%	0.01%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-0.41%	-0.41%	12.74%
2008	-1.07%	-1.05%	7.37%
2009	-2.55%	-2.53%	11.76%
2010	-2.57%	-2.48%	16.58%
2011	0.83%	8.61%	26.31%
2012	7.61%	9.71%	35.90%
2013	6.56%	8.66%	49.69%
2014	18.66%	21.87%	33.92%
2015	25.02%	28.51%	2.20%
2016	25.41%	34.48%	-6.08%

County Number	75
County Name	Rock

75 Rock
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 41
Total Sales Price : 46,650,550
Total Adj. Sales Price : 44,928,601
Total Assessed Value : 29,720,345
Avg. Adj. Sales Price : 1,095,820
Avg. Assessed Value : 724,886

MEDIAN : 70
WGT. MEAN : 66
MEAN : 73
COD : 26.33
PRD : 109.98

COV : 31.75
STD : 23.10
Avg. Abs. Dev : 18.44
MAX Sales Ratio : 123.72
MIN Sales Ratio : 39.61

95% Median C.I. : 56.17 to 82.59
95% Wgt. Mean C.I. : 59.43 to 72.87
95% Mean C.I. : 65.68 to 79.82

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	3	50.56	72.27	53.57	47.57	134.91	47.05	119.20	N/A	893,753	478,827	
01-JAN-14 To 31-MAR-14	8	70.98	70.04	65.12	16.48	107.56	48.10	87.62	48.10 to 87.62	941,022	612,769	
01-APR-14 To 30-JUN-14												
01-JUL-14 To 30-SEP-14	5	71.41	66.86	67.68	16.83	98.79	46.15	85.29	N/A	1,244,350	842,134	
01-OCT-14 To 31-DEC-14	3	85.29	88.12	62.62	26.08	140.72	56.17	122.89	N/A	2,744,042	1,718,387	
01-JAN-15 To 31-MAR-15	3	64.03	62.61	58.94	07.37	106.23	54.82	68.98	N/A	484,408	285,508	
01-APR-15 To 30-JUN-15	7	53.97	63.18	59.66	31.35	105.90	39.61	110.30	39.61 to 110.30	1,194,952	712,915	
01-JUL-15 To 30-SEP-15	3	97.09	88.47	71.13	09.46	124.38	70.39	97.93	N/A	1,760,283	1,252,123	
01-OCT-15 To 31-DEC-15	5	94.20	85.83	89.80	26.25	95.58	43.09	123.72	N/A	472,910	424,656	
01-JAN-16 To 31-MAR-16	2	80.75	80.75	85.19	15.65	94.79	68.11	93.38	N/A	1,110,000	945,590	
01-APR-16 To 30-JUN-16	1	76.79	76.79	76.79	00.00	100.00	76.79	76.79	N/A	432,000	331,740	
01-JUL-16 To 30-SEP-16	1	44.26	44.26	44.26	00.00	100.00	44.26	44.26	N/A	150,000	66,385	
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	16	70.73	69.46	64.20	21.80	108.19	46.15	119.20	50.56 to 84.83	1,026,949	659,331	
01-OCT-14 To 30-SEP-15	16	67.12	72.49	63.26	28.07	114.59	39.61	122.89	53.97 to 97.09	1,458,179	922,404	
01-OCT-15 To 30-SEP-16	9	76.79	79.08	85.41	28.78	92.59	43.09	123.72	44.26 to 105.58	574,061	490,287	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	16	71.66	72.43	64.91	20.43	111.59	46.15	122.89	55.23 to 85.29	1,373,878	891,749	
01-JAN-15 To 31-DEC-15	18	67.12	73.59	67.15	30.41	109.59	39.61	123.72	53.97 to 97.09	970,183	651,477	
<u>ALL</u>	41	70.04	72.75	66.15	26.33	109.98	39.61	123.72	56.17 to 82.59	1,095,820	724,886	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
2	27	68.98	74.80	66.38	28.31	112.68	39.61	123.72	55.23 to 84.83	838,894	556,861	
3	14	70.90	68.80	65.92	22.85	104.37	43.09	94.20	47.05 to 87.62	1,591,319	1,048,935	
<u>ALL</u>	41	70.04	72.75	66.15	26.33	109.98	39.61	123.72	56.17 to 82.59	1,095,820	724,886	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Grass</u>												
County	17	76.79	76.63	63.72	25.19	120.26	41.52	123.72	53.79 to 97.09	519,109	330,781	
2	15	68.98	75.38	62.47	29.24	120.67	41.52	123.72	53.79 to 97.09	562,063	351,111	
3	2	86.00	86.00	90.53	09.53	95.00	77.80	94.20	N/A	196,950	178,305	
<u>ALL</u>	41	70.04	72.75	66.15	26.33	109.98	39.61	123.72	56.17 to 82.59	1,095,820	724,886	

75 Rock
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

Date Range: 10/1/2013 To 9/30/2016 Posted on: 1/13/2017

Number of Sales : 41
Total Sales Price : 46,650,550
Total Adj. Sales Price : 44,928,601
Total Assessed Value : 29,720,345
Avg. Adj. Sales Price : 1,095,820
Avg. Assessed Value : 724,886

MEDIAN : 70
WGT. MEAN : 66
MEAN : 73
COD : 26.33
PRD : 109.98

COV : 31.75
STD : 23.10
Avg. Abs. Dev : 18.44
MAX Sales Ratio : 123.72
MIN Sales Ratio : 39.61

95% Median C.I. : 56.17 to 82.59
95% Wgt. Mean C.I. : 59.43 to 72.87
95% Mean C.I. : 65.68 to 79.82

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	16	66.48	71.52	68.54	25.78	104.35	46.15	110.30	54.82 to 87.62	1,692,879	1,160,233
2	5	62.56	79.23	80.14	31.38	98.86	55.23	110.30	N/A	1,076,300	862,563
3	11	70.39	68.01	65.66	21.72	103.58	46.15	93.38	47.05 to 87.62	1,973,142	1,295,537
_____Grass_____											
County	22	70.98	73.12	60.66	25.36	120.54	39.61	123.72	53.79 to 84.83	754,369	457,573
2	20	69.51	71.83	59.93	26.18	119.86	39.61	123.72	53.79 to 82.59	810,111	485,500
3	2	86.00	86.00	90.53	09.53	95.00	77.80	94.20	N/A	196,950	178,305
_____ALL_____	41	70.04	72.75	66.15	26.33	109.98	39.61	123.72	56.17 to 82.59	1,095,820	724,886

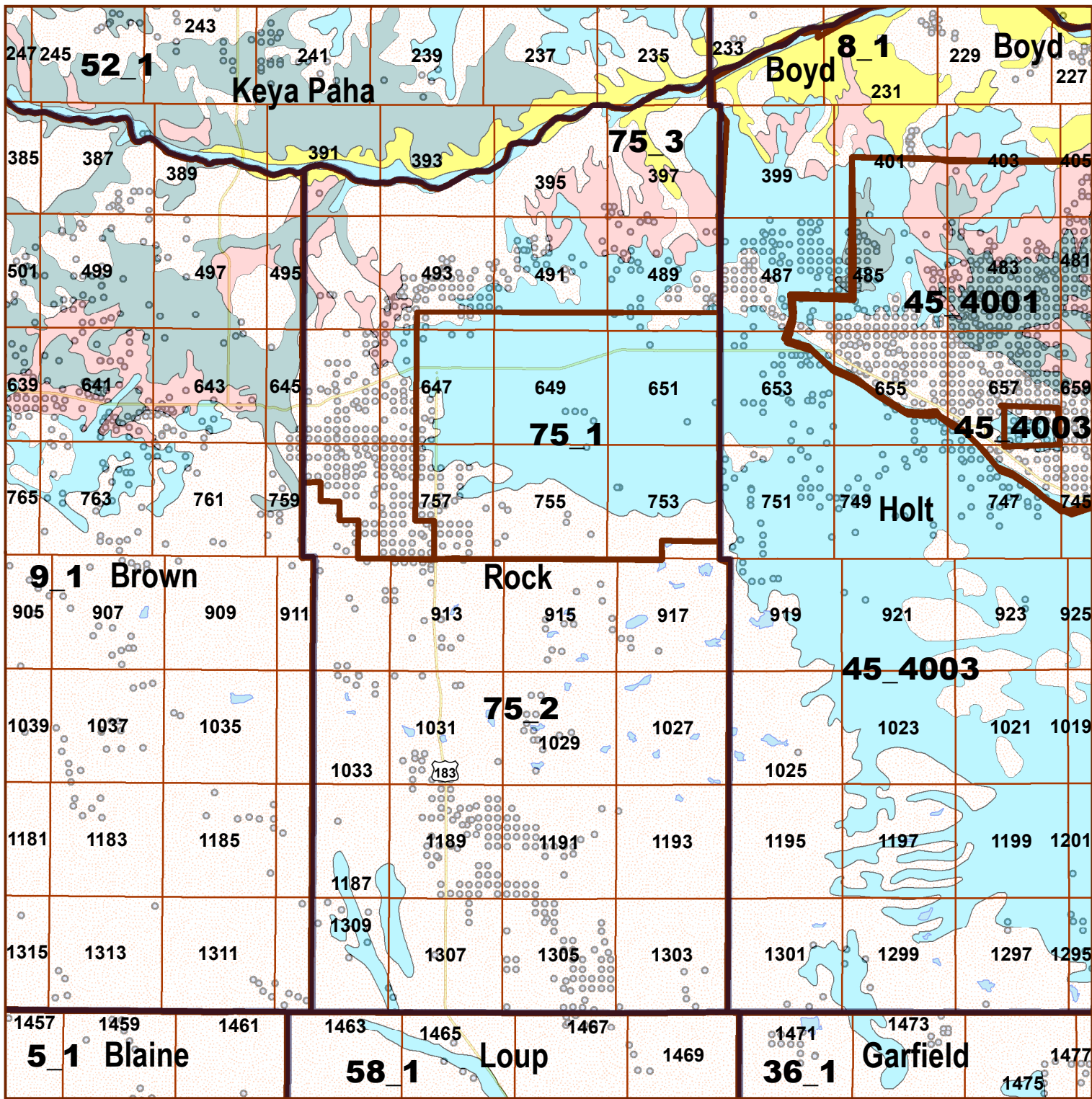
Rock County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Rock	3	n/a	3700	n/a	3600	3500	3492	3248	2778	3384
Brown	1	n/a	3887	3871	3841	3099	2926	2605	2784	3356
Boyd	1	3470	3470	3260	3260	3080	3080	2820	2820	3087
Keya Paha	1	3200	3200	3100	3100	2800	2800	2700	2700	2852
Holt	1	4900	4900	4900	4900	4687	4699	4599	4270	4730
Rock	1	n/a	2700	n/a	2600	2500	2400	2350	2200	2422
Rock	2	n/a	n/a	n/a	2600	2500	2400	2350	2200	2366
Holt	3	2850	2840	2839	2850	2700	2699	2491	2482	2604
Garfield	1	n/a	4180	4180	3565	3565	3160	3160	2705	3423
Loup	1	n/a	4000	4000	3500	3500	3100	3100	2000	3390

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Rock	3	n/a	1100	n/a	1070	960	920	860	800	939
Brown	1	n/a	1090	1090	1090	995	810	810	810	963
Boyd	1	2350	2350	2090	2090	1880	1880	1700	1700	2100
Keya Paha	1	1000	1000	995	995	965	965	915	915	974
Holt	1	1800	1800	1800	1800	1800	1800	1800	1800	1800
Rock	1	n/a	n/a	n/a	1070	960	920	860	800	944
Rock	2	n/a	n/a	n/a	n/a	960	920	860	800	915
Holt	3	1800	1800	1800	1800	1800	1799	1800	1800	1800
Garfield	1	n/a	1735	1735	1520	1520	1265	1265	1190	1420
Loup	1	n/a	925	n/a	925	865	780	780	780	849

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Rock	3	n/a	1051	n/a	987	900	856	745	594	767
Brown	1	n/a	915	914	915	860	695	525	525	565
Boyd	1	1420	1420	1280	1280	1202	1200	1190	1190	1212
Keya Paha	1	810	810	745	745	735	735	725	725	730
Holt	1	1544	1542	1435	1433	1430	1432	1319	1173	1318
Rock	1	n/a	1569	n/a	988	900	854	745	635	844
Rock	2	n/a	n/a	n/a	986	900	850	745	609	718
Holt	3	1540	1540	1432	1434	1433	1433	1322	873	1230
Garfield	1	n/a	1190	1190	1190	1100	1100	918	757	818
Loup	1	n/a	900	899	900	770	770	770	770	771

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



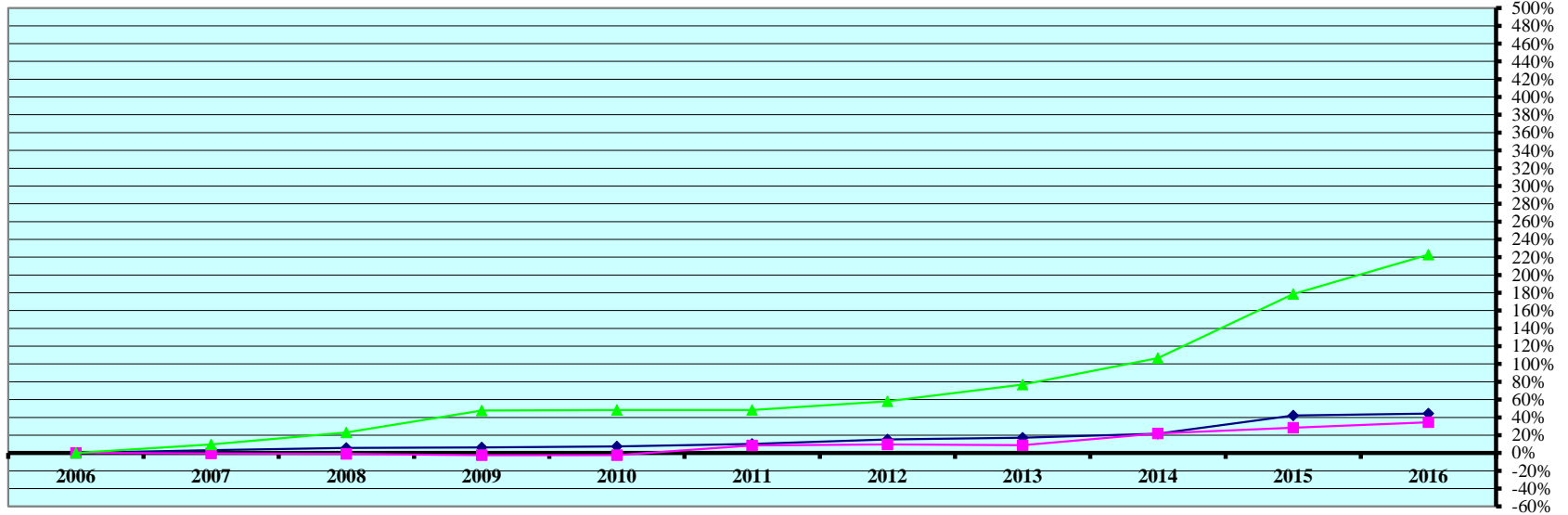
Legend

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

Rock County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	21,346,605	--	--	--	6,449,845	--	--	--	176,202,915	--	--	--
2007	22,035,710	689,105	3.23%	3.23%	6,423,465	-26,380	-0.41%	-0.41%	193,304,215	17,101,300	9.71%	9.71%
2008	22,543,395	507,685	2.30%	5.61%	6,381,965	-41,500	-0.65%	-1.05%	216,654,530	23,350,315	12.08%	22.96%
2009	22,686,665	143,270	0.64%	6.28%	6,286,980	-94,985	-1.49%	-2.53%	260,170,845	43,516,315	20.09%	47.65%
2010	22,897,980	211,315	0.93%	7.27%	6,290,045	3,065	0.05%	-2.48%	261,221,970	1,051,125	0.40%	48.25%
2011	23,541,765	643,785	2.81%	10.28%	7,005,460	715,415	11.37%	8.61%	261,183,905	-38,065	-0.01%	48.23%
2012	24,600,095	1,058,330	4.50%	15.24%	7,075,985	70,525	1.01%	9.71%	278,641,870	17,457,965	6.68%	58.14%
2013	24,985,565	385,470	1.57%	17.05%	7,008,410	-67,575	-0.95%	8.66%	311,817,860	33,175,990	11.91%	76.97%
2014	25,981,605	996,040	3.99%	21.71%	7,860,610	852,200	12.16%	21.87%	363,766,520	51,948,660	16.66%	106.45%
2015	30,332,075	4,350,470	16.74%	42.09%	8,288,380	427,770	5.44%	28.51%	491,005,625	127,239,105	34.98%	178.66%
2016	30,795,680	463,605	1.53%	44.27%	8,673,580	385,200	4.65%	34.48%	568,842,495	77,836,870	15.85%	222.83%

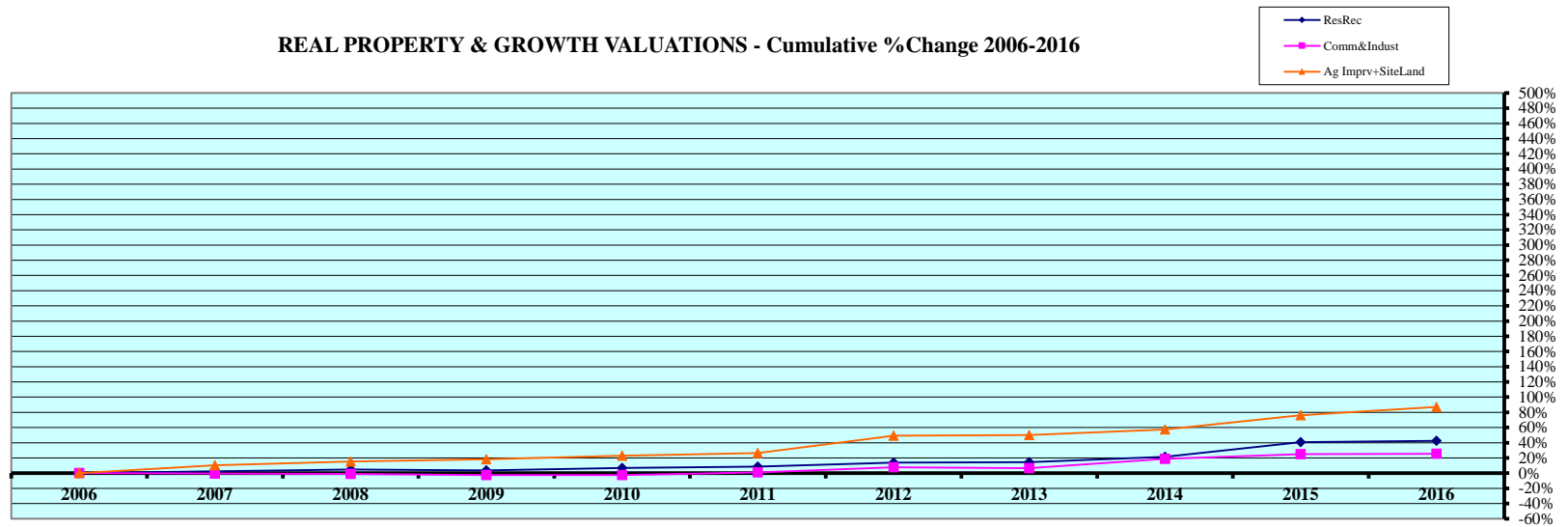
Rate Annual %chg: Residential & Recreational **3.73%** Commercial & Industrial **3.01%** Agricultural Land **12.43%**

Cnty# **75**
County **ROCK**

CHART 1 EXHIBIT 75B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾						
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	
2006	21,346,605	188,486	0.88%	21,158,119	--	--	6,449,845	18,395	0.29%	6,431,450	--	--	
2007	22,035,710	197,791	0.90%	21,837,919	2.30%	2.30%	6,423,465	0	0.00%	6,423,465	-0.41%	-0.41%	
2008	22,543,395	177,378	0.79%	22,366,017	1.50%	4.78%	6,381,965	1,380	0.02%	6,380,585	-0.67%	-1.07%	
2009	22,686,665	556,443	2.45%	22,130,222	-1.83%	3.67%	6,286,980	1,380	0.02%	6,285,600	-1.51%	-2.55%	
2010	22,897,980	127,030	0.55%	22,770,950	0.37%	6.67%	6,290,045	5,770	0.09%	6,284,275	-0.04%	-2.57%	
2011	23,541,765	358,785	1.52%	23,182,980	1.24%	8.60%	7,005,460	502,045	7.17%	6,503,415	3.39%	0.83%	
2012	24,600,095	318,650	1.30%	24,281,445	3.14%	13.75%	7,075,985	135,505	1.91%	6,940,480	-0.93%	7.61%	
2013	24,985,565	536,595	2.15%	24,448,970	-0.61%	14.53%	7,008,410	135,505	1.93%	6,872,905	-2.87%	6.56%	
2014	25,981,605	85,415	0.33%	25,896,190	3.64%	21.31%	7,860,610	207,398	2.64%	7,653,212	9.20%	18.66%	
2015	30,332,075	264,950	0.87%	30,067,125	15.72%	40.85%	8,288,380	225,020	2.71%	8,063,360	2.58%	25.02%	
2016	30,795,680	384,415	1.25%	30,411,265	0.26%	42.46%	8,673,580	584,520	6.74%	8,089,060	-2.40%	25.41%	
Rate Ann%chg	3.73%					2.57%	3.01%					C & I w/o growth	0.63%

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	% growth of value					
2006	9,185,865	5,666,900	14,852,765	202,605	1.36%	14,650,160	--	--	
2007	9,417,190	7,287,365	16,704,555	313,023	1.87%	16,391,532	10.36%	10.36%	
2008	9,712,500	7,994,770	17,707,270	569,120	3.21%	17,138,150	2.60%	15.39%	
2009	9,769,445	8,663,280	18,432,725	853,845	4.63%	17,578,880	-0.73%	18.35%	
2010	10,080,765	8,676,145	18,756,910	523,135	2.79%	18,233,775	-1.08%	22.76%	
2011	10,113,955	8,702,415	18,816,370	48,850	0.26%	18,767,520	0.06%	26.36%	
2012	12,345,885	10,156,810	22,502,695	329,195	1.46%	22,173,500	17.84%	49.29%	
2013	12,654,310	10,421,860	23,076,170	789,390	3.42%	22,286,780	-0.96%	50.05%	
2014	12,735,215	11,329,870	24,065,085	672,555	2.79%	23,392,530	1.37%	57.50%	
2015	13,757,540	13,147,400	26,904,940	729,925	2.71%	26,175,015	8.77%	76.23%	
2016	14,660,120	14,429,260	29,089,380	1,304,112	4.48%	27,785,268	3.27%	87.07%	
Rate Ann%chg	4.79%	9.80%	6.95%			Ag Imprv+Site w/o growth	4.15%		

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

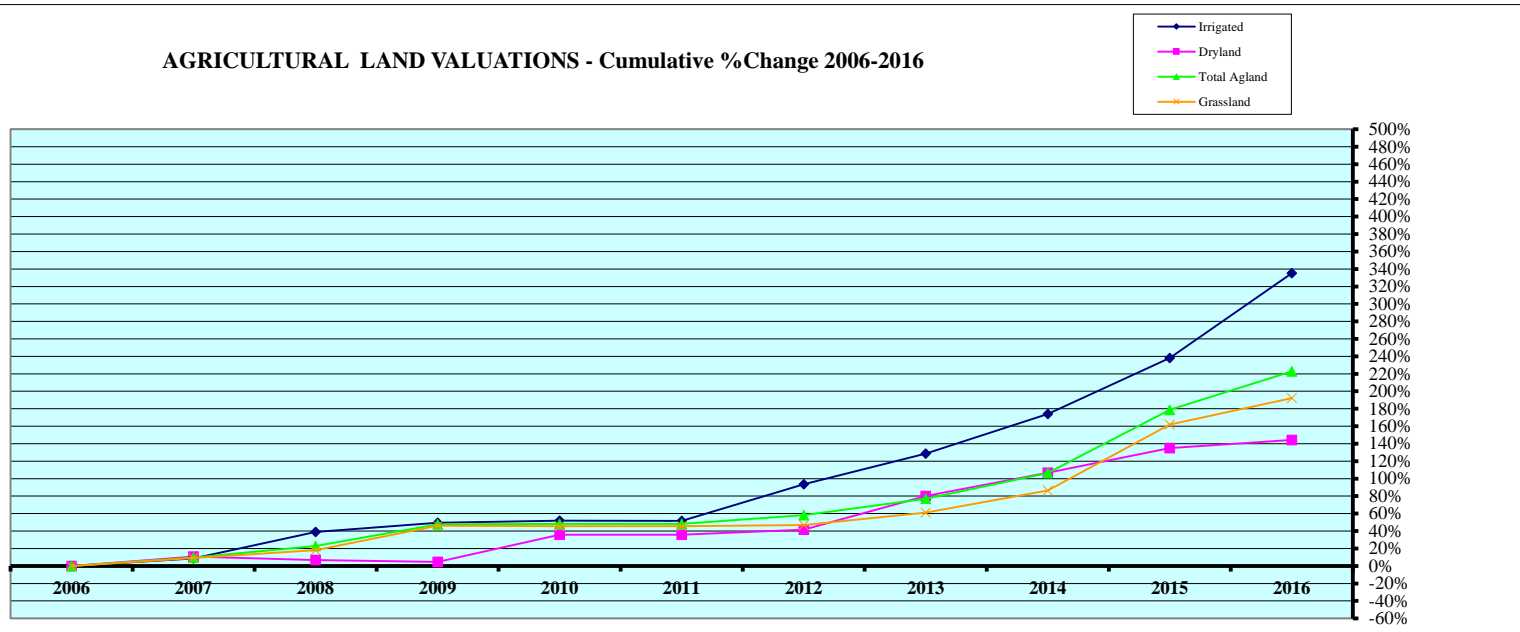
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# 75
County ROCK

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	37,320,230	--	--	--	1,348,220	--	--	--	136,601,200	--	--	--
2007	40,531,880	3,211,650	8.61%	8.61%	1,492,565	144,345	10.71%	10.71%	149,263,630	12,662,430	9.27%	9.27%
2008	51,838,830	11,306,950	27.90%	38.90%	1,438,890	-53,675	-3.60%	6.73%	161,354,560	12,090,930	8.10%	18.12%
2009	55,805,160	3,966,330	7.65%	49.53%	1,411,325	-27,565	-1.92%	4.68%	199,485,115	38,130,555	23.63%	46.03%
2010	56,649,500	844,340	1.51%	51.79%	1,829,820	418,495	29.65%	35.72%	198,933,135	-551,980	-0.28%	45.63%
2011	56,588,635	-60,865	-0.11%	51.63%	1,829,820	0	0.00%	35.72%	198,955,840	22,705	0.01%	45.65%
2012	72,200,160	15,611,525	27.59%	93.46%	1,908,780	78,960	4.32%	41.58%	200,728,720	1,772,880	0.89%	46.95%
2013	85,361,740	13,161,580	18.23%	128.73%	2,427,140	518,360	27.16%	80.03%	220,213,970	19,485,250	9.71%	61.21%
2014	102,302,160	16,940,420	19.85%	174.12%	2,786,960	359,820	14.82%	106.71%	254,854,610	34,640,640	15.73%	86.57%
2015	126,150,225	23,848,065	23.31%	238.02%	3,166,610	379,650	13.62%	134.87%	357,660,795	102,806,185	40.34%	161.83%
2016	162,406,085	36,255,860	28.74%	335.17%	3,293,675	127,065	4.01%	144.30%	399,114,540	41,453,745	11.59%	192.17%

Rate Ann.%chg: Irrigated **15.84%** Dryland **9.34%** Grassland **11.32%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	569,050	--	--	--	364,215	--	--	--	176,202,915	--	--	--
2007	1,155,550	586,500	103.07%	103.07%	860,590	496,375	136.29%	136.29%	193,304,215	17,101,300	9.71%	9.71%
2008	1,155,450	-100	-0.01%	103.05%	866,800	6,210	0.72%	137.99%	216,654,530	23,350,315	12.08%	22.96%
2009	1,161,205	5,755	0.50%	104.06%	2,308,040	1,441,240	166.27%	533.70%	260,170,845	43,516,315	20.09%	47.65%
2010	1,142,345	-18,860	-1.62%	100.75%	2,667,170	359,130	15.56%	632.31%	261,221,970	1,051,125	0.40%	48.25%
2011	1,142,345	0	0.00%	100.75%	2,667,265	95	0.00%	632.33%	261,183,905	-38,065	-0.01%	48.23%
2012	1,142,345	0	0.00%	100.75%	2,661,865	-5,400	-0.20%	630.85%	278,641,870	17,457,965	6.68%	58.14%
2013	1,142,345	0	0.00%	100.75%	2,672,665	10,800	0.41%	633.82%	311,817,860	33,175,990	11.91%	76.97%
2014	1,142,045	-300	-0.03%	100.69%	2,680,745	8,080	0.30%	636.03%	363,766,520	51,948,660	16.66%	106.45%
2015	1,249,375	107,330	9.40%	119.55%	2,778,620	97,875	3.65%	662.91%	491,005,625	127,239,105	34.98%	178.66%
2016	1,250,175	800	0.06%	119.70%	2,778,020	-600	-0.02%	662.74%	568,842,495	77,836,870	15.85%	222.83%

Cnty# **75**
County **ROCK**

Rate Ann.%chg: Total Agric Land **12.43%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	37,298,705	45,226	825			1,347,020	3,483	387			136,718,650	570,926	239		
2007	40,318,555	45,355	889	7.79%	7.79%	1,528,905	3,651	419	8.28%	8.28%	149,328,220	570,181	262	9.37%	9.37%
2008	51,454,905	45,754	1,125	26.51%	36.36%	1,465,665	3,418	429	2.39%	10.86%	161,423,005	569,910	283	8.15%	18.28%
2009	55,645,180	46,480	1,197	6.45%	45.16%	1,458,550	3,374	432	0.84%	11.79%	199,945,130	563,375	355	25.30%	48.21%
2010	56,688,575	47,975	1,182	-1.30%	43.27%	1,813,210	3,914	463	7.16%	19.80%	198,911,365	561,164	354	-0.13%	48.02%
2011	56,649,500	47,920	1,182	0.05%	43.34%	1,829,820	3,979	460	-0.73%	18.92%	198,930,670	561,216	354	0.00%	48.02%
2012	71,246,090	49,741	1,432	21.16%	73.68%	1,886,280	3,979	474	3.09%	22.59%	201,002,870	559,423	359	1.37%	50.04%
2013	83,578,900	50,557	1,653	15.42%	100.45%	2,427,140	4,040	601	26.73%	55.36%	220,701,630	558,519	395	9.98%	65.01%
2014	101,928,750	51,799	1,968	19.03%	138.60%	2,786,960	4,023	693	15.31%	79.15%	254,965,895	555,959	459	16.06%	91.51%
2015	126,145,470	52,844	2,387	21.31%	189.44%	3,166,610	3,902	812	17.13%	109.83%	357,630,790	553,724	646	40.83%	169.71%
2016	162,411,335	52,996	3,065	28.38%	271.59%	3,289,765	3,879	848	4.50%	119.28%	399,078,270	553,630	721	11.61%	201.02%

Rate Annual %chg Average Value/Acre: 14.03%

8.17%

11.65%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	569,050	11,381	50			374,915	2,280	164			176,308,340	633,295	278		
2007	1,158,850	11,589	100	100.00%	100.00%	863,200	1,897	455	176.67%	176.67%	193,197,730	632,672	305	9.69%	9.69%
2008	1,155,450	11,555	100	0.00%	100.00%	866,800	1,905	455	0.00%	176.65%	216,365,825	632,542	342	12.01%	22.87%
2009	1,156,610	11,566	100	0.00%	100.00%	2,306,440	3,841	600	31.96%	265.06%	260,511,910	628,636	414	21.15%	48.85%
2010	1,142,245	11,428	100	-0.05%	99.90%	2,664,470	4,441	600	-0.07%	264.81%	261,219,865	628,922	415	0.23%	49.19%
2011	1,142,345	11,429	100	0.00%	99.90%	2,667,265	4,445	600	0.00%	264.81%	261,219,600	628,990	415	-0.01%	49.17%
2012	1,142,345	11,429	100	0.00%	99.90%	2,661,865	4,436	600	0.00%	264.81%	277,939,450	629,009	442	6.40%	58.72%
2013	1,142,345	11,429	100	0.00%	99.90%	2,672,665	4,454	600	0.00%	264.81%	310,522,680	628,999	494	11.72%	77.33%
2014	1,142,045	11,426	100	0.00%	99.90%	2,680,465	4,467	600	0.00%	264.81%	363,504,115	627,674	579	17.31%	108.02%
2015	1,249,375	12,458	100	0.34%	100.58%	2,778,020	4,630	600	0.00%	264.81%	490,970,265	627,558	782	35.09%	181.02%
2016	1,251,075	12,460	100	0.12%	100.82%	2,779,220	4,632	600	0.00%	264.81%	568,809,665	627,598	906	15.85%	225.55%

75
ROCK

Rate Annual %chg Average Value/Acre: 12.53%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
1,526	ROCK	25,303,469	1,328,643	444,315	28,931,210	8,673,580	0	1,864,470	568,842,495	14,660,120	14,429,260	0	664,477,562
cnty sectorvalue % of total value:		3.81%	0.20%	0.07%	4.35%	1.31%		0.28%	85.61%	2.21%	2.17%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
619	BASSETT	1,420,021	367,960	37,378	14,505,430	5,213,390	0	0	0	0	0	0	21,544,179
40.56%	%sector of county sector	5.61%	27.69%	8.41%	50.14%	60.11%							3.24%
	%sector of municipality	6.59%	1.71%	0.17%	67.33%	24.20%							100.00%
97	NEWPORT	46,865	39,771	2,111	1,448,835	118,140	0	0	13,860	0	0	0	1,669,582
6.36%	%sector of county sector	0.19%	2.99%	0.48%	5.01%	1.36%			0.00%				0.25%
	%sector of municipality	2.81%	2.38%	0.13%	86.78%	7.08%			0.83%				100.00%
716	Total Municipalities	1,466,886	407,731	39,489	15,954,265	5,331,530	0	0	13,860	0	0	0	23,213,761
46.92%	%all municip.sect of cnty	5.80%	30.69%	8.89%	55.15%	61.47%			0.00%				3.49%

Cnty#	County
75	ROCK

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

CHART 5

EXHIBIT

75B

Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 3,053	Value : 652,564,760	Growth 77,015	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	69	108,640	31	52,855	5	46,905	105	208,400	
02. Res Improve Land	447	900,250	96	692,315	49	1,025,920	592	2,618,485	
03. Res Improvements	454	14,074,360	96	6,983,180	60	4,176,870	610	25,234,410	
04. Res Total	523	15,083,250	127	7,728,350	65	5,249,695	715	28,061,295	0
% of Res Total	73.15	53.75	17.76	27.54	9.09	18.71	23.42	4.30	0.00
05. Com UnImp Land	16	56,135	5	185,570	4	15,180	25	256,885	
06. Com Improve Land	79	349,025	14	202,620	14	171,185	107	722,830	
07. Com Improvements	80	4,950,345	15	683,815	19	2,203,575	114	7,837,735	
08. Com Total	96	5,355,505	20	1,072,005	23	2,389,940	139	8,817,450	77,015
% of Com Total	69.06	60.74	14.39	12.16	16.55	27.10	4.55	1.35	100.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	9	1,383,400	9	1,383,400	
14. Rec Improve Land	0	0	0	0	4	235,675	4	235,675	
15. Rec Improvements	0	0	0	0	7	245,395	7	245,395	
16. Rec Total	0	0	0	0	16	1,864,470	16	1,864,470	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.52	0.29	0.00
Res & Rec Total	523	15,083,250	127	7,728,350	81	7,114,165	731	29,925,765	0
% of Res & Rec Total	71.55	50.40	17.37	25.83	11.08	23.77	23.94	4.59	0.00
Com & Ind Total	96	5,355,505	20	1,072,005	23	2,389,940	139	8,817,450	77,015
% of Com & Ind Total	69.06	60.74	14.39	12.16	16.55	27.10	4.55	1.35	100.00
17. Taxable Total	619	20,438,755	147	8,800,355	104	9,504,105	870	38,743,215	77,015
% of Taxable Total	71.15	52.75	16.90	22.71	11.95	24.53	28.50	5.94	100.00

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	0	0	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	43	12	192	247

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	16,630	24	3,221,830	1,772	462,542,900	1,797	465,781,360
28. Ag-Improved Land	0	0	12	1,590,230	371	126,068,590	383	127,658,820
29. Ag Improvements	0	0	12	349,510	374	20,031,855	386	20,381,365
30. Ag Total							2,183	613,821,545

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	2	2.00	20,000	
33. HomeSite Improvements	0	0.00	0	3	2.00	211,470	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	3.00	6,000	
36. FarmSite Improv Land	0	0.00	0	11	38.90	80,800	
37. FarmSite Improvements	0	0.00	0	11	0.00	138,040	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	28.76	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	6	6.00	44,000	6	6.00	44,000	
32. HomeSite Improv Land	252	305.50	3,040,000	254	307.50	3,060,000	
33. HomeSite Improvements	271	294.50	11,998,400	274	296.50	12,209,870	0
34. HomeSite Total				280	313.50	15,313,870	
35. FarmSite UnImp Land	70	1,428.47	1,075,075	71	1,431.47	1,081,075	
36. FarmSite Improv Land	337	1,854.42	5,207,840	348	1,893.32	5,288,640	
37. FarmSite Improvements	339	0.00	8,033,455	350	0.00	8,171,495	0
38. FarmSite Total				421	3,324.79	14,541,210	
39. Road & Ditches	0	3,088.67	0	0	3,117.43	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				701	6,755.72	29,855,080	0

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	10	907.00	438,785	10	907.00	438,785

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	46.00	1.06%	124,200	1.18%	2,700.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	544.75	12.57%	1,416,350	13.49%	2,600.00
49. 3A1	869.85	20.07%	2,174,625	20.71%	2,500.00
50. 3A	699.00	16.12%	1,677,600	15.98%	2,400.00
51. 4A1	2,146.40	49.51%	5,044,040	48.04%	2,350.00
52. 4A	29.00	0.67%	63,800	0.61%	2,200.00
53. Total	4,335.00	100.00%	10,500,615	100.00%	2,422.29
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	59.00	25.21%	63,130	28.57%	1,070.00
58. 3D1	13.00	5.56%	12,480	5.65%	960.00
59. 3D	130.00	55.56%	119,600	54.13%	920.00
60. 4D1	2.00	0.85%	1,720	0.78%	860.00
61. 4D	30.00	12.82%	24,000	10.86%	800.00
62. Total	234.00	100.00%	220,930	100.00%	944.15
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	61.65	0.05%	96,700	0.10%	1,568.53
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	11,043.11	9.44%	10,901,235	11.07%	987.15
67. 3G1	52,782.05	45.14%	47,457,700	48.17%	899.13
68. 3G	18,374.93	15.71%	15,682,080	15.92%	853.45
69. 4G1	21,884.18	18.72%	16,293,400	16.54%	744.53
70. 4G	12,786.70	10.94%	8,083,460	8.21%	632.18
71. Total	116,932.62	100.00%	98,514,575	100.00%	842.49
Irrigated Total					
Irrigated Total	4,335.00	3.47%	10,500,615	9.53%	2,422.29
Dry Total					
Dry Total	234.00	0.19%	220,930	0.20%	944.15
Grass Total					
Grass Total	116,932.62	93.58%	98,514,575	89.44%	842.49
72. Waste	2,317.10	1.85%	231,710	0.21%	100.00
73. Other	1,135.00	0.91%	681,000	0.62%	600.00
74. Exempt	534.63	0.43%	0	0.00%	0.00
75. Market Area Total	124,953.72	100.00%	110,148,830	100.00%	881.52

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	910.91	7.88%	2,368,365	8.66%	2,600.00
49. 3A1	1,191.28	10.31%	2,978,200	10.90%	2,500.00
50. 3A	935.40	8.10%	2,244,960	8.21%	2,400.00
51. 4A1	6,691.48	57.91%	15,724,980	57.53%	2,350.00
52. 4A	1,826.08	15.80%	4,017,375	14.70%	2,200.00
53. Total	11,555.15	100.00%	27,333,880	100.00%	2,365.51
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	35.00	3.67%	33,600	3.85%	960.00
59. 3D	819.60	85.84%	754,030	86.34%	920.00
60. 4D1	92.19	9.66%	79,285	9.08%	860.02
61. 4D	8.00	0.84%	6,400	0.73%	800.00
62. Total	954.79	100.00%	873,315	100.00%	914.67
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	11,546.51	3.71%	11,340,225	5.10%	982.13
67. 3G1	55,584.09	17.87%	49,779,230	22.39%	895.57
68. 3G	7,703.50	2.48%	6,540,775	2.94%	849.07
69. 4G1	86,209.98	27.71%	63,561,740	28.59%	737.29
70. 4G	150,085.49	48.24%	91,134,445	40.99%	607.22
71. Total	311,129.57	100.00%	222,356,415	100.00%	714.67
Irrigated Total	11,555.15	3.45%	27,333,880	10.81%	2,365.51
Dry Total	954.79	0.28%	873,315	0.35%	914.67
Grass Total	311,129.57	92.78%	222,356,415	87.97%	714.67
72. Waste	9,646.53	2.88%	970,355	0.38%	100.59
73. Other	2,063.81	0.62%	1,238,285	0.49%	600.00
74. Exempt	3,581.37	1.07%	0	0.00%	0.00
75. Market Area Total	335,349.85	100.00%	252,772,250	100.00%	753.76

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	274.08	0.74%	1,014,095	0.81%	3,700.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	2,336.53	6.28%	8,411,505	6.68%	3,600.00
49. 3A1	4,615.28	12.41%	16,153,480	12.83%	3,500.00
50. 3A	13,915.39	37.42%	48,597,290	38.61%	3,492.34
51. 4A1	15,130.83	40.69%	49,139,940	39.04%	3,247.67
52. 4A	916.00	2.46%	2,544,300	2.02%	2,777.62
53. Total	37,188.11	100.00%	125,860,610	100.00%	3,384.43
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	373.00	6.71%	410,300	7.87%	1,100.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	702.00	12.63%	751,140	14.40%	1,070.00
58. 3D1	54.17	0.97%	52,005	1.00%	960.03
59. 3D	3,392.00	61.05%	3,120,640	59.84%	920.00
60. 4D1	874.75	15.74%	752,285	14.43%	860.00
61. 4D	160.30	2.89%	128,240	2.46%	800.00
62. Total	5,556.22	100.00%	5,214,610	100.00%	938.52
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	400.02	0.33%	416,315	0.47%	1,040.74
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	5,030.89	4.12%	4,882,140	5.51%	970.43
67. 3G1	15,283.12	12.53%	13,595,285	15.35%	889.56
68. 3G	18,019.49	14.77%	15,159,675	17.12%	841.29
69. 4G1	56,050.99	45.94%	39,879,635	45.03%	711.49
70. 4G	27,234.89	22.32%	14,621,165	16.51%	536.85
71. Total	122,019.40	100.00%	88,554,215	100.00%	725.74
Irrigated Total					
Irrigated Total	37,188.11	22.31%	125,860,610	57.06%	3,384.43
Dry Total					
Dry Total	5,556.22	3.33%	5,214,610	2.36%	938.52
Grass Total					
Grass Total	122,019.40	73.19%	88,554,215	40.14%	725.74
72. Waste	503.50	0.30%	49,750	0.02%	98.81
73. Other	1,453.31	0.87%	914,110	0.41%	628.98
74. Exempt	1,090.34	0.65%	0	0.00%	0.00
75. Market Area Total	166,720.54	100.00%	220,593,295	100.00%	1,323.13

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	24.00	5.83%	23,640	5.29%	985.00
67. 3G1	45.00	10.94%	40,500	9.07%	900.00
68. 3G	64.00	15.56%	54,400	12.18%	850.00
69. 4G1	13.00	3.16%	9,685	2.17%	745.00
70. 4G	265.39	64.51%	318,465	71.29%	1,199.99
71. Total	411.39	100.00%	446,690	100.00%	1,085.81
Irrigated Total					
Dry Total					
Grass Total					
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	9.00	2.14%	5,400	1.19%	600.00
74. Exempt	1.50	0.36%	0	0.00%	0.00
75. Market Area Total	420.39	100.00%	452,090	100.00%	1,075.41

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	345.70	950,550	52,732.56	162,744,555	53,078.26	163,695,105
77. Dry Land	0.00	0	5.00	4,600	6,740.01	6,304,255	6,745.01	6,308,855
78. Grass	13.86	16,630	4,071.57	3,693,960	546,407.55	406,161,305	550,492.98	409,871,895
79. Waste	0.00	0	33.50	3,350	12,433.63	1,248,465	12,467.13	1,251,815
80. Other	0.00	0	88.00	52,800	4,573.12	2,785,995	4,661.12	2,838,795
81. Exempt	0.00	0	26.80	0	5,181.04	0	5,207.84	0
82. Total	13.86	16,630	4,543.77	4,705,260	622,886.87	579,244,575	627,444.50	583,966,465

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	53,078.26	8.46%	163,695,105	28.03%	3,084.03
Dry Land	6,745.01	1.07%	6,308,855	1.08%	935.34
Grass	550,492.98	87.74%	409,871,895	70.19%	744.55
Waste	12,467.13	1.99%	1,251,815	0.21%	100.41
Other	4,661.12	0.74%	2,838,795	0.49%	609.04
Exempt	5,207.84	0.83%	0	0.00%	0.00
Total	627,444.50	100.00%	583,966,465	100.00%	930.71

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 Bassett	19	34,020	375	848,555	379	12,728,700	398	13,611,275	0
83.2 Bassett Sub Vacant	26	46,150	3	7,420	3	331,935	29	385,505	0
83.3 Bassett Suburban	5	6,705	80	446,995	80	6,026,530	85	6,480,230	0
83.4 Bassett Vacant	12	15,985	0	0	0	0	12	15,985	0
83.5 Newport	5	6,325	62	44,545	64	1,271,570	69	1,322,440	0
83.6 Newport Res	6	1,470	6	2,410	6	53,340	12	57,220	0
83.7 Newport Suburban	0	0	7	82,130	7	74,660	7	156,790	0
83.8 Newport Vacant	27	50,840	4	4,740	4	20,045	31	75,625	0
83.9 Rural	14	1,430,305	59	1,417,365	74	4,973,025	88	7,820,695	0
84 Residential Total	114	1,591,800	596	2,854,160	617	25,479,805	731	29,925,765	0

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	Bassett	10	45,765	69	340,505	69	4,762,280	79	5,148,550	2,000
85.2	Bassett Suburban	5	185,570	12	181,320	13	602,135	18	969,025	75,015
85.3	Bassett Vacant	3	9,840	0	0	0	0	3	9,840	0
85.4	Newport	2	410	11	13,020	12	283,970	14	297,400	0
85.5	Newport Suburban	0	0	1	800	1	2,085	1	2,885	0
85.6	Newport Vacant	1	120	0	0	0	0	1	120	0
85.7	Rural	1	1,500	0	0	1	1,705	2	3,205	0
85.8	Rural Commercial	3	13,680	14	187,185	18	2,185,560	21	2,386,425	0
86	Commercial Total	25	256,885	107	722,830	114	7,837,735	139	8,817,450	77,015

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	61.65	0.05%	96,700	0.10%	1,568.53
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	11,027.11	9.46%	10,894,285	11.07%	987.95
91. 3G1	52,677.05	45.17%	47,409,350	48.19%	900.00
92. 3G	18,363.93	15.75%	15,678,230	15.94%	853.75
93. 4G1	21,831.18	18.72%	16,264,250	16.53%	745.00
94. 4G	12,647.50	10.85%	8,031,420	8.16%	635.02
95. Total	116,608.42	100.00%	98,374,235	100.00%	843.63
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	3.00	2.54%	2,400	3.52%	800.00
100. 3C1	29.00	24.53%	21,750	31.87%	750.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	53.00	44.84%	29,150	42.72%	550.00
103. 4C	33.20	28.09%	14,940	21.89%	450.00
104. Total	118.20	100.00%	68,240	100.00%	577.33
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	13.00	6.31%	4,550	6.31%	350.00
109. 3T1	76.00	36.89%	26,600	36.89%	350.00
110. 3T	11.00	5.34%	3,850	5.34%	350.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	106.00	51.46%	37,100	51.46%	350.00
113. Total	206.00	100.00%	72,100	100.00%	350.00
<hr/>					
Grass Total	116,608.42	99.72%	98,374,235	99.86%	843.63
CRP Total	118.20	0.10%	68,240	0.07%	577.33
Timber Total	206.00	0.18%	72,100	0.07%	350.00
<hr/>					
114. Market Area Total	116,932.62	100.00%	98,514,575	100.00%	842.49

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

Market Area 2

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	11,278.51	3.71%	11,125,825	5.09%	986.46
91. 3G1	53,949.03	17.72%	48,554,130	22.23%	900.00
92. 3G	7,654.50	2.51%	6,508,925	2.98%	850.34
93. 4G1	82,842.98	27.22%	61,718,090	28.26%	745.00
94. 4G	148,651.52	48.84%	90,492,160	41.43%	608.75
95. Total	304,376.54	100.00%	218,399,130	100.00%	717.53
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	268.00	4.01%	214,400	5.45%	800.00
100. 3C1	1,632.06	24.44%	1,224,050	31.14%	750.00
101. 3C	49.00	0.73%	31,850	0.81%	650.00
102. 4C1	3,326.00	49.80%	1,829,300	46.53%	550.00
103. 4C	1,403.97	21.02%	631,785	16.07%	450.00
104. Total	6,679.03	100.00%	3,931,385	100.00%	588.62
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	3.00	4.05%	1,050	4.05%	350.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	41.00	55.41%	14,350	55.41%	350.00
112. 4T	30.00	40.54%	10,500	40.54%	350.00
113. Total	74.00	100.00%	25,900	100.00%	350.00
<hr/>					
Grass Total	304,376.54	97.83%	218,399,130	98.22%	717.53
CRP Total	6,679.03	2.15%	3,931,385	1.77%	588.62
Timber Total	74.00	0.02%	25,900	0.01%	350.00
<hr/>					
114. Market Area Total	311,129.57	100.00%	222,356,415	100.00%	714.67

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

Market Area 3

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	394.02	0.36%	414,215	0.49%	1,051.25
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	4,899.39	4.47%	4,836,115	5.75%	987.09
91. 3G1	14,975.62	13.66%	13,478,060	16.03%	900.00
92. 3G	17,437.99	15.91%	14,923,750	17.74%	855.82
93. 4G1	51,107.17	46.62%	38,074,900	45.27%	745.00
94. 4G	20,821.68	18.99%	12,376,540	14.72%	594.41
95. Total	109,635.87	100.00%	84,103,580	100.00%	767.12
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	24.00	4.76%	18,000	6.15%	750.00
101. 3C	108.00	21.43%	70,200	23.98%	650.00
102. 4C1	372.00	73.81%	204,600	69.88%	550.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	504.00	100.00%	292,800	100.00%	580.95
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	6.00	0.05%	2,100	0.05%	350.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	131.50	1.11%	46,025	1.11%	350.00
109. 3T1	283.50	2.39%	99,225	2.39%	350.00
110. 3T	473.50	3.99%	165,725	3.99%	350.00
111. 4T1	4,571.82	38.48%	1,600,135	38.48%	350.00
112. 4T	6,413.21	53.99%	2,244,625	53.99%	350.00
113. Total	11,879.53	100.00%	4,157,835	100.00%	350.00
<hr/>					
Grass Total	109,635.87	89.85%	84,103,580	94.97%	767.12
CRP Total	504.00	0.41%	292,800	0.33%	580.95
Timber Total	11,879.53	9.74%	4,157,835	4.70%	350.00
<hr/>					
114. Market Area Total	122,019.40	100.00%	88,554,215	100.00%	725.74

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

Market Area 4

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	0.00	0.00%	0	0.00%	0.00
89. 2G1	0.00	0.00%	0	0.00%	0.00
90. 2G	24.00	5.83%	23,640	5.29%	985.00
91. 3G1	45.00	10.94%	40,500	9.07%	900.00
92. 3G	64.00	15.56%	54,400	12.18%	850.00
93. 4G1	13.00	3.16%	9,685	2.17%	745.00
94. 4G	265.39	64.51%	318,465	71.29%	1,199.99
95. Total	411.39	100.00%	446,690	100.00%	1,085.81
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	0.00	0.00%	0	0.00%	0.00
98. 2C1	0.00	0.00%	0	0.00%	0.00
99. 2C	0.00	0.00%	0	0.00%	0.00
100. 3C1	0.00	0.00%	0	0.00%	0.00
101. 3C	0.00	0.00%	0	0.00%	0.00
102. 4C1	0.00	0.00%	0	0.00%	0.00
103. 4C	0.00	0.00%	0	0.00%	0.00
104. Total	0.00	0.00%	0	0.00%	0.00
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	0.00	0.00%	0	0.00%	0.00
107. 2T1	0.00	0.00%	0	0.00%	0.00
108. 2T	0.00	0.00%	0	0.00%	0.00
109. 3T1	0.00	0.00%	0	0.00%	0.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	0.00	0.00%	0	0.00%	0.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
Grass Total	411.39	100.00%	446,690	100.00%	1,085.81
CRP Total	0.00	0.00%	0	0.00%	0.00
Timber Total	0.00	0.00%	0	0.00%	0.00
<hr/>					
114. Market Area Total	411.39	100.00%	446,690	100.00%	1,085.81

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

75 Rock

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	28,931,210	28,061,295	-869,915	-3.01%	0	-3.01%
02. Recreational	1,864,470	1,864,470	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	14,660,120	15,313,870	653,750	4.46%	0	4.46%
04. Total Residential (sum lines 1-3)	45,455,800	45,239,635	-216,165	-0.48%	0	-0.48%
05. Commercial	8,673,580	8,817,450	143,870	1.66%	77,015	0.77%
06. Industrial	0	0	0		0	
07. Total Commercial (sum lines 5-6)	8,673,580	8,817,450	143,870	1.66%	77,015	0.77%
08. Ag-Farmsite Land, Outbuildings	14,429,260	14,541,210	111,950	0.78%	0	0.78%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	0	0	0			
11. Total Non-Agland (sum lines 8-10)	14,429,260	14,541,210	111,950	0.78%	0	0.78%
12. Irrigated	162,406,085	163,695,105	1,289,020	0.79%		
13. Dryland	3,293,675	6,308,855	3,015,180	91.54%		
14. Grassland	399,114,540	409,871,895	10,757,355	2.70%		
15. Wasteland	1,250,175	1,251,815	1,640	0.13%		
16. Other Agland	2,778,020	2,838,795	60,775	2.19%		
17. Total Agricultural Land	568,842,495	583,966,465	15,123,970	2.66%		
18. Total Value of all Real Property (Locally Assessed)	637,401,135	652,564,760	15,163,625	2.38%	77,015	2.37%

2017 Assessment Survey for Rock County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	None
4.	Other part-time employees:
	None
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$81,840
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$600
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$4,300
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,200
12.	Other miscellaneous funds:
	\$5,390 for postage, telephone, printing, office equipment repairs, dues, subscriptions, travel and miscellaneous.
13.	Amount of last year's assessor's budget not used:
	none

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Bassett
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services:
	None
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

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?
	N/A
3.	What appraisal certifications or qualifications does the County require?
	N/A
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	N/A

2017 Residential Assessment Survey for Rock County

1.	Valuation data collection done by:												
	Assessor and Deputy												
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center; width: 15%;"><u>Valuation Grouping</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>This is a newer subdivision located south of HWY 20 in Bassett and consists of newer larger homes with basements.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Newport- all improved and unimproved properties located within the Village of Newport. Also, all improved and unimproved properties located outside of the limits of the Village of Newport, but within the legal jurisdiction of the incorporated Village. Newport's population is approximately 97. The convenience/gas station along HWY 20 is currently closed.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Rural- all improved and unimproved properties located outside the City limits in the rural areas.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.	02	This is a newer subdivision located south of HWY 20 in Bassett and consists of newer larger homes with basements.	03	Newport- all improved and unimproved properties located within the Village of Newport. Also, all improved and unimproved properties located outside of the limits of the Village of Newport, but within the legal jurisdiction of the incorporated Village. Newport's population is approximately 97. The convenience/gas station along HWY 20 is currently closed.	04	Rural- all improved and unimproved properties located outside the City limits in the rural areas.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>												
01	Bassett- all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.												
02	This is a newer subdivision located south of HWY 20 in Bassett and consists of newer larger homes with basements.												
03	Newport- all improved and unimproved properties located within the Village of Newport. Also, all improved and unimproved properties located outside of the limits of the Village of Newport, but within the legal jurisdiction of the incorporated Village. Newport's population is approximately 97. The convenience/gas station along HWY 20 is currently closed.												
04	Rural- all improved and unimproved properties located outside the City limits in the rural areas.												
Ag	Agricultural homes and outbuildings												
3.	List and describe the approach(es) used to estimate the market value of residential properties.												
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.												
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?												
	Depreciation studies are 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?												
	A vacant land sales analysis was performed on five years' worth of sales.												
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?												
	All lots are treated the same, currently there is no difference.												

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	2017	2016	2017	2015-2016
02	2017	2016	2017	2015-2016
03	2017	2016	2017	2015-2016
04	2010	2010	2004	2012
Ag	2010	2010	2004	2012-2015

2017 Commercial Assessment Survey for Rock County

1.	Valuation data collection done by:																							
	Assessor and Deputy																							
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.																							
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.																							
3a.	Describe the process used to determine the value of unique commercial properties.																							
	At this time the assessor hasn't had any unique properties to value. When the situation arises similar properties in surrounding counties would be used as comparables as well as properties statewide.																							
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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	No																							
6.	Describe the methodology used to determine the commercial lot values.																							
	A vacant land sales analysis was performed.																							
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2017 Agricultural Assessment Survey for Rock County

1.	Valuation data collection done by:													
	Assessor and Deputy													
2.	List each market area, and describe the location and the specific characteristics that make each unique.													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;"><u>Market Area</u></th> <th style="text-align: center;"><u>Description of unique characteristics</u></th> <th style="text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>The majority is wet meadow, hay ground and pasture. Valentine, Tryon, Loup, and Elsmere soils which are predominately hay meadows.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">2</td> <td>Mostly rolling sand hills with valentine soils.</td> <td style="text-align: center;">2014</td> </tr> <tr> <td style="text-align: center;">3</td> <td>Pivot-valentine complex soils, associations related to pivot complex soils and hard grass pastures. Majority of irrigated land in the county.</td> <td style="text-align: center;">2014</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	The majority is wet meadow, hay ground and pasture. Valentine, Tryon, Loup, and Elsmere soils which are predominately hay meadows.	2014	2	Mostly rolling sand hills with valentine soils.	2014	3	Pivot-valentine complex soils, associations related to pivot complex soils and hard grass pastures. Majority of irrigated land in the county.	2014
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1	The majority is wet meadow, hay ground and pasture. Valentine, Tryon, Loup, and Elsmere soils which are predominately hay meadows.	2014												
2	Mostly rolling sand hills with valentine soils.	2014												
3	Pivot-valentine complex soils, associations related to pivot complex soils and hard grass pastures. Majority of irrigated land in the county.	2014												
	Rock County still has the three market area boundaries defined, however dry and grass values will be valued the same countywide. There will be two irrigated values, one for area 3 and another one for area 1 and 2 which for measurement purposes will be combined within the state sales file.													
3.	Describe the process used to determine and monitor market areas.													
	The market areas are developed by similar topography, soil characteristics and geographic characteristics. Each year agricultural sales and characteristics are studied to see if the market is showing any trends that may lead to a difference in areas, etc.													
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.													
	Land is classified as rural residential or recreational land based on the primary use of the parcel at assessment date. Rural residential land is directly associated with a residence and has no agricultural use. Recreational land is defined according to Regulation 10.001.05E.													
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.													
	All acres of the parcel that is enrolled in WRP is valued at 100% of agricultural land based on sales.													
	<i><u>If your county has special value applications, please answer the following</u></i>													
7a.	How many special valuation applications are on file?													
	None													
7b.	What process was used to determine if non-agricultural influences exist in the county?													
	N/A													
	<i><u>If your county recognizes a special value, please answer the following</u></i>													

7c.	Describe the non-agricultural influences recognized within the county.
	N/A
7d.	Where is the influenced area located within the county?
	N/A
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	N/A

ROCK COUNTY PLAN OF ASSESSMENT

PURSUANT TO LB 263, THE ASSESSOR SHALL PREPARE A PLAN OF ASSESSMENT FOR THE COUNTY BOARD OF EQUALIZATION EACH YEAR ON OR BEFORE JUNE 15 DESCRIBING THE NEXT YEARS ASSESSMENT PLANS AND EACH OF THE NEXT TWO YEARS THEREAFTER. ON OR BEFORE JULY 31 EACH YEAR, THE ASSESSOR SHALL PRESENT THE PLAN TO THE COUNTY BOARD OF EQUALIZATION AND ON OR BEFORE OCTOBER 31 EACH YEAR THE ASSESSOR SHALL MAIL A COPY OF THE PLAN WITH ANY ADJUSTMENTS TO THE DEPARTMENT OF REVENUE. THE ASSESSOR SHALL UPDATE THE PLAN EACH YEAR. THE PLAN AND ANY UPDATES SHALL EXAMINE THE LEVEL, QUALITY, AND UNIFORMITY OF ASSESSMENT IN THE COUNTY AND MAY BE DERIVED FROM A PROGRESS REPORT DEVELOPED BY THE DEPARTMENT AND PRESENTED TO THE ASSESSOR ON OR BEFORE JULY 31.

- - - - -

Rock County has a total valuation for Real Property in 2016 of \$637,246,455. The Parcel count for Real Property in 2016 is 3054. Permissive Exemptions filed and approved by our office and the Rock County Commissioners for 2016 were 16.

Real Property in Rock County for tax year 2016 satisfies the requirements of Neb. Const. Art. VIII §1, and Neb. Stat. §77-5023 (Cum. Supp 2008).

2016 Sales Statistics Ratio as determined by the Tax Equalization Commission.

No changes in Residential value -	Assessment Ratio - 98%
No changes in Commercial value -	Assessment Ratio – 100%
No changes in Agricultural land value -	Assessment Ratio - 74%

Residential photos were taken in 2015 for Bassett and Newport in 2016. All Urban residential property will be changed for 2017. The result will be another raise in value using updated cost tables in 2016. In 2017 updated costing tables will be used for Residential. Rural Improvements were re-valued using the new costing tables. New oblique photos will be flown by GIS workshop. New photos are taken continually. Home sites and additional acres increased for 2016.

Commercial sales in Bassett and Newport were re-valued for 2014 as sales are very few in the county. No changes have been indicted for tax year 2016. Newports new photos will show if we have any changes in property use.

Ag Land sales reflected the increases comparable to the rest of Nebraska and our values increased for all areas. Sales ratios studies beginning rate were as follows:

The new 2016 Land Assessment ratios calculated to -

Area 1 – increased IRR from 63.76% to 72.26%

Area 2 – increased IRR from 63.76% to 72.26%

Area 3 – increased IRR from 66% to 75%

All areas of grass increased from 65.73% to 73.27%, about 11% increase.

We will continue to start our pickup work (Appraisal Maintenance) over the summer. We will continually check for any changes revealed from the Oblique photos that may have been missed from prior years. Our office will try to contact owners by phone and/or newspaper notices prior to our visit. Our focus will be to look for changes and any additions. We will verify measurements are correct if we notice there has been some renovation. We do not ask for an interior inspection unless we are invited in and/ or the owner has given us prior permission.

Our Assessment software program, Terra Scan Inc, was sold effective Jan 1, 2012 to Thomson Reuters. We will be looking for a complete taxing software change. As we go forward Vanguard will be my choice for assessment because of their appraisal staff.

Our assessment plans will be to always continue to work on our quality and uniformity of assessment.

Every parcel in the county will need to be looked at on a rotation or schedule over a six year period. The schedule is –

2016 – Review the southeast corner.

2017 - Review the southwest.

2018 - Review the center portion and Commercial property.

2019 – Review the northeast.

2020 – Review all Northwest.

2021 – Review all residential property

Revalue Commercial Property in Bassett and Newport--2014

Revalue Residential Property in Bassett and Newport-2016 for 2017

Revalue Ag Land as per sales studies -2016

2016 –

Revalue Residential Property for 2016

Review southeast portion of Rock County

Revalue Ag Land as per sales studies

2017-
Revalue Residential Costing Tables using new cost tables
Review Southwest portion of the county

2018
Review Rural Residential
Revalue Ag Land as per sales studies
Review all Commercial Property, revalue for 2018

Our budgets do not include any changes in appraisal work. Cost sharing again with Brown County for obliques in a 2016-17 year cycle will give us an opportunity to stay current with omitted property as well as any changes of use done to existing property.

The plan has been made to update cost tables for Improvements every 4 (four) years. This time frame will lessen the impact for taxpayers but will insure the office has kept values current. New tables and photos will be used for Residential Property for 2016 to be in effect for 2017, Rural Property for 2016 for 2017 and Commercial Property for 2017 for 2018

Monica J Turpin
Rock County Assessor

June 9th, 2016

Presented to Commissioners 07/18/2016 mt