

NEBRASKA

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DEPARTMENT OF REVENUE

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

SEWARD COUNTY



Pete Ricketts, Governor

April 6, 2018

Commissioner Keetle:

The Property Tax Administrator has compiled the 2018 Reports and Opinions of the Property Tax Administrator for Seward 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 Seward 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: Marilyn Hladky, Seward County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

The mean ratio is used as a basis for other statistical calculations, such as the Price Related Differential (PRD) and Coefficient of Variation (COV). As a simple average of the ratios the mean ratio has limited application in the analysis of the level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

The Division reviews assessment practices that ultimately affect the valuation of real property in each county. This review is done to ensure the reliability of the statistical analysis and to ensure professionally accepted mass appraisal methods are used in the county assessor's effort to establish uniform and proportionate valuations. The review of assessment practices is based on information filed from county assessors in the form of the Assessment Practices Survey, and in observed assessment practices in the county.

To ensure county assessors are submitting all Real Estate Transfer Statements, required for the development of the state sales file pursuant to Section 77-1327, a random sample from the county registers of deeds' records is audited to confirm that the required sales have been submitted and reflect accurate information. The timeliness of the submission is also reviewed to ensure the sales

file allows analysis of up-to-date information. The county's sales verification and qualification procedures are reviewed to ensure that sales are properly considered arm's-length transactions unless determined to be otherwise through the verification process. Proper sales verification practices ensure the statistical analysis is based on an unbiased sample of sales.

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

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

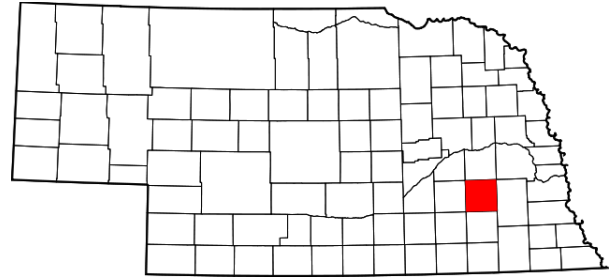
Compliance with statutory reporting requirements is also a component of the assessment practices review. Late, incomplete, or excessive errors in statutory reports can be problematic for the end users, and highlight potential issues in other areas of the assessment process. Public trust in the assessment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

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

**Further information may be found in Exhibit 94*

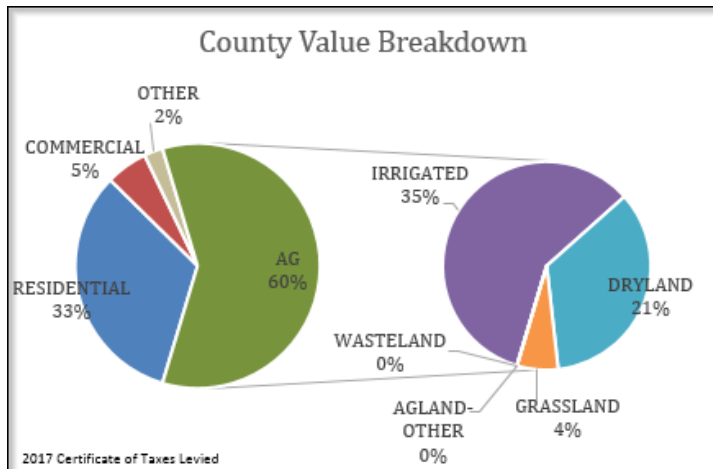
County Overview

With a total area of 571 square miles, Seward County had 17,284 residents, per the Census Bureau Quick Facts for 2015, a 3% population increase over the 2010 U.S. Census. Reports indicated that 72% of county residents were homeowners and 84% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Seward County are located in and around Seward, the county seat. According to the latest information available from the U.S. Census Bureau, there

were 460 employer establishments with total employment of 5,553.



Agricultural land is the largest contributor to the county's overall valuation base. A mix of irrigated and dry land makes up the majority of the land in the county. Seward County is included in both the Lower Platte South and Upper Big Blue Natural Resources Districts (NRD).

NE Dept. of Revenue, Research Division 2018

CITY POPULATION CHANGE			
	2007	2017	Change
BEAVER CROSSING	457	403	-11.8%
BEE	223	191	-14.3%
CORDOVA	127	137	7.9%
GARLAND	247	216	-12.6%
GOEHNER	186	154	-17.2%
MILFORD	2,070	2,090	1.0%
PLEASANT DALE	245	205	-16.3%
SEWARD	6,427	6,964	8.4%
STAPLEHURST	270	242	-10.4%
UTICA	844	861	2.0%

2018 Residential Correlation for Seward County

Assessment Actions

For the current assessment year, Seward County inspected, reviewed and reappraised all residences in the towns of Bee, Garland, Garland Fringe, Pleasant Dale and Staplehurst. The County also inspected and reviewed the rural residences and agricultural improvements in geocodes 3233, 3291, 3457 and 3515. New pictures were taken and the property record cards updated. All pick up work was completed in a timely matter.

The County analyzed the sales and determined market adjustments were needed in the following areas: Milford was given a 4% increase on houses, Seward was given a 5% increase on houses, Beaver Crossing's map factor was increased, correlating to a 10% increase on houses, rural residential houses were increased 12% in geocodes 3239, 3237, 3285, 3287, 3461, 3463, 3509 and 3511 and two newer subdivisions in Seward had their lots repriced.

Description of Analysis

Residential parcels are analyzed utilizing 14 valuation groupings that are based on the assessor locations in the county.

Valuation Grouping	Assessor Location
1	Seward
2	Beaver Crossing
3	Bee
4	Cordova
5	Garland
6	Goehner
7	Grover
8	Milford
9	Pleasant Dale
10	Staplehurst
11	Tamora
12	Utica
13	Rural
14	Rural subs

2018 Residential Correlation for Seward County

For the residential property class, a review of Seward County's statistical analysis profiles 419 residential sales, representing all the valuation groups. All valuation groups with a sufficient number of sales are within the acceptable range. All three measures of central tendency for the residential class of properties are within the acceptable range and show strong support for one another.

Assessment Practice Review

The 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 inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed includes sales verification. The County Assessor has determined that calling the buyer or seller is a more effective way of gathering sales information rather than mailing out a questionnaire. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Seward County revealed that no apparent bias existed in the qualification determination and that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Seward County manually enters the supplemental data into the sales file directly. Occasional spot checks have indicated the data is entered timely and accurately.

The inspection and review cycle for all real property was discussed with the county assessor. For residential property, the county continues to meet the six-year review cycle.

Valuation groups were examined to ensure that the groups defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the county has adequately identified economic areas for the residential property class. Based on all relevant information, the quality of assessment of the residential class adheres to professionally accepted mass appraisal standards and has been determined to be in general compliance.

The assessor has a detailed valuation methodology describing practices used to set values in the county, which is included in the County Addendum section of this report. The methodology produced by the assessor not only demonstrates her commitment to transparency, but describes the quality processes used to establish valuations.

2018 Residential Correlation for Seward County

Equalization and Quality of Assessment

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the County are valued within the acceptable parameters, and therefore considered equalized.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	234	94.98	96.46	95.21	09.45	101.31
02	15	93.01	98.34	90.61	17.43	108.53
03	2	92.85	92.85	90.83	13.00	102.22
04	1	97.95	97.95	97.95	00.00	100.00
05	10	94.39	94.55	92.07	07.85	102.69
06	7	86.45	88.65	88.39	05.43	100.29
07	1	46.61	46.61	46.61	00.00	100.00
08	60	92.74	94.97	93.54	09.77	101.53
09	10	94.47	93.83	93.51	05.40	100.34
10	4	97.70	95.00	90.99	06.02	104.41
11	1	65.91	65.91	65.91	00.00	100.00
12	22	92.12	98.05	91.30	17.89	107.39
13	46	92.15	96.19	92.89	17.17	103.55
14	6	76.76	78.93	79.05	13.52	99.85
____ALL____	419	94.27	95.66	93.62	11.15	102.18

Level of Value

Based on analysis of all available information, the level of value of the residential class of real property in Seward County is 94%.

2018 Commercial Correlation for Seward County

Assessment Actions

For the current assessment year, Seward County inspected and reviewed all commercial properties in the towns of Bee, Garland, Pleasant Dale, Ruby and the Rural parcels. All Section 42 Housing properties were reappraised using the income approach. All pick up work was completed in a timely manner.

The county assessor conducted a sales analysis of the commercial property and based on the general movement of the commercial market, increased land 10% and improvements 20% on improvements classified as apartments in the town of Seward. Also, all other commercial property in Seward proper received a 10% land increase.

Description of Analysis

Commercial properties are analyzed utilizing 13 valuation groups based on assessor locations. The town of Seward carries well over half of the commercial value.

Valuation Grouping	Assessor Location
1	Seward
2	Beaver Crossing
3	Bee
4	Cordova
5	Garland
6	Goehner
7	Grover
8	Milford
9	Pleasant Dale
10	Staplehurst
11	Tamora
12	Utica
13	Rural

For this study period, there were 21 commercial sales profiled for the valuation groups. All three measures of central tendency are in the acceptable range and show support for one another.

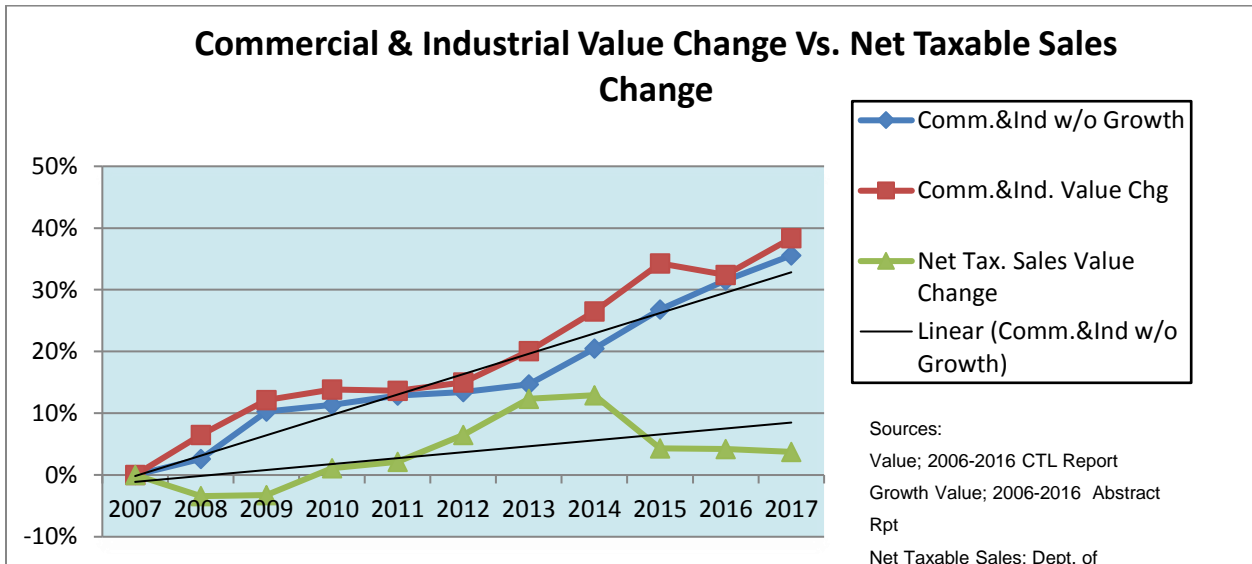
2018 Commercial Correlation for Seward County

The overall median was then tested by removing outliers on the high and low end. The median did not move significantly indicating the median can be relied upon as a stable statistical measure.

2 Low ratio outliers removed	Median -- 97
2 High ratio outliers removed	Median -- 94

The movement of the commercial market for Seward County as a whole confirm the assessment actions report of the county assessor. Excluding growth, the commercial base increased just over 2%. The overall movement in the commercial class is similar to the movement of the general area, which suggests the County's change to values were in proper response to the market.

The net taxable sales were nearly flat over the prior year, suggesting the limited assessment actions were appropriate.



Assessment Practice Review

The 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 inconsistencies are noted and discussed with the county assessor for further action.

One of the areas addressed includes sales verification. The Division reviews the verification of the sales and the usability decisions for each sale. In this test, three things are reviewed; first, that there are notes on each disqualified sale; second, that the notes provide a reasonable explanation for disqualifying each sale; and third, the reviewer notes if the percentage of sales used is typical or if the file appears to be excessively trimmed. The review of Seward County revealed that no

2018 Commercial Correlation for Seward County

apparent bias existed in the qualification determination and it is believed that all arm's-length sales were made available for the measurement of real property.

The Division reviews the transmission of data from the County to the sales file to see if it was done on a timely basis and for accuracy. Seward County manually enters the supplemental data into the sales file directly. Occasional spot checks have indicated the data is entered timely and accurately.

The County's inspection and review cycle for all real property was discussed with the county assessor. For commercial property, the County continues to meet the six-year review cycle.

The assessor has a detailed valuation methodology describing practices used to set values in the county, which is included in the County Addendum section of this report. The methodology produced by the assessor not only demonstrates her commitment to transparency, but describes the quality processes used to establish valuations.

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

Equalization and Quality of Assessment

Based on the assessment practices review, along with all information available, and the statistical analysis, the quality of assessment in Seward County is in compliance with professionally accepted mass appraisal standards.

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	11	94.85	85.50	89.88	18.69	95.13
02	2	111.41	111.41	106.17	52.63	104.94
08	3	78.53	87.46	73.95	17.18	118.27
09	1	103.42	103.42	103.42	00.00	100.00
12	2	114.67	114.67	122.19	18.05	93.85
13	2	102.49	102.49	110.41	12.65	92.83
____ALL____	21	94.85	93.50	95.81	22.34	97.59

Level of Value

Based on the analysis of all available information, the level of value of the commercial class of real property in Seward County is 95%.

2018 Agricultural Correlation for Seward County

Assessment Actions

Seward County continually verifies sales along with updating land use in the agricultural class of property. Use changes are discovered through information coming from GIS' aerial imagery, well updates from the NRD and FSA records and maps. Land coming out of the CRP program is also monitored. The County inspected and reviewed rural residential and agricultural improvements in Geocodes 3233, 3291, 3457 and 3515. All pickup work was completed in a timely fashion. A sales analysis was completed, and as a result, the county made no changes to the agricultural land values for the 2018 assessment year.

Description of Analysis

There are three market areas within Seward County; Market Area 1 is mostly the western half of the county and has highly productive soils and available ground water for irrigation throughout the area. Market Area 2 encompasses the eastern half of the county where irrigation is sparse, so the predominant use is dry cropland and grass. Market Area 3 is in between Area's 1 & 2, but like Market Area 2 it is composed of mostly dry cropland and grass as there is very little irrigation.

The County has one schedule of values for dry cropland, grass and CRP in all three market areas. Irrigation in Market Areas 2 and 3 is only valued about 10% lower than irrigated land in Market Area 1. This year, there are no irrigated majority land use (MLU) sales in either Market Areas 2 or 3. Therefore, all agricultural sales were combined for measurement purposes. The County keeps the three market areas intact for administrative purposes and to monitor if there are any non-agricultural influences from Lancaster County, for that reason, the map and county abstract reports in the appendices of this report will reflect three market areas.

The initial analysis was done using the 39 sales within Seward County for the three study periods. The median and the weighted mean are within the range with the mean only being two points out, which is not deemed a concern. The three measures of central tendencies support each other.

Another analysis studied the sales that have 80% or more of the acres in a single major land use category. In this case, the major land classes with a sufficient number of sales all had medians that fell in the acceptable range.

A comparison was done using sales from the surrounding counties to measure Seward schedule of values. The results of this analysis were comparable to the results of the sales within Seward County indicating that their schedule of values are equalized with the surrounding counties that have similar markets.

Assessment Practice Review

The 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

2018 Agricultural Correlation for Seward County

compliance for all activities that ultimately affect the uniform and proportionate valuation of all three property classes. Any inconsistencies are noted and discussed with the county assessor for further action.

The agricultural land review in Seward County was determined to be systematic and comprehensive. The current process of verification of land use is through aerial imagery and information provided by the NRD and FSA. Phone calls and physical inspections are also used to gather information. The county has reviewed the sales as required by Directive 16-3 and has removed any sales that may have sold at a substantial premium or discount. The County's practice considers all available information when determining the primary use of the parcel. The review supported that the county has used all available sales for the measurement of agricultural land. The process used by the County gathers sufficient information to adequately make qualification determinations; usability decisions have been made without a bias.

The Division also reviews the transmission of data from the county to the sales file to see if it was done on a timely basis and for accuracy. Seward County manually enters the supplemental data into the sales file directly. Occasional spot checks have indicated the data is entered timely and accurately.

The assessor has a detailed valuation methodology describing practices used to set values in the county, which is included in the County Addendum section of this report. The methodology produced by the assessor not only demonstrates her commitment to transparency, but describes the quality processes used to establish valuations.

Equalization and Quality of Assessment

Agricultural homes and outbuildings have been valued using the same valuation process as rural residential acreages. Agricultural improvements are believed to be equalized and assessed at the statutory level.

A review of the statistics with sufficient sales and the assessment practices suggest that assessments within the county are valued within the acceptable parameters. A comparison of Seward County values with the adjoining counties shows that all values are reasonably comparable and therefore equalized. The quality of assessment of agricultural land in Seward County complies with professionally accepted mass appraisal standards.

2018 Agricultural Correlation for Seward County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	14	72.74	76.07	72.87	11.77	104.39
1	14	72.74	76.07	72.87	11.77	104.39
<u> Dry </u>						
County	15	74.59	76.39	74.28	18.94	102.84
1	15	74.59	76.39	74.28	18.94	102.84
<u> Grass </u>						
County	2	51.41	51.41	51.03	15.15	100.74
1	2	51.41	51.41	51.03	15.15	100.74
<u> ALL </u>						
	39	74.06	77.10	75.13	17.03	102.62

Level of Value

Based on the analysis of all available information, the level of value of agricultural land in Seward County is 74%.

2018 Opinions of the Property Tax Administrator for Seward 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	74	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 6th day of April, 2018.



Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2018 Commission Summary for Seward County

Residential Real Property - Current

Number of Sales	419	Median	94.27
Total Sales Price	\$70,634,605	Mean	95.66
Total Adj. Sales Price	\$70,634,605	Wgt. Mean	93.62
Total Assessed Value	\$66,127,668	Average Assessed Value of the Base	\$145,393
Avg. Adj. Sales Price	\$168,579	Avg. Assessed Value	\$157,823

Confidence Interval - Current

95% Median C.I	92.72 to 95.36
95% Wgt. Mean C.I	92.44 to 94.80
95% Mean C.I	94.16 to 97.16
% of Value of the Class of all Real Property Value in the County	30.54
% of Records Sold in the Study Period	6.80
% of Value Sold in the Study Period	7.38

Residential Real Property - History

Year	Number of Sales	LOV	Median
2017	412	94	93.59
2016	400	93	92.55
2015	394	95	95.35
2014	364	97	97.21

2018 Commission Summary for Seward County

Commercial Real Property - Current

Number of Sales	21	Median	94.85
Total Sales Price	\$9,668,047	Mean	93.50
Total Adj. Sales Price	\$9,668,047	Wgt. Mean	95.81
Total Assessed Value	\$9,263,347	Average Assessed Value of the Base	\$236,773
Avg. Adj. Sales Price	\$460,383	Avg. Assessed Value	\$441,112

Confidence Interval - Current

95% Median C.I	72.41 to 109.44
95% Wgt. Mean C.I	82.54 to 109.08
95% Mean C.I	80.25 to 106.75
% of Value of the Class of all Real Property Value in the County	5.67
% of Records Sold in the Study Period	2.99
% of Value Sold in the Study Period	5.57

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2017	22	96	95.53
2016	21	100	96.91
2015	27	100	95.25
2014	25	100	93.79

**80 Seward
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 419
 Total Sales Price : 70,634,605
 Total Adj. Sales Price : 70,634,605
 Total Assessed Value : 66,127,668
 Avg. Adj. Sales Price : 168,579
 Avg. Assessed Value : 157,823

MEDIAN : 94
 WGT. MEAN : 94
 MEAN : 96
 COD : 11.15
 PRD : 102.18

COV : 16.40
 STD : 15.69
 Avg. Abs. Dev : 10.51
 MAX Sales Ratio : 180.50
 MIN Sales Ratio : 46.61

95% Median C.I. : 92.72 to 95.36
 95% Wgt. Mean C.I. : 92.44 to 94.80
 95% Mean C.I. : 94.16 to 97.16

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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-15 To 31-DEC-15	45	97.58	97.53	96.54	08.23	101.03	74.83	129.61	92.32 to 102.54	158,318	152,841
01-JAN-16 To 31-MAR-16	32	100.82	101.93	99.47	11.06	102.47	78.91	154.97	92.41 to 105.98	161,707	160,848
01-APR-16 To 30-JUN-16	83	94.22	95.67	93.09	10.55	102.77	65.57	167.91	90.96 to 98.01	157,195	146,337
01-JUL-16 To 30-SEP-16	52	95.71	97.76	94.19	11.80	103.79	70.47	180.50	91.79 to 99.63	183,950	173,260
01-OCT-16 To 31-DEC-16	39	91.82	95.64	94.39	10.47	101.32	72.76	159.08	89.02 to 98.57	137,537	129,816
01-JAN-17 To 31-MAR-17	37	94.46	94.20	93.74	08.43	100.49	67.98	133.10	91.22 to 97.53	178,883	167,680
01-APR-17 To 30-JUN-17	56	93.06	91.84	91.53	11.08	100.34	46.61	138.23	90.84 to 94.82	182,945	167,443
01-JUL-17 To 30-SEP-17	75	90.65	93.95	91.17	13.63	103.05	68.52	173.39	87.32 to 94.43	179,941	164,045
<u>Study Yrs</u>											
01-OCT-15 To 30-SEP-16	212	96.14	97.52	95.04	10.64	102.61	65.57	180.50	94.04 to 98.77	164,677	156,512
01-OCT-16 To 30-SEP-17	207	92.86	93.74	92.23	11.39	101.64	46.61	173.39	90.84 to 94.42	172,575	159,165
<u>Calendar Yrs</u>											
01-JAN-16 To 31-DEC-16	206	95.24	97.16	94.61	11.15	102.70	65.57	180.50	93.01 to 98.10	160,928	152,259
<u>ALL</u>	419	94.27	95.66	93.62	11.15	102.18	46.61	180.50	92.72 to 95.36	168,579	157,823

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	234	94.98	96.46	95.21	09.45	101.31	67.04	173.39	93.94 to 97.24	172,564	164,291
02	15	93.01	98.34	90.61	17.43	108.53	74.74	167.91	80.26 to 107.45	111,990	101,472
03	2	92.85	92.85	90.83	13.00	102.22	80.78	104.92	N/A	96,700	87,833
04	1	97.95	97.95	97.95	00.00	100.00	97.95	97.95	N/A	69,000	67,585
05	10	94.39	94.55	92.07	07.85	102.69	83.13	107.21	83.23 to 106.63	120,100	110,579
06	7	86.45	88.65	88.39	05.43	100.29	78.49	98.55	78.49 to 98.55	87,257	77,131
07	1	46.61	46.61	46.61	00.00	100.00	46.61	46.61	N/A	65,000	30,296
08	60	92.74	94.97	93.54	09.77	101.53	70.47	138.23	90.07 to 97.84	148,959	139,329
09	10	94.47	93.83	93.51	05.40	100.34	85.87	102.88	88.09 to 100.29	160,230	149,825
10	4	97.70	95.00	90.99	06.02	104.41	80.58	104.02	N/A	103,875	94,515
11	1	65.91	65.91	65.91	00.00	100.00	65.91	65.91	N/A	90,000	59,319
12	22	92.12	98.05	91.30	17.89	107.39	65.57	154.97	83.92 to 98.63	111,695	101,973
13	46	92.15	96.19	92.89	17.17	103.55	67.22	180.50	87.15 to 100.09	232,392	215,876
14	6	76.76	78.93	79.05	13.52	99.85	61.98	98.01	61.98 to 98.01	373,833	295,507
<u>ALL</u>	419	94.27	95.66	93.62	11.15	102.18	46.61	180.50	92.72 to 95.36	168,579	157,823

**80 Seward
RESIDENTIAL**

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	415	94.20	95.39	93.50	10.97	102.02	46.61	173.39	92.63 to 95.13	169,413	158,409
06											
07	4	107.01	123.19	118.21	22.59	104.21	98.26	180.50	N/A	82,063	97,005
<u>ALL</u>	419	94.27	95.66	93.62	11.15	102.18	46.61	180.50	92.72 to 95.36	168,579	157,823

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000	4	145.81	147.28	143.94	09.16	102.32	129.61	167.91	N/A	21,250	30,587
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	419	94.27	95.66	93.62	11.15	102.18	46.61	180.50	92.72 to 95.36	168,579	157,823
Greater Than 14,999	419	94.27	95.66	93.62	11.15	102.18	46.61	180.50	92.72 to 95.36	168,579	157,823
Greater Than 29,999	415	94.20	95.16	93.56	10.72	101.71	46.61	180.50	92.63 to 95.13	169,999	159,049
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999	4	145.81	147.28	143.94	09.16	102.32	129.61	167.91	N/A	21,250	30,587
30,000 TO 59,999	15	106.63	113.15	113.75	18.55	99.47	74.74	173.39	90.38 to 133.10	46,267	52,628
60,000 TO 99,999	69	98.88	101.54	100.52	15.97	101.01	46.61	180.50	93.48 to 104.42	80,125	80,545
100,000 TO 149,999	119	91.82	93.16	93.02	09.89	100.15	65.57	123.43	89.39 to 94.20	127,121	118,243
150,000 TO 249,999	150	94.25	93.15	93.14	07.80	100.01	67.22	128.23	91.90 to 96.06	191,023	177,917
250,000 TO 499,999	59	94.10	92.44	92.07	07.96	100.40	61.98	115.28	90.92 to 96.20	320,867	295,433
500,000 TO 999,999	3	93.04	91.90	90.97	08.86	101.02	78.96	103.69	N/A	538,333	489,749
1,000,000 +											
<u>ALL</u>	419	94.27	95.66	93.62	11.15	102.18	46.61	180.50	92.72 to 95.36	168,579	157,823

80 Seward
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 21
Total Sales Price : 9,668,047
Total Adj. Sales Price : 9,668,047
Total Assessed Value : 9,263,347
Avg. Adj. Sales Price : 460,383
Avg. Assessed Value : 441,112

MEDIAN : 95
WGT. MEAN : 96
MEAN : 94
COD : 22.34
PRD : 97.59

COV : 31.13
STD : 29.11
Avg. Abs. Dev : 21.19
MAX Sales Ratio : 170.03
MIN Sales Ratio : 46.93

95% Median C.I. : 72.41 to 109.44
95% Wgt. Mean C.I. : 82.54 to 109.08
95% Mean C.I. : 80.25 to 106.75

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14											
01-JAN-15 To 31-MAR-15											
01-APR-15 To 30-JUN-15	2	103.46	103.46	111.88	11.60	92.47	91.46	115.45	N/A	1,461,788	1,635,416
01-JUL-15 To 30-SEP-15	3	100.79	102.60	98.54	05.72	104.12	94.85	112.17	N/A	95,040	93,649
01-OCT-15 To 31-DEC-15	4	104.13	107.77	109.80	33.03	98.15	52.78	170.03	N/A	101,925	111,912
01-JAN-16 To 31-MAR-16	1	135.37	135.37	135.37	00.00	100.00	135.37	135.37	N/A	75,000	101,526
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	2	68.92	68.92	62.48	13.94	110.31	59.31	78.53	N/A	230,325	143,913
01-OCT-16 To 31-DEC-16	2	103.24	103.24	104.53	06.01	98.77	97.04	109.44	N/A	517,500	540,933
01-JAN-17 To 31-MAR-17	2	59.67	59.67	63.66	21.35	93.73	46.93	72.41	N/A	247,500	157,562
01-APR-17 To 30-JUN-17	3	71.69	75.24	86.15	20.24	87.34	55.25	98.79	N/A	1,083,667	933,624
01-JUL-17 To 30-SEP-17	2	96.47	96.47	92.07	07.20	104.78	89.52	103.42	N/A	367,500	338,355
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	5	100.79	102.94	110.69	08.20	93.00	91.46	115.45	N/A	641,739	710,356
01-OCT-15 To 30-SEP-16	7	93.97	100.61	88.73	34.82	113.39	52.78	170.03	52.78 to 170.03	134,764	119,571
01-OCT-16 To 30-SEP-17	9	89.52	82.72	88.37	20.16	93.61	46.93	109.44	55.25 to 103.42	612,889	541,619
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	9	100.79	105.09	110.59	19.71	95.03	52.78	170.03	91.46 to 115.45	401,822	444,381
01-JAN-16 To 31-DEC-16	5	97.04	95.94	93.67	22.04	102.42	59.31	135.37	N/A	314,130	294,243
<u>ALL</u>	21	94.85	93.50	95.81	22.34	97.59	46.93	170.03	72.41 to 109.44	460,383	441,112

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	11	94.85	85.50	89.88	18.69	95.13	46.93	114.28	55.25 to 109.44	485,525	436,369
02	2	111.41	111.41	106.17	52.63	104.94	52.78	170.03	N/A	68,850	73,096
08	3	78.53	87.46	73.95	17.18	118.27	71.69	112.17	N/A	285,333	211,003
09	1	103.42	103.42	103.42	00.00	100.00	103.42	103.42	N/A	135,000	139,615
12	2	114.67	114.67	122.19	18.05	93.85	93.97	135.37	N/A	55,000	67,207
13	2	102.49	102.49	110.41	12.65	92.83	89.52	115.45	N/A	1,544,288	1,705,031
<u>ALL</u>	21	94.85	93.50	95.81	22.34	97.59	46.93	170.03	72.41 to 109.44	460,383	441,112

80 Seward
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 21	MEDIAN : 95	COV : 31.13	95% Median C.I. : 72.41 to 109.44
Total Sales Price : 9,668,047	WGT. MEAN : 96	STD : 29.11	95% Wgt. Mean C.I. : 82.54 to 109.08
Total Adj. Sales Price : 9,668,047	MEAN : 94	Avg. Abs. Dev : 21.19	95% Mean C.I. : 80.25 to 106.75
Total Assessed Value : 9,263,347			
Avg. Adj. Sales Price : 460,383	COD : 22.34	MAX Sales Ratio : 170.03	
Avg. Assessed Value : 441,112	PRD : 97.59	MIN Sales Ratio : 46.93	

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02	3	97.04	95.76	97.43	02.51	98.29	91.46	98.79	N/A	957,167	932,540
03	17	93.97	91.81	83.40	25.91	110.08	46.93	170.03	59.31 to 112.17	253,410	211,339
04	1	115.45	115.45	115.45	00.00	100.00	115.45	115.45	N/A	2,488,576	2,872,968
<u>ALL</u>	<u>21</u>	<u>94.85</u>	<u>93.50</u>	<u>95.81</u>	<u>22.34</u>	<u>97.59</u>	<u>46.93</u>	<u>170.03</u>	<u>72.41 to 109.44</u>	<u>460,383</u>	<u>441,112</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$ Ranges</u>											
Less Than 5,000											
Less Than 15,000											
Less Than 30,000											
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	21	94.85	93.50	95.81	22.34	97.59	46.93	170.03	72.41 to 109.44	460,383	441,112
Greater Than 14,999	21	94.85	93.50	95.81	22.34	97.59	46.93	170.03	72.41 to 109.44	460,383	441,112
Greater Than 29,999	21	94.85	93.50	95.81	22.34	97.59	46.93	170.03	72.41 to 109.44	460,383	441,112
<u>Incremental Ranges</u>											
0 TO 4,999											
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	103.07	103.07	103.07	08.83	100.00	93.97	112.17	N/A	35,000	36,074
60,000 TO 99,999	5	100.79	107.50	105.30	34.55	102.09	52.78	170.03	N/A	72,740	76,598
100,000 TO 149,999	1	103.42	103.42	103.42	00.00	100.00	103.42	103.42	N/A	135,000	139,615
150,000 TO 249,999	3	94.85	85.35	88.68	23.67	96.24	46.93	114.28	N/A	193,374	171,485
250,000 TO 499,999	5	72.41	75.09	74.93	20.43	100.21	55.25	97.04	N/A	406,830	304,824
500,000 TO 999,999	3	89.52	90.22	89.09	14.05	101.27	71.69	109.44	N/A	656,667	585,054
1,000,000 +	2	107.12	107.12	107.97	07.78	99.21	98.79	115.45	N/A	2,257,538	2,437,430
<u>ALL</u>	<u>21</u>	<u>94.85</u>	<u>93.50</u>	<u>95.81</u>	<u>22.34</u>	<u>97.59</u>	<u>46.93</u>	<u>170.03</u>	<u>72.41 to 109.44</u>	<u>460,383</u>	<u>441,112</u>

80 Seward
COMMERCIAL

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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COV : 31.13
STD : 29.11
Avg. Abs. Dev : 21.19
MAX Sales Ratio : 170.03
MIN Sales Ratio : 46.93

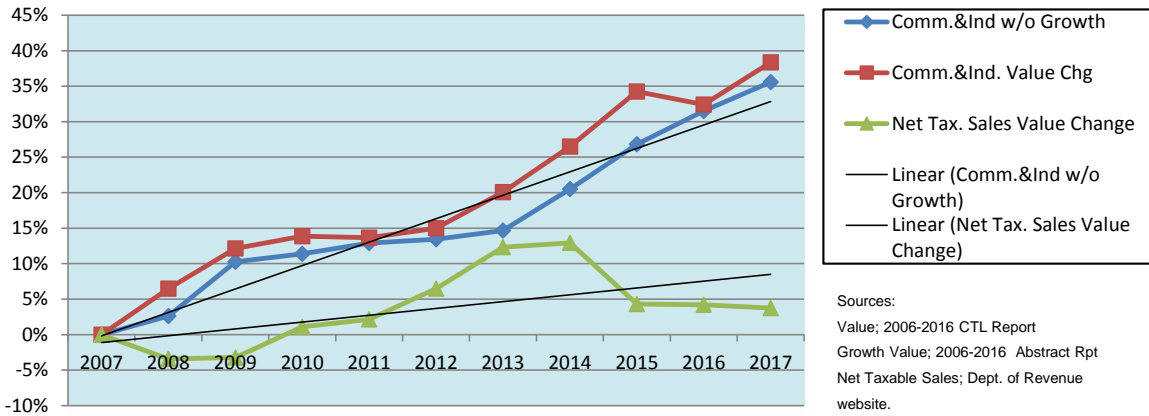
95% Median C.I. : 72.41 to 109.44
95% Wgt. Mean C.I. : 82.54 to 109.08
95% Mean C.I. : 80.25 to 106.75

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
304	1	114.28	114.28	114.28	00.00	100.00	114.28	114.28	N/A	235,000	268,567
344	2	80.05	80.05	66.08	25.91	121.14	59.31	100.79	N/A	229,825	151,866
350	1	103.42	103.42	103.42	00.00	100.00	103.42	103.42	N/A	135,000	139,615
352	5	91.46	87.50	91.84	09.97	95.27	71.69	98.79	N/A	738,500	678,274
353	2	123.77	123.77	127.99	09.37	96.70	112.17	135.37	N/A	55,000	70,393
386	1	52.78	52.78	52.78	00.00	100.00	52.78	52.78	N/A	75,000	39,585
406	4	63.83	67.14	60.72	25.14	110.57	46.93	93.97	N/A	252,375	153,232
419	1	89.52	89.52	89.52	00.00	100.00	89.52	89.52	N/A	600,000	537,094
442	1	170.03	170.03	170.03	00.00	100.00	170.03	170.03	N/A	62,700	106,607
458	1	109.44	109.44	109.44	00.00	100.00	109.44	109.44	N/A	625,000	684,001
494	1	115.45	115.45	115.45	00.00	100.00	115.45	115.45	N/A	2,488,576	2,872,968
528	1	94.85	94.85	94.85	00.00	100.00	94.85	94.85	N/A	175,121	166,098
<u>ALL</u>	21	94.85	93.50	95.81	22.34	97.59	46.93	170.03	72.41 to 109.44	460,383	441,112

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2007	\$ 115,839,974	\$ 3,271,262	2.82%	\$ 112,568,712	-	\$ 103,399,271	-
2008	\$ 123,357,081	\$ 4,472,435	3.63%	\$ 118,884,646	2.63%	\$ 99,864,353	-3.42%
2009	\$ 129,910,481	\$ 2,183,073	1.68%	\$ 127,727,408	3.54%	\$ 100,059,923	0.20%
2010	\$ 131,901,754	\$ 2,878,892	2.18%	\$ 129,022,862	-0.68%	\$ 104,533,306	4.47%
2011	\$ 131,659,547	\$ 889,030	0.68%	\$ 130,770,517	-0.86%	\$ 105,609,375	1.03%
2012	\$ 133,202,775	\$ 1,792,470	1.35%	\$ 131,410,305	-0.19%	\$ 110,113,645	4.27%
2013	\$ 139,094,220	\$ 6,266,033	4.50%	\$ 132,828,187	-0.28%	\$ 116,159,872	5.49%
2014	\$ 146,514,090	\$ 6,934,631	4.73%	\$ 139,579,459	0.35%	\$ 116,763,637	0.52%
2015	\$ 155,523,843	\$ 8,608,935	5.54%	\$ 146,914,908	0.27%	\$ 107,847,762	-7.64%
2016	\$ 153,391,584	\$ 1,050,547	0.68%	\$ 152,341,037	-2.05%	\$ 107,758,260	-0.08%
2017	\$ 160,267,590	\$ 3,214,713	2.01%	\$ 157,052,877	2.39%	\$ 107,266,779	-0.46%
Ann %chg	3.30%			Average	0.51%	0.46%	0.44%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2007	-	-	-
2008	2.63%	6.49%	-3.42%
2009	10.26%	12.15%	-3.23%
2010	11.38%	13.87%	1.10%
2011	12.89%	13.66%	2.14%
2012	13.44%	14.99%	6.49%
2013	14.67%	20.07%	12.34%
2014	20.49%	26.48%	12.93%
2015	26.83%	34.26%	4.30%
2016	31.51%	32.42%	4.22%
2017	35.58%	38.35%	3.74%

County Number: 80
 County Name: Seward

80 Seward
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

Number of Sales : 39
Total Sales Price : 30,282,062
Total Adj. Sales Price : 30,282,062
Total Assessed Value : 22,751,881
Avg. Adj. Sales Price : 776,463
Avg. Assessed Value : 583,382

MEDIAN : 74
WGT. MEAN : 75
MEAN : 77
COD : 17.03
PRD : 102.62

COV : 21.85
STD : 16.85
Avg. Abs. Dev : 12.61
MAX Sales Ratio : 117.02
MIN Sales Ratio : 43.62

95% Median C.I. : 69.43 to 79.83
95% Wgt. Mean C.I. : 70.79 to 79.47
95% Mean C.I. : 71.81 to 82.39

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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>Qtrrs</u>											
01-OCT-14 To 31-DEC-14	3	64.60	74.03	69.61	20.53	106.35	58.85	98.63	N/A	936,206	651,724
01-JAN-15 To 31-MAR-15	9	69.43	72.72	70.42	11.06	103.27	57.52	96.15	64.17 to 81.29	774,232	545,242
01-APR-15 To 30-JUN-15	3	74.06	82.28	76.35	22.21	107.77	61.72	111.07	N/A	501,488	382,904
01-JUL-15 To 30-SEP-15											
01-OCT-15 To 31-DEC-15	1	73.13	73.13	73.13	00.00	100.00	73.13	73.13	N/A	1,443,670	1,055,695
01-JAN-16 To 31-MAR-16	4	74.03	75.75	72.53	13.66	104.44	61.54	93.38	N/A	978,350	709,636
01-APR-16 To 30-JUN-16	6	75.93	74.64	75.70	13.34	98.60	46.82	99.39	46.82 to 99.39	1,030,304	779,920
01-JUL-16 To 30-SEP-16											
01-OCT-16 To 31-DEC-16											
01-JAN-17 To 31-MAR-17	3	88.11	95.43	91.17	13.57	104.67	81.15	117.02	N/A	545,000	496,852
01-APR-17 To 30-JUN-17	9	73.06	74.08	78.87	16.77	93.93	43.62	104.80	59.20 to 92.80	614,999	485,074
01-JUL-17 To 30-SEP-17	1	106.45	106.45	106.45	00.00	100.00	106.45	106.45	N/A	292,000	310,840
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	15	69.43	74.89	71.01	16.10	105.46	57.52	111.07	64.17 to 81.29	752,078	534,071
01-OCT-15 To 30-SEP-16	11	74.59	74.91	74.30	12.52	100.82	46.82	99.39	61.54 to 93.38	1,048,990	779,432
01-OCT-16 To 30-SEP-17	13	77.75	81.49	82.65	19.69	98.60	43.62	117.02	66.46 to 104.80	574,000	474,389
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	13	69.80	74.96	71.72	13.93	104.52	57.52	111.07	64.17 to 81.29	762,787	547,045
01-JAN-16 To 31-DEC-16	10	75.93	75.08	74.47	13.33	100.82	46.82	99.39	61.54 to 93.38	1,009,523	751,806
<u>ALL</u>	39	74.06	77.10	75.13	17.03	102.62	43.62	117.02	69.43 to 79.83	776,463	583,382

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	39	74.06	77.10	75.13	17.03	102.62	43.62	117.02	69.43 to 79.83	776,463	583,382
<u>ALL</u>	39	74.06	77.10	75.13	17.03	102.62	43.62	117.02	69.43 to 79.83	776,463	583,382

80 Seward
AGRICULTURAL LAND

PAD 2018 R&O Statistics (Using 2018 Values)

Qualified

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

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 WGT. MEAN : 75
 MEAN : 77
 COD : 17.03
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COV : 21.85
 STD : 16.85
 Avg. Abs. Dev : 12.61
 MAX Sales Ratio : 117.02
 MIN Sales Ratio : 43.62

95% Median C.I. : 69.43 to 79.83
 95% Wgt. Mean C.I. : 70.79 to 79.47
 95% Mean C.I. : 71.81 to 82.39

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	5	72.41	72.79	72.01	02.13	101.08	69.80	76.58	N/A	876,033	630,859
1	5	72.41	72.79	72.01	02.13	101.08	69.80	76.58	N/A	876,033	630,859
_____Dry_____											
County	8	64.39	67.08	65.33	14.27	102.68	46.82	96.15	46.82 to 96.15	695,958	454,644
1	8	64.39	67.08	65.33	14.27	102.68	46.82	96.15	46.82 to 96.15	695,958	454,644
_____Grass_____											
County	2	51.41	51.41	51.03	15.15	100.74	43.62	59.20	N/A	238,348	121,622
1	2	51.41	51.41	51.03	15.15	100.74	43.62	59.20	N/A	238,348	121,622
_____ALL_____	39	74.06	77.10	75.13	17.03	102.62	43.62	117.02	69.43 to 79.83	776,463	583,382

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	14	72.74	76.07	72.87	11.77	104.39	57.52	111.07	69.43 to 88.11	999,905	728,583
1	14	72.74	76.07	72.87	11.77	104.39	57.52	111.07	69.43 to 88.11	999,905	728,583
_____Dry_____											
County	15	74.59	76.39	74.28	18.94	102.84	46.82	106.45	64.17 to 96.15	758,241	563,184
1	15	74.59	76.39	74.28	18.94	102.84	46.82	106.45	64.17 to 96.15	758,241	563,184
_____Grass_____											
County	2	51.41	51.41	51.03	15.15	100.74	43.62	59.20	N/A	238,348	121,622
1	2	51.41	51.41	51.03	15.15	100.74	43.62	59.20	N/A	238,348	121,622
_____ALL_____	39	74.06	77.10	75.13	17.03	102.62	43.62	117.02	69.43 to 79.83	776,463	583,382

Seward County 2018 Average Acre Value Comparison

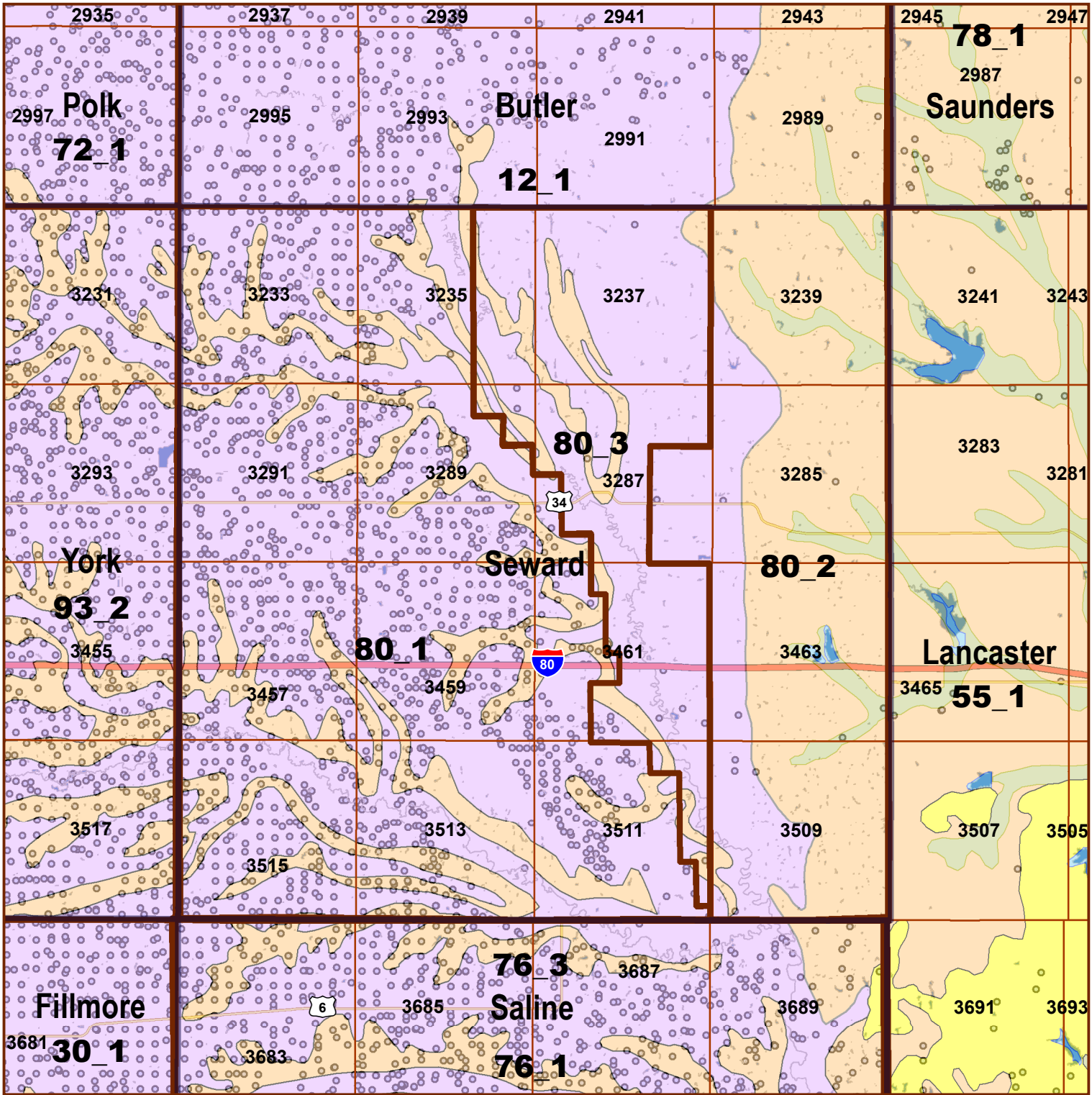
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Seward	1	7600	7500	7200	7149	6900	n/a	5300	4789	7065
Butler	1	7324	6524	6314	5974	6169	6113	5304	5176	6585
Fillmore	1	7000	6900	6800	6700	6400	n/a	6000	5850	6774
Lancaster	1	7125	6768	6411	6049	5623	5207	4869	4492	6150
Polk	1	7044	6390	5985	5613	5185	5084	4907	4353	6437
Saline	2	5794	5799	5589	5499	5195	4900	4497	4293	5505
Saline	3	7197	7099	7094	6969	6397	5500	5494	5245	6863
Saunders	1	6320	6104	5844	5457	5270	4464	3910	3670	5150
York	1	7300	7100	6940	6940	6380	n/a	6200	6200	7034

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Seward	1	5900	5800	5300	5300	5300	3850	3800	2900	5215
Butler	1	6300	5300	5199	4766	4598	4298	3400	3300	4782
Fillmore	1	4055	4015	3915	3865	3695	n/a	3420	3355	3902
Lancaster	1	5687	5341	4974	4621	4499	3757	3372	3371	4617
Polk	1	5504	5230	4039	4039	3606	3508	3401	3401	4820
Saline	2	3699	3647	3548	3448	3396	3200	3198	3144	3509
Saline	3	4295	4291	3949	3893	3818	3398	3393	3247	3973
Saunders	1	5715	5497	5292	4760	4566	3839	3437	3193	4317
York	1	5376	5376	4900	4900	4700	n/a	4600	4600	5100

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Seward	1	2101	2096	2002	2000	1799	1800	1701	1600	1742
Butler	1	2645	2597	2558	2525	2493	2449	2374	2347	2419
Fillmore	1	1660	1641	1580	1520	1532	n/a	1401	1400	1488
Lancaster	1	2547	2754	2635	2382	2174	1815	1431	1370	2002
Polk	1	2200	2200	2200	2200	2200	2200	2100	2100	2154
Saline	2	2000	2000	1975	1975	1924	n/a	1699	1601	1791
Saline	3	1974	1999	1973	1974	1925	1724	1698	1598	1802
Saunders	1	1953	2602	2061	2502	2043	2223	1728	2105	2004
York	1	2120	2052	1804	1801	1685	n/a	1564	1559	1670

County	Mkt Area	CRP	TIMBER	WASTE
Seward	1	2551	600	100
Butler	1	3431	1499	600
Fillmore	1	n/a	n/a	203
Lancaster	1	n/a	n/a	751
Polk	1	n/a	1200	40
Saline	2	n/a	516	100
Saline	3	n/a	519	107
Saunders	1	2478	724	177
York	1	n/a	n/a	600

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



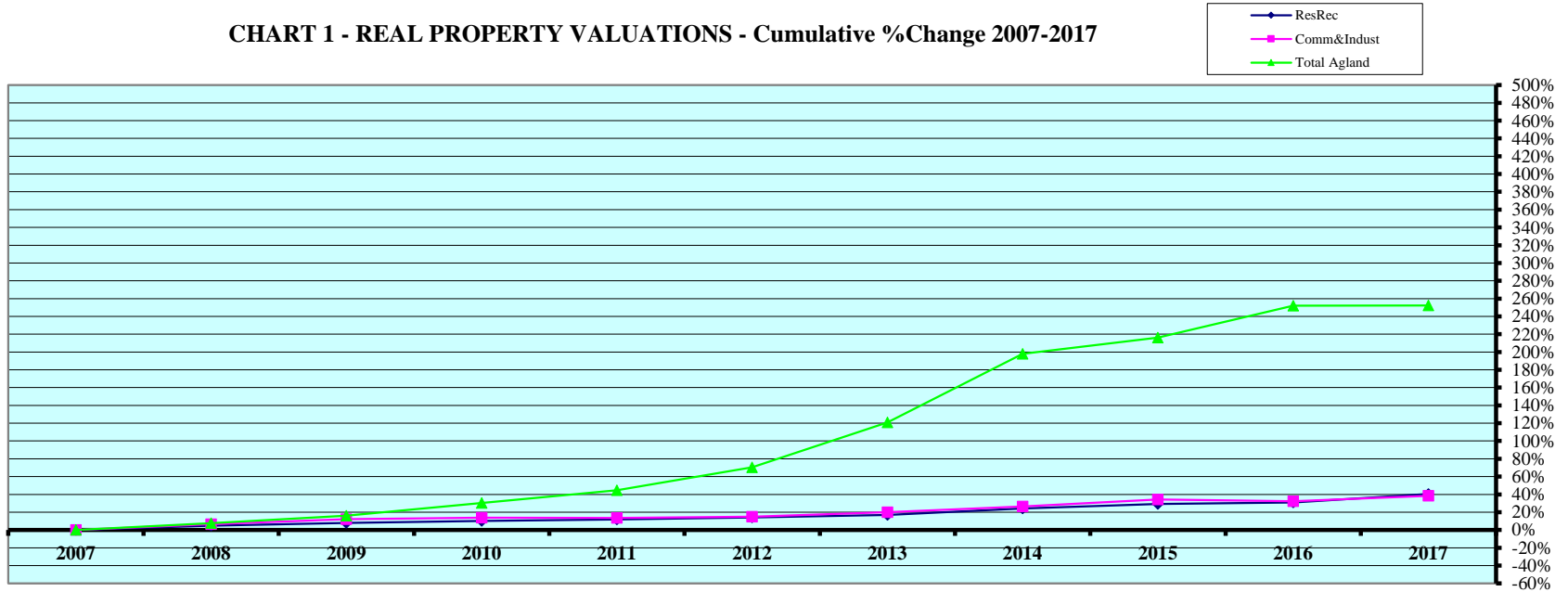
Legend

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

Keith County Map



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



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2007	602,271,384	--	--	--	115,839,974	--	--	--	487,653,306	--	--	--
2008	631,934,147	29,662,763	4.93%	4.93%	123,357,081	7,517,107	6.49%	6.49%	524,645,528	36,992,222	7.59%	7.59%
2009	649,654,412	17,720,265	2.80%	7.87%	129,910,481	6,553,400	5.31%	12.15%	565,651,893	41,006,365	7.82%	15.99%
2010	662,971,648	13,317,236	2.05%	10.08%	131,901,754	1,991,273	1.53%	13.87%	635,721,874	70,069,981	12.39%	30.36%
2011	673,622,141	10,650,493	1.61%	11.85%	131,659,547	-242,207	-0.18%	13.66%	705,307,771	69,585,897	10.95%	44.63%
2012	686,263,563	12,641,422	1.88%	13.95%	133,202,775	1,543,228	1.17%	14.99%	831,332,061	126,024,290	17.87%	70.48%
2013	704,488,581	18,225,018	2.66%	16.97%	139,094,220	5,891,445	4.42%	20.07%	1,077,341,637	246,009,576	29.59%	120.92%
2014	748,608,427	44,119,846	6.26%	24.30%	146,514,090	7,419,870	5.33%	26.48%	1,453,407,503	376,065,866	34.91%	198.04%
2015	779,057,649	30,449,222	4.07%	29.35%	155,523,843	9,009,753	6.15%	34.26%	1,541,466,791	88,059,288	6.06%	216.10%
2016	788,182,904	9,125,255	1.17%	30.87%	153,391,584	-2,132,259	-1.37%	32.42%	1,717,146,054	175,679,263	11.40%	252.12%
2017	845,985,837	57,802,933	7.33%	40.47%	160,267,590	6,876,006	4.48%	38.35%	1,717,876,676	730,622	0.04%	252.27%

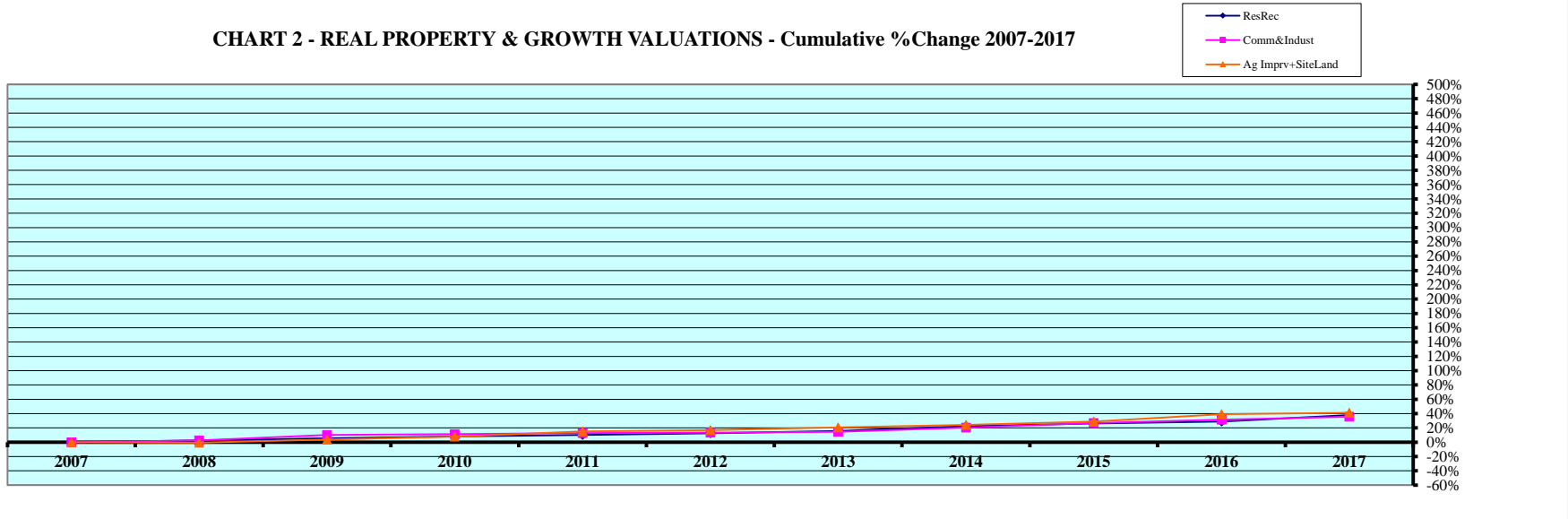
Rate Annual %chg: Residential & Recreational **3.46%** Commercial & Industrial **3.30%** Agricultural Land **13.42%**

Cnty# **80**
County **SEWARD**

CHART 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2007	602,271,384	16,048,119	2.66%	586,223,265	--	--	115,839,974	3,271,262	2.82%	112,568,712	--	--
2008	631,934,147	14,527,741	2.30%	617,406,406	2.51%	2.51%	123,357,081	4,472,435	3.63%	118,884,646	2.63%	2.63%
2009	649,654,412	13,568,824	2.09%	636,085,588	0.66%	5.61%	129,910,481	2,183,073	1.68%	127,727,408	3.54%	10.26%
2010	662,971,648	12,201,778	1.84%	650,769,870	0.17%	8.05%	131,901,754	2,878,892	2.18%	129,022,862	-0.68%	11.38%
2011	673,622,141	9,569,939	1.42%	664,052,202	0.16%	10.26%	131,659,547	889,030	0.68%	130,770,517	-0.86%	12.89%
2012	686,263,563	9,236,809	1.35%	677,026,754	0.51%	12.41%	133,202,775	1,792,470	1.35%	131,410,305	-0.19%	13.44%
2013	704,488,581	8,303,841	1.18%	696,184,740	1.45%	15.59%	139,094,220	6,266,033	4.50%	132,828,187	-0.28%	14.67%
2014	748,608,427	10,356,414	1.38%	738,252,013	4.79%	22.58%	146,514,090	6,934,631	4.73%	139,579,459	0.35%	20.49%
2015	779,057,649	18,921,328	2.43%	760,136,321	1.54%	26.21%	155,523,843	8,608,935	5.54%	146,914,908	0.27%	26.83%
2016	788,182,904	11,383,141	1.44%	776,799,763	-0.29%	28.98%	153,391,584	1,050,547	0.68%	152,341,037	-2.05%	31.51%
2017	845,985,837	15,327,726	1.81%	830,658,111	5.39%	37.92%	160,267,590	3,214,713	2.01%	157,052,877	2.39%	35.58%
Rate Ann%chg	3.46%				1.69%		3.30%				C & I w/o growth	0.51%

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2007	83,419,543	22,923,333	106,342,876	2,543,531	2.39%	103,799,345	--	--
2008	84,877,387	23,385,274	108,262,661	2,610,661	2.41%	105,652,000	-0.65%	-0.65%
2009	87,853,651	25,609,528	113,463,179	3,172,166	2.80%	110,291,013	1.87%	3.71%
2010	89,679,214	26,954,424	116,633,638	2,035,337	1.75%	114,598,301	1.00%	7.76%
2011	90,098,373	34,990,281	125,088,654	2,571,074	2.06%	122,517,580	5.04%	15.21%
2012	91,303,592	36,821,825	128,125,417	3,981,907	3.11%	124,143,510	-0.76%	16.74%
2013	91,762,516	41,174,162	132,936,678	4,441,396	3.34%	128,495,282	0.29%	20.83%
2014	93,579,153	42,072,488	135,651,641	3,704,229	2.73%	131,947,412	-0.74%	24.08%
2015	96,128,522	44,967,038	141,095,560	4,188,172	2.97%	136,907,388	0.93%	28.74%
2016	101,995,674	49,632,748	151,628,422	3,678,270	2.43%	147,950,152	4.86%	39.13%
2017	102,464,799	50,461,288	152,926,087	2,824,861	1.85%	150,101,226	-1.01%	41.15%
Rate Ann%chg	2.08%	8.21%	3.70%			Ag Imprv+Site w/o growth	1.08%	

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

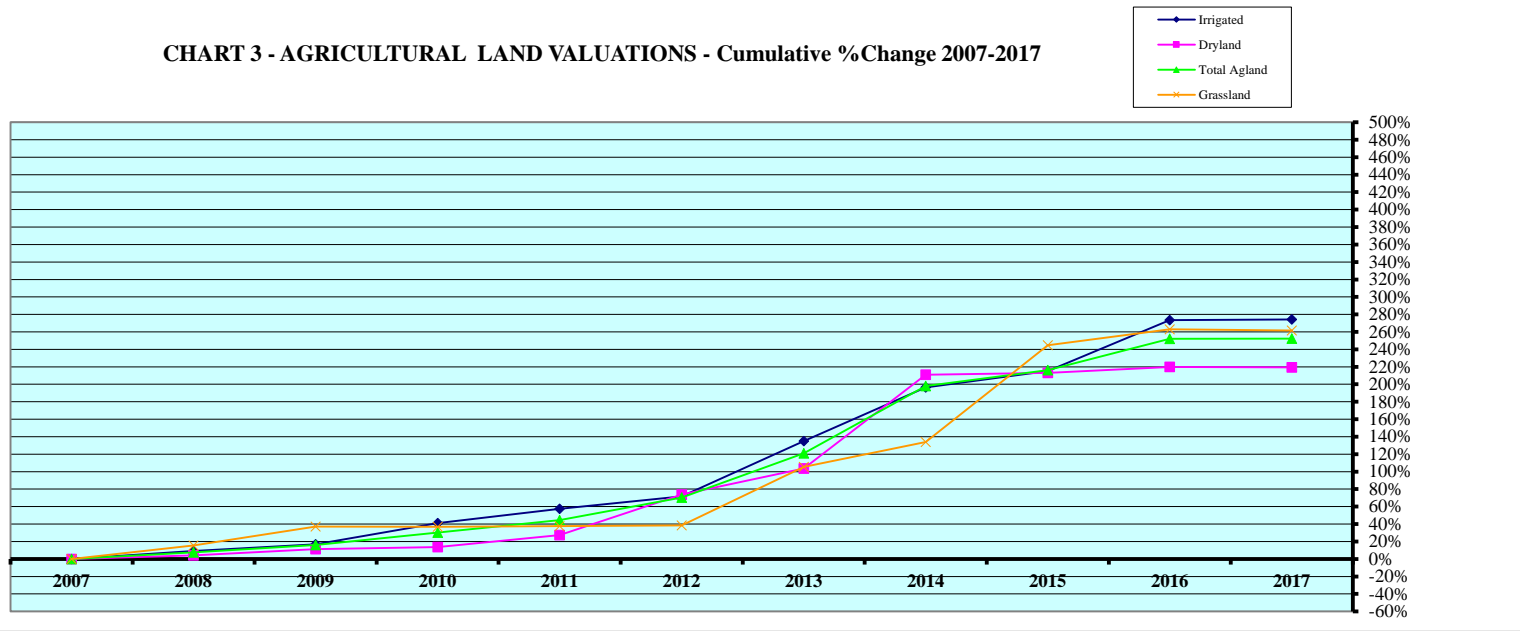
Sources:
Value; 2007 - 2017 CTL
Growth Value; 2007-2017 Abstract of Asmnt Rpt.

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

Cnty# 80
County SEWARD

CHART 2

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



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	269,950,494	--	--	--	187,030,761	--	--	--	30,282,795	--	--	--
2008	294,511,920	24,561,426	9.10%	9.10%	194,653,054	7,622,293	4.08%	4.08%	34,988,984	4,706,189	15.54%	15.54%
2009	315,671,875	21,159,955	7.18%	16.94%	207,948,988	13,295,934	6.83%	11.18%	41,516,152	6,527,168	18.65%	37.09%
2010	381,048,675	65,376,800	20.71%	41.16%	212,760,417	4,811,429	2.31%	13.76%	41,409,865	-106,287	-0.26%	36.74%
2011	424,890,917	43,842,242	11.51%	57.40%	238,238,356	25,477,939	11.97%	27.38%	41,678,552	268,687	0.65%	37.63%
2012	463,627,057	38,736,140	9.12%	71.75%	325,267,118	87,028,762	36.53%	73.91%	41,938,514	259,962	0.62%	38.49%
2013	634,006,574	170,379,517	36.75%	134.86%	380,629,289	55,362,171	17.02%	103.51%	62,206,917	20,268,403	48.33%	105.42%
2014	800,303,353	166,296,779	26.23%	196.46%	581,750,244	201,120,955	52.84%	211.05%	70,846,010	8,639,093	13.89%	133.95%
2015	850,934,332	50,630,979	6.33%	215.22%	585,600,437	3,850,193	0.66%	213.10%	104,409,886	33,563,876	47.38%	244.78%
2016	1,008,492,955	157,558,623	18.52%	273.58%	598,191,112	12,590,675	2.15%	219.84%	109,916,311	5,506,425	5.27%	262.97%
2017	1,010,212,907	1,719,952	0.17%	274.22%	597,593,241	-597,871	-0.10%	219.52%	109,523,042	-393,269	-0.36%	261.67%

Rate Ann.%chg: Irrigated **14.11%** Dryland **12.32%** Grassland **13.72%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2007	366,429	--	--	--	22,827	--	--	--	487,653,306	--	--	--
2008	462,231	95,802	26.14%	26.14%	29,339	6,512	28.53%	28.53%	524,645,528	36,992,222	7.59%	7.59%
2009	483,506	21,275	4.60%	31.95%	31,372	2,033	6.93%	37.43%	565,651,893	41,006,365	7.82%	15.99%
2010	470,014	-13,492	-2.79%	28.27%	32,903	1,531	4.88%	44.14%	635,721,874	70,069,981	12.39%	30.36%
2011	466,978	-3,036	-0.65%	27.44%	32,968	65	0.20%	44.43%	705,307,771	69,585,897	10.95%	44.63%
2012	466,498	-480	-0.10%	27.31%	32,874	-94	-0.29%	44.01%	831,332,061	126,024,290	17.87%	70.48%
2013	466,600	102	0.02%	27.34%	32,257	-617	-1.88%	41.31%	1,077,341,637	246,009,576	29.59%	120.92%
2014	476,785	10,185	2.18%	30.12%	31,111	-1,146	-3.55%	36.29%	1,453,407,503	376,065,866	34.91%	198.04%
2015	489,183	12,398	2.60%	33.50%	32,953	1,842	5.92%	44.36%	1,541,466,791	88,059,288	6.06%	216.10%
2016	514,168	24,985	5.11%	40.32%	31,508	-1,445	-4.39%	38.03%	1,717,146,054	175,679,263	11.40%	252.12%
2017	516,012	1,844	0.36%	40.82%	31,474	-34	-0.11%	37.88%	1,717,876,676	730,622	0.04%	252.27%

Cnty# **80**
County **SEWARD**

Rate Ann.%chg: Total Agric Land **13.42%**

CHART 4 - AGRICULTURAL LAND - AVERAGE VALUE PER ACRE - Cumulative % Change 2007-2017 (from County Abstract Reports)⁽¹⁾

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	269,641,546	129,347	2,085			188,956,342	134,687	1,403			29,045,519	62,530	465		
2008	294,451,615	131,182	2,245	7.67%	7.67%	195,624,518	129,030	1,516	8.07%	8.07%	34,327,741	64,877	529	13.91%	13.91%
2009	316,239,607	132,468	2,387	6.36%	14.52%	208,549,600	126,744	1,645	8.53%	17.29%	38,925,070	60,418	644	21.76%	38.70%
2010	380,564,416	132,525	2,872	20.29%	37.75%	213,021,691	126,115	1,689	2.65%	20.40%	39,640,966	60,820	652	1.17%	40.32%
2011	424,758,694	132,947	3,195	11.26%	53.26%	238,269,694	124,104	1,920	13.66%	36.85%	39,862,845	59,339	672	3.07%	44.62%
2012	463,315,149	134,200	3,452	8.06%	65.61%	325,566,473	123,206	2,642	37.63%	88.35%	40,098,699	58,997	680	1.17%	46.32%
2013	633,401,254	135,683	4,668	35.22%	123.94%	380,680,669	122,049	3,119	18.04%	122.33%	60,389,706	58,564	1,031	51.71%	121.99%
2014	799,707,638	140,058	5,710	22.31%	173.90%	580,768,301	118,911	4,884	56.59%	248.13%	69,457,976	57,196	1,214	17.77%	161.44%
2015	848,854,590	142,254	5,967	4.51%	186.24%	588,720,673	117,614	5,006	2.49%	256.79%	105,015,643	61,297	1,713	41.08%	268.83%
2016	1,008,196,362	143,373	7,032	17.84%	237.32%	598,525,708	117,621	5,089	1.66%	262.71%	111,406,999	61,542	1,810	5.66%	289.72%
2017	1,009,735,677	143,620	7,031	-0.02%	237.26%	597,313,479	117,342	5,090	0.03%	262.84%	109,651,409	60,554	1,811	0.03%	289.84%

Rate Annual %chg Average Value/Acre: 12.93%

13.76%

14.57%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2007	369,200	5,202	71			22,981	334	69			488,035,588	332,100	1,470		
2008	464,946	5,124	91	27.84%	27.84%	29,295	331	88	28.53%	28.53%	524,898,115	330,546	1,588	8.06%	8.06%
2009	474,888	4,749	100	10.22%	40.90%	1,924,852	5,683	339	283.23%	392.58%	566,114,017	330,062	1,715	8.01%	16.71%
2010	470,171	4,702	100	0.00%	40.90%	1,827,122	5,415	337	-0.38%	390.71%	635,524,366	329,577	1,928	12.43%	31.22%
2011	467,191	4,672	100	0.00%	40.90%	1,813,510	5,377	337	-0.04%	390.53%	705,171,934	326,438	2,160	12.03%	47.00%
2012	466,268	4,663	100	0.00%	40.90%	1,812,373	5,373	337	0.00%	390.51%	831,258,962	326,439	2,546	17.88%	73.28%
2013	466,048	4,660	100	0.00%	40.90%	2,052,594	5,379	382	13.13%	454.90%	1,076,990,271	326,336	3,300	29.60%	124.58%
2014	468,146	4,681	100	0.00%	40.90%	2,074,454	5,432	382	0.10%	455.43%	1,452,476,515	326,278	4,452	34.89%	202.93%
2015	478,930	4,789	100	0.00%	40.90%	30,547	305	100	-73.82%	45.43%	1,543,100,383	326,260	4,730	6.25%	221.85%
2016	508,597	5,064	100	0.44%	41.52%	30,546	305	100	0.00%	45.43%	1,718,668,212	327,905	5,241	10.82%	256.67%
2017	514,265	5,121	100	0.00%	41.51%	31,476	315	100	0.00%	45.43%	1,717,246,306	326,952	5,252	0.21%	257.41%

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SEWARD

Rate Annual %chg Average Value/Acre: 13.58%

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

CHART 4

CHART 5 - 2017 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
16,750	SEWARD	131,564,099	53,411,958	50,934,778	844,614,843	139,386,993	20,880,597	1,370,994	1,717,876,676	102,464,799	50,461,288	0	3,112,967,025
cnty sectorvalue % of total value:		4.23%	1.72%	1.64%	27.13%	4.48%	0.67%	0.04%	55.18%	3.29%	1.62%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
403	BEAVER CROSSING	206,040	57,155	7,211	14,951,412	1,278,937	0	0	0	0	0	0	16,500,755
2.41%	%sector of county sector	0.16%	0.11%	0.01%	1.77%	0.92%							0.53%
	%sector of municipality	1.25%	0.35%	0.04%	90.61%	7.75%							100.00%
191	BEE	1,062,201	216,353	68,404	6,148,383	1,741,335	0	0	0	0	0	0	9,236,676
1.14%	%sector of county sector	0.81%	0.41%	0.13%	0.73%	1.25%							0.30%
	%sector of municipality	11.50%	2.34%	0.74%	66.56%	18.85%							100.00%
137	CORDOVA	164,335	44,030	5,555	5,450,642	1,373,963	0	0	109,596	0	0	0	7,148,121
0.82%	%sector of county sector	0.12%	0.08%	0.01%	0.65%	0.99%			0.01%				0.23%
	%sector of municipality	2.30%	0.62%	0.08%	76.25%	19.22%			1.53%				100.00%
216	GARLAND	31,151	38,711	4,884	8,311,031	614,100	0	0	0	0	0	0	8,999,877
1.29%	%sector of county sector	0.02%	0.07%	0.01%	0.98%	0.44%							0.29%
	%sector of municipality	0.35%	0.43%	0.05%	92.35%	6.82%							100.00%
154	GOEHNER	35,961	5,695	718	8,315,724	683,979	0	1,211	0	0	0	0	9,043,288
0.92%	%sector of county sector	0.03%	0.01%	0.00%	0.98%	0.49%		0.09%					0.29%
	%sector of municipality	0.40%	0.06%	0.01%	91.95%	7.56%		0.01%					100.00%
2,090	MILFORD	1,478,120	669,525	878,786	86,218,147	10,000,247	0	0	0	0	0	0	99,244,825
12.48%	%sector of county sector	1.12%	1.25%	1.73%	10.21%	7.17%							3.19%
	%sector of municipality	1.49%	0.67%	0.89%	86.87%	10.08%							100.00%
205	PLEASANT DALE	221,150	90,112	11,368	10,017,208	1,120,262	0	0	0	0	0	0	11,460,100
1.22%	%sector of county sector	0.17%	0.17%	0.02%	1.19%	0.80%							0.37%
	%sector of municipality	1.93%	0.79%	0.10%	87.41%	9.78%							100.00%
6,964	SEWARD	42,183,788	2,645,144	1,737,498	329,787,750	71,384,324	17,242,443	0	1,126,263	0	260,717	0	466,367,927
41.58%	%sector of county sector	32.06%	4.95%	3.41%	39.05%	51.21%	82.58%	0.07%	51.21%	0.07%	0.52%		14.98%
	%sector of municipality	9.05%	0.57%	0.37%	70.71%	15.31%	3.70%		0.24%		0.06%		100.00%
242	STAPLEHURST	36,697	261,482	137,860	6,894,369	1,429,363	0	0	0	0	0	0	8,759,771
1.44%	%sector of county sector	0.03%	0.49%	0.27%	0.82%	1.03%							0.28%
	%sector of municipality	0.42%	2.99%	1.57%	78.70%	16.32%							100.00%
861	UTICA	1,267,501	390,290	914,806	34,947,498	4,876,652	437,818	0	0	0	0	0	42,834,565
5.14%	%sector of county sector	0.96%	0.73%	1.80%	4.14%	3.50%	2.10%						1.38%
	%sector of municipality	2.96%	0.91%	2.14%	81.59%	11.38%	1.02%						100.00%
11,463	Total Municipalities	46,686,944	4,418,497	3,767,090	511,042,164	94,503,162	17,680,261	1,211	1,235,859	0	260,717	0	679,595,905
68.44%	%all municip.sectors of cnty	35.49%	8.27%	7.40%	60.51%	67.80%	84.67%	0.09%	0.07%		0.52%		21.83%

Sources: 2017 Certificate of Taxes Levied CTL, 2010 US Census; Dec. 2017 Municipality Population per Research Division NE Dept. of Revenue, Property Assessment Division Prepared as of 03/01/2018

CHART 5

Total Real Property Sum Lines 17, 25, & 30	Records : 10,340	Value : 2,932,851,044	Growth 15,796,318	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	306	3,555,446	84	1,761,679	125	3,955,400	515	9,272,525	
02. Res Improve Land	4,012	80,087,104	403	14,569,037	1,068	49,310,792	5,483	143,966,933	
03. Res Improvements	4,091	454,050,566	408	76,665,787	1,113	210,430,169	5,612	741,146,522	
04. Res Total	4,397	537,693,116	492	92,996,503	1,238	263,696,361	6,127	894,385,980	11,288,827
% of Res Total	71.76	60.12	8.03	10.40	20.21	29.48	59.26	30.50	71.46
05. Com UnImp Land	82	1,698,519	6	164,524	27	888,636	115	2,751,679	
06. Com Improve Land	449	16,891,589	26	873,561	40	5,368,524	515	23,133,674	
07. Com Improvements	473	78,478,239	36	10,639,684	66	30,627,940	575	119,745,863	
08. Com Total	555	97,068,347	42	11,677,769	93	36,885,100	690	145,631,216	2,689,595
% of Com Total	80.43	66.65	6.09	8.02	13.48	25.33	6.67	4.97	17.03
09. Ind UnImp Land	4	37,530	0	0	0	0	4	37,530	
10. Ind Improve Land	7	1,667,410	1	160,875	0	0	8	1,828,285	
11. Ind Improvements	7	16,005,309	1	2,712,093	0	0	8	18,717,402	
12. Ind Total	11	17,710,249	1	2,872,968	0	0	12	20,583,217	29,988
% of Ind Total	91.67	86.04	8.33	13.96	0.00	0.00	0.12	0.70	0.19
13. Rec UnImp Land	0	0	2	69,429	1	293,500	3	362,929	
14. Rec Improve Land	0	0	2	106,804	3	37,555	5	144,359	
15. Rec Improvements	1	1,211	3	487,226	27	384,840	31	873,277	
16. Rec Total	1	1,211	5	663,459	28	715,895	34	1,380,565	0
% of Rec Total	2.94	0.09	14.71	48.06	82.35	51.86	0.33	0.05	0.00
Res & Rec Total	4,398	537,694,327	497	93,659,962	1,266	264,412,256	6,161	895,766,545	11,288,827
% of Res & Rec Total	71.38	60.03	8.07	10.46	20.55	29.52	59.58	30.54	71.46
Com & Ind Total	566	114,778,596	43	14,550,737	93	36,885,100	702	166,214,433	2,719,583
% of Com & Ind Total	80.63	69.05	6.13	8.75	13.25	22.19	6.79	5.67	17.22
17. Taxable Total	4,964	652,472,923	540	108,210,699	1,359	301,297,356	6,863	1,061,980,978	14,008,410
% of Taxable Total	72.33	61.44	7.87	10.19	19.80	28.37	66.37	36.21	88.68

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	14	17,203	1,293,365	0	0	0
19. Commercial	34	2,818,787	8,672,441	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	14	17,203	1,293,365
19. Commercial	0	0	0	34	2,818,787	8,672,441
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				48	2,835,990	9,965,806

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	1	40	64	105

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	1,521,624	333	145,425,303	1,951	995,612,592	2,296	1,142,559,519
28. Ag-Improved Land	1	84,138	141	81,909,137	932	519,582,170	1,074	601,575,445
29. Ag Improvements	1	411,209	151	15,565,915	1,029	110,757,978	1,181	126,735,102
30. Ag Total							3,477	1,870,870,066

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	1	1.00	18,000	91	93.00	1,655,000	
33. HomeSite Improvements	1	0.00	411,209	86	0.00	10,714,521	
34. HomeSite Total							
35. FarmSite UnImp Land	5	135.30	260,717	36	98.46	252,714	
36. FarmSite Improv Land	1	1.25	3,750	136	697.50	1,902,211	
37. FarmSite Improvements	0	0.00	0	144	0.00	4,851,394	
38. FarmSite Total							
39. Road & Ditches	0	2.14	0	0	732.57	0	
40. Other- Non Ag Use	0	0.00	0	0	439.08	745,609	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	8	8.00	144,000	8	8.00	144,000	
32. HomeSite Improv Land	630	635.00	11,379,000	722	729.00	13,052,000	
33. HomeSite Improvements	590	0.00	77,739,166	677	0.00	88,864,896	856,982
34. HomeSite Total				685	737.00	102,060,896	
35. FarmSite UnImp Land	221	770.49	944,367	262	1,004.25	1,457,798	
36. FarmSite Improv Land	905	3,332.66	8,803,327	1,042	4,031.41	10,709,288	
37. FarmSite Improvements	990	0.00	33,018,812	1,134	0.00	37,870,206	930,926
38. FarmSite Total				1,396	5,035.66	50,037,292	
39. Road & Ditches	0	5,862.51	0	0	6,597.22	0	
40. Other- Non Ag Use	0	456.40	773,081	0	895.48	1,518,690	
41. Total Section VI				2,081	13,265.36	153,616,878	1,787,908

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	3	343.02	1,126,598
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	12	1,194.55	3,279,536	15	1,537.57	4,406,134

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	109	10,278.92	41,573,493
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	837	79,580.48	275,585,696	946	89,859.40	317,159,189
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	40,665.52	29.78%	309,057,109	32.03%	7,599.98
46. 1A	35,144.36	25.74%	263,582,700	27.32%	7,500.00
47. 2A1	12,502.24	9.16%	90,016,128	9.33%	7,200.00
48. 2A	864.24	0.63%	6,178,461	0.64%	7,149.01
49. 3A1	29,875.70	21.88%	206,132,844	21.37%	6,899.68
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	11,687.52	8.56%	61,943,856	6.42%	5,300.00
52. 4A	5,818.58	4.26%	27,867,200	2.89%	4,789.35
53. Total	136,558.16	100.00%	964,778,298	100.00%	7,064.96
Dry					
54. 1D1	7,405.23	20.14%	43,690,770	22.79%	5,899.99
55. 1D	10,247.44	27.87%	59,435,110	31.00%	5,800.00
56. 2D1	3,436.34	9.35%	18,212,598	9.50%	5,300.00
57. 2D	329.92	0.90%	1,748,576	0.91%	5,300.00
58. 3D1	8,025.99	21.83%	42,537,747	22.19%	5,300.00
59. 3D	0.20	0.00%	770	0.00%	3,850.00
60. 4D1	5,420.77	14.74%	20,598,926	10.74%	3,800.00
61. 4D	1,900.98	5.17%	5,512,842	2.88%	2,900.00
62. Total	36,766.87	100.00%	191,737,339	100.00%	5,214.95
Grass					
63. 1G1	451.66	3.63%	979,553	4.69%	2,168.78
64. 1G	831.03	6.68%	1,902,733	9.11%	2,289.61
65. 2G1	911.66	7.33%	1,901,155	9.11%	2,085.38
66. 2G	220.28	1.77%	445,033	2.13%	2,020.31
67. 3G1	1,560.06	12.55%	3,039,824	14.56%	1,948.53
68. 3G	36.53	0.29%	95,505	0.46%	2,614.43
69. 4G1	3,942.71	31.71%	5,271,773	25.25%	1,337.09
70. 4G	4,479.35	36.03%	7,241,948	34.69%	1,616.74
71. Total	12,433.28	100.00%	20,877,524	100.00%	1,679.16
Irrigated Total					
Irrigated Total	136,558.16	72.74%	964,778,298	81.93%	7,064.96
Dry Total					
Dry Total	36,766.87	19.58%	191,737,339	16.28%	5,214.95
Grass Total					
Grass Total	12,433.28	6.62%	20,877,524	1.77%	1,679.16
72. Waste	1,817.82	0.97%	181,782	0.02%	100.00
73. Other	158.79	0.08%	15,879	0.00%	100.00
74. Exempt	68.90	0.04%	0	0.00%	0.00
75. Market Area Total	187,734.92	100.00%	1,177,590,822	100.00%	6,272.63

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	408.54	26.42%	2,778,072	28.02%	6,800.00
46. 1A	432.96	28.00%	2,900,832	29.26%	6,700.00
47. 2A1	391.42	25.31%	2,544,230	25.66%	6,500.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	210.03	13.58%	1,218,174	12.29%	5,800.00
50. 3A	13.02	0.84%	63,798	0.64%	4,900.00
51. 4A1	73.15	4.73%	343,805	3.47%	4,700.00
52. 4A	17.39	1.12%	66,082	0.67%	3,800.00
53. Total	1,546.51	100.00%	9,914,993	100.00%	6,411.21
Dry					
54. 1D1	4,284.70	10.86%	25,279,730	13.15%	5,900.00
55. 1D	7,287.94	18.47%	42,270,052	21.98%	5,800.00
56. 2D1	6,440.82	16.32%	34,136,346	17.75%	5,300.00
57. 2D	731.67	1.85%	3,877,851	2.02%	5,300.00
58. 3D1	6,404.33	16.23%	33,942,949	17.65%	5,300.00
59. 3D	5,150.21	13.05%	19,802,511	10.30%	3,844.99
60. 4D1	7,127.80	18.06%	27,085,640	14.09%	3,800.00
61. 4D	2,032.81	5.15%	5,895,149	3.07%	2,900.00
62. Total	39,460.28	100.00%	192,290,228	100.00%	4,873.01
Grass					
63. 1G1	247.30	0.62%	563,738	0.76%	2,279.57
64. 1G	1,020.17	2.56%	2,443,938	3.29%	2,395.62
65. 2G1	4,284.92	10.73%	9,570,356	12.89%	2,233.50
66. 2G	624.05	1.56%	1,413,041	1.90%	2,264.31
67. 3G1	4,935.19	12.36%	10,154,413	13.68%	2,057.55
68. 3G	6,087.85	15.25%	13,153,793	17.72%	2,160.66
69. 4G1	12,414.73	31.10%	19,599,951	26.41%	1,578.77
70. 4G	10,306.13	25.82%	17,321,358	23.34%	1,680.68
71. Total	39,920.34	100.00%	74,220,588	100.00%	1,859.22
Irrigated Total					
Irrigated Total	1,546.51	1.87%	9,914,993	3.58%	6,411.21
Dry Total					
Dry Total	39,460.28	47.68%	192,290,228	69.52%	4,873.01
Grass Total					
Grass Total	39,920.34	48.23%	74,220,588	26.83%	1,859.22
72. Waste	1,776.65	2.15%	179,878	0.07%	101.25
73. Other	59.61	0.07%	5,961	0.00%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	82,763.39	100.00%	276,611,648	100.00%	3,342.20

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	2,136.23	36.32%	14,526,364	38.67%	6,800.00
46. 1A	1,252.65	21.30%	8,392,755	22.34%	6,700.00
47. 2A1	1,070.74	18.20%	6,959,810	18.53%	6,500.00
48. 2A	151.86	2.58%	926,346	2.47%	6,100.00
49. 3A1	816.95	13.89%	4,738,310	12.61%	5,800.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	328.16	5.58%	1,542,352	4.11%	4,700.00
52. 4A	125.00	2.13%	475,000	1.26%	3,800.00
53. Total	5,881.59	100.00%	37,560,937	100.00%	6,386.19
Dry					
54. 1D1	9,483.20	23.28%	55,950,880	26.48%	5,900.00
55. 1D	9,349.56	22.96%	54,227,448	25.66%	5,800.00
56. 2D1	4,534.18	11.13%	24,031,154	11.37%	5,300.00
57. 2D	361.92	0.89%	1,918,176	0.91%	5,300.00
58. 3D1	7,746.01	19.02%	41,053,853	19.43%	5,300.00
59. 3D	149.91	0.37%	577,159	0.27%	3,850.04
60. 4D1	7,926.38	19.46%	30,120,244	14.26%	3,800.00
61. 4D	1,176.13	2.89%	3,410,777	1.61%	2,900.00
62. Total	40,727.29	100.00%	211,289,691	100.00%	5,187.91
Grass					
63. 1G1	335.70	4.23%	772,330	5.50%	2,300.66
64. 1G	523.16	6.59%	1,163,701	8.29%	2,224.37
65. 2G1	946.72	11.92%	1,960,164	13.96%	2,070.48
66. 2G	241.15	3.04%	506,905	3.61%	2,102.03
67. 3G1	955.86	12.04%	1,862,668	13.27%	1,948.68
68. 3G	183.58	2.31%	388,559	2.77%	2,116.56
69. 4G1	2,411.52	30.37%	3,592,310	25.59%	1,489.65
70. 4G	2,342.91	29.51%	3,789,684	27.00%	1,617.51
71. Total	7,940.60	100.00%	14,036,321	100.00%	1,767.67
Irrigated Total					
Irrigated Total	5,881.59	10.47%	37,560,937	14.28%	6,386.19
Dry Total					
Dry Total	40,727.29	72.49%	211,289,691	80.32%	5,187.91
Grass Total					
Grass Total	7,940.60	14.13%	14,036,321	5.34%	1,767.67
72. Waste	1,545.33	2.75%	154,533	0.06%	100.00
73. Other	92.36	0.16%	9,236	0.00%	100.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	56,187.17	100.00%	263,050,718	100.00%	4,681.69

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	10.98	81,019	14,736.91	103,936,040	129,238.37	908,237,169	143,986.26	1,012,254,228
77. Dry Land	240.42	1,207,133	20,801.01	107,508,933	95,913.01	486,601,192	116,954.44	595,317,258
78. Grass	17.88	33,025	6,362.53	11,217,604	53,913.81	97,883,804	60,294.22	109,134,433
79. Waste	17.62	1,762	1,076.71	107,671	4,045.47	406,760	5,139.80	516,193
80. Other	3.56	356	86.58	8,658	220.62	22,062	310.76	31,076
81. Exempt	0.00	0	0.00	0	68.90	0	68.90	0
82. Total	290.46	1,323,295	43,063.74	222,778,906	283,331.28	1,493,150,987	326,685.48	1,717,253,188

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	143,986.26	44.07%	1,012,254,228	58.95%	7,030.21
Dry Land	116,954.44	35.80%	595,317,258	34.67%	5,090.16
Grass	60,294.22	18.46%	109,134,433	6.36%	1,810.03
Waste	5,139.80	1.57%	516,193	0.03%	100.43
Other	310.76	0.10%	31,076	0.00%	100.00
Exempt	68.90	0.02%	0	0.00%	0.00
Total	326,685.48	100.00%	1,717,253,188	100.00%	5,256.59

Schedule XI : Residential Records - Assessor Location Detail

<u>Line#</u> <u>Assessor Location</u>	<u>Unimproved Land</u>		<u>Improved Land</u>		<u>Improvements</u>		<u>Total</u>		<u>Growth</u>
	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	<u>Records</u>	<u>Value</u>	
83.1 Ag 1	0	0	4	148,200	4	1,089,902	4	1,238,102	0
83.2 Ag 2	0	0	4	248,935	4	586,369	4	835,304	11,956
83.3 Ag 3	0	0	1	47,635	1	269,291	1	316,926	0
83.4 Beaver Crossing	59	460,627	202	2,228,703	203	13,295,341	262	15,984,671	248,372
83.5 Bee	13	163,976	90	1,067,404	90	5,536,966	103	6,768,346	50,639
83.6 Cordova	26	115,772	80	683,100	80	4,684,689	106	5,483,561	782
83.7 Garland	6	44,215	101	1,554,191	102	8,044,192	108	9,642,598	88,116
83.8 Goehner	6	125,952	84	1,198,948	85	7,201,566	91	8,526,466	194,804
83.9 Grover	26	92,440	20	158,145	21	906,097	47	1,156,682	0
83.10 Milford	24	270,028	634	12,798,410	649	76,282,754	673	89,351,192	409,286
83.11 Pleasant Dale	5	41,317	96	1,679,074	97	9,407,423	102	11,127,814	5,300
83.12 Rural	148	5,298,509	1,266	56,569,012	1,334	249,219,572	1,482	311,087,093	4,950,048
83.13 Rural Subdiv	19	624,174	140	6,520,982	141	34,578,693	160	41,723,849	353,671
83.14 Seward	131	1,937,022	2,279	53,666,443	2,326	293,132,410	2,457	348,735,875	4,822,407
83.15 Staplehurst	7	33,013	106	640,646	106	6,750,420	113	7,424,079	0
83.16 Tamora	18	58,564	37	206,686	42	813,352	60	1,078,602	0
83.17 Utica	30	369,845	344	4,694,778	358	30,220,762	388	35,285,385	153,446
84 Residential Total	518	9,635,454	5,488	144,111,292	5,643	742,019,799	6,161	895,766,545	11,288,827

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line# I</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	Ag 3	0	0	1	37,225	1	351,526	1	388,751	351,526
85.2	Beaver Crossing	11	40,587	25	189,585	27	1,491,069	38	1,721,241	2,822
85.3	Bee	1	5,513	7	82,661	7	1,529,545	8	1,617,719	0
85.4	Cordova	0	0	18	55,656	19	1,355,410	19	1,411,066	36,443
85.5	Garland	1	4,576	15	140,166	17	470,192	18	614,934	0
85.6	Goehner	7	39,328	11	69,637	13	575,014	20	683,979	0
85.7	Grover	0	0	1	6,430	5	276,604	5	283,034	0
85.8	Milford	6	48,185	78	1,338,223	79	8,663,726	85	10,050,134	63,318
85.9	Pleasant Dale	0	0	11	277,564	12	808,077	12	1,085,641	0
85.10	Rural	21	976,837	62	6,449,992	91	34,591,871	112	42,018,700	512,046
85.11	Seward	45	1,542,773	235	15,724,761	247	74,030,633	292	91,298,167	1,659,632
85.12	Staplehurst	3	3,554	12	43,939	14	1,031,833	17	1,079,326	93,796
85.13	Tamora	12	76,323	4	35,313	5	8,535,635	17	8,647,271	0
85.14	Utica	12	51,533	43	510,807	46	4,752,130	58	5,314,470	0
86	Commercial Total	119	2,789,209	523	24,961,959	583	138,463,265	702	166,214,433	2,719,583

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	407.77	4.28%	856,661	5.16%	2,100.84
88. 1G	602.83	6.33%	1,263,773	7.61%	2,096.40
89. 2G1	802.55	8.42%	1,606,558	9.68%	2,001.82
90. 2G	213.89	2.25%	427,780	2.58%	2,000.00
91. 3G1	1,286.32	13.50%	2,314,397	13.94%	1,799.24
92. 3G	1.53	0.02%	2,754	0.02%	1,800.00
93. 4G1	1,857.88	19.50%	3,159,845	19.04%	1,700.78
94. 4G	4,354.37	45.70%	6,966,992	41.97%	1,600.00
95. Total	9,527.14	100.00%	16,598,760	100.00%	1,742.26
CRP					
96. 1C1	43.89	3.38%	122,892	3.71%	2,800.00
97. 1C	228.20	17.56%	638,960	19.28%	2,800.00
98. 2C1	109.11	8.40%	294,597	8.89%	2,700.00
99. 2C	6.39	0.49%	17,253	0.52%	2,700.00
100. 3C1	273.74	21.06%	725,427	21.88%	2,650.06
101. 3C	35.00	2.69%	92,751	2.80%	2,650.03
102. 4C1	478.35	36.81%	1,148,040	34.63%	2,400.00
103. 4C	124.98	9.62%	274,956	8.29%	2,200.00
104. Total	1,299.66	100.00%	3,314,876	100.00%	2,550.57
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	1,606.48	100.00%	963,888	100.00%	600.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	1,606.48	100.00%	963,888	100.00%	600.00
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Grass Total	9,527.14	76.63%	16,598,760	79.51%	1,742.26
CRP Total	1,299.66	10.45%	3,314,876	15.88%	2,550.57
Timber Total	1,606.48	12.92%	963,888	4.62%	600.00
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114. Market Area Total	12,433.28	100.00%	20,877,524	100.00%	1,679.16

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	183.86	0.69%	386,106	0.83%	2,100.00
88. 1G	589.34	2.21%	1,237,614	2.67%	2,100.00
89. 2G1	2,819.24	10.58%	5,613,020	12.12%	1,990.97
90. 2G	388.42	1.46%	776,840	1.68%	2,000.00
91. 3G1	3,435.35	12.90%	6,179,768	13.34%	1,798.88
92. 3G	3,497.76	13.13%	6,289,986	13.58%	1,798.29
93. 4G1	6,803.01	25.54%	11,563,737	24.97%	1,699.80
94. 4G	8,920.24	33.49%	14,272,400	30.81%	1,600.00
95. Total	26,637.22	100.00%	46,319,471	100.00%	1,738.90
CRP					
96. 1C1	63.44	0.62%	177,632	0.68%	2,800.00
97. 1C	430.83	4.20%	1,206,324	4.62%	2,800.00
98. 2C1	1,465.68	14.28%	3,957,336	15.17%	2,700.00
99. 2C	235.63	2.30%	636,201	2.44%	2,700.00
100. 3C1	1,499.84	14.61%	3,974,645	15.23%	2,650.05
101. 3C	2,590.09	25.23%	6,863,807	26.31%	2,650.03
102. 4C1	2,593.99	25.27%	6,225,576	23.86%	2,400.00
103. 4C	1,385.89	13.50%	3,048,958	11.69%	2,200.00
104. Total	10,265.39	100.00%	26,090,479	100.00%	2,541.60
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	3,017.73	100.00%	1,810,638	100.00%	600.00
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	3,017.73	100.00%	1,810,638	100.00%	600.00
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Grass Total	26,637.22	66.73%	46,319,471	62.41%	1,738.90
CRP Total	10,265.39	25.71%	26,090,479	35.15%	2,541.60
Timber Total	3,017.73	7.56%	1,810,638	2.44%	600.00
114. Market Area Total	39,920.34	100.00%	74,220,588	100.00%	1,859.22

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	239.53	3.87%	503,054	4.59%	2,100.17
88. 1G	430.21	6.95%	903,441	8.24%	2,100.00
89. 2G1	851.40	13.76%	1,702,800	15.53%	2,000.00
90. 2G	206.00	3.33%	412,000	3.76%	2,000.00
91. 3G1	788.67	12.75%	1,419,606	12.94%	1,800.00
92. 3G	115.21	1.86%	207,378	1.89%	1,800.00
93. 4G1	1,282.41	20.72%	2,180,097	19.88%	1,700.00
94. 4G	2,274.53	36.76%	3,639,248	33.18%	1,600.00
95. Total	6,187.96	100.00%	10,967,624	100.00%	1,772.41
CRP					
96. 1C1	96.17	9.39%	269,276	10.29%	2,800.00
97. 1C	92.95	9.08%	260,260	9.94%	2,800.00
98. 2C1	95.32	9.31%	257,364	9.83%	2,700.00
99. 2C	35.15	3.43%	94,905	3.63%	2,700.00
100. 3C1	167.19	16.33%	443,062	16.93%	2,650.05
101. 3C	68.37	6.68%	181,181	6.92%	2,650.01
102. 4C1	400.54	39.11%	961,296	36.72%	2,400.00
103. 4C	68.38	6.68%	150,436	5.75%	2,200.00
104. Total	1,024.07	100.00%	2,617,780	100.00%	2,556.25
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	728.57	100.00%	450,917	100.00%	618.91
112. 4T	0.00	0.00%	0	0.00%	0.00
113. Total	728.57	100.00%	450,917	100.00%	618.91
<hr/>					
Grass Total	6,187.96	77.93%	10,967,624	78.14%	1,772.41
CRP Total	1,024.07	12.90%	2,617,780	18.65%	2,556.25
Timber Total	728.57	9.18%	450,917	3.21%	618.91
<hr/>					
114. Market Area Total	7,940.60	100.00%	14,036,321	100.00%	1,767.67

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

80 Seward

	2017 CTL County Total	2018 Form 45 County Total	Value Difference (2018 form 45 - 2017 CTL)	Percent Change	2018 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	844,614,843	894,385,980	49,771,137	5.89%	11,288,827	4.56%
02. Recreational	1,370,994	1,380,565	9,571	0.70%	0	0.70%
03. Ag-Homesite Land, Ag-Res Dwelling	102,464,799	102,060,896	-403,903	-0.39%	856,982	-1.23%
04. Total Residential (sum lines 1-3)	948,450,636	997,827,441	49,376,805	5.21%	12,145,809	3.93%
05. Commercial	139,386,993	145,631,216	6,244,223	4.48%	2,689,595	2.55%
06. Industrial	20,880,597	20,583,217	-297,380	-1.42%	29,988	-1.57%
07. Total Commercial (sum lines 5-6)	160,267,590	166,214,433	5,946,843	3.71%	2,719,583	2.01%
08. Ag-Farmsite Land, Outbuildings	48,942,598	50,037,292	1,094,694	2.24%	930,926	0.33%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,518,690	1,518,690	0	0.00%		
11. Total Non-Agland (sum lines 8-10)	50,461,288	51,555,982	1,094,694	2.17%	930,926	0.32%
12. Irrigated	1,010,212,907	1,012,254,228	2,041,321	0.20%		
13. Dryland	597,593,241	595,317,258	-2,275,983	-0.38%		
14. Grassland	109,523,042	109,134,433	-388,609	-0.35%		
15. Wasteland	516,012	516,193	181	0.04%		
16. Other Agland	31,474	31,076	-398	-1.26%		
17. Total Agricultural Land	1,717,876,676	1,717,253,188	-623,488	-0.04%		
18. Total Value of all Real Property (Locally Assessed)	2,877,056,190	2,932,851,044	55,794,854	1.94%	15,796,318	1.39%

2018 Assessment Survey for Seward County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	2
4.	Other part-time employees:
	1-- part time lister 20 -25 hrs per week
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$ 287,800
7.	Adopted budget, or granted budget if different from above:
	\$ 287,700--The assessor's budget contains the costs of retirement. All other benefits are paid by the county's general budget.
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$ 30,000
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	0
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$ 40,500 --Includes CAMAVISION, GIS, Network maintenance, software maintenance, GIS Workshop, and Personal Property on line.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$ 1,000
12.	Other miscellaneous funds:
	There is a sinking fund established with the treasurer to replace the server. Each office annually budgets \$1,000 for this fund.
13.	Amount of last year's assessor's budget not used:
	\$2,521.64

B. Computer, Automation Information and GIS

1.	Administrative software:
	CAMAVISION; --This is the name of the Vanguard Appraisal Inc. CAMA package.
2.	CAMA software:
	CAMAVISION
3.	Are cadastral maps currently being used?
	Yes; The cadastral maps were purchased in 1966 and are still maintained by the County Assessor's office. The county also uses GIS.
4.	If so, who maintains the Cadastral Maps?
	The county assessor's staff
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes; seward.nebraskaassessors.com & seward.gisworkshop.com
7.	Who maintains the GIS software and maps?
	The programming is maintained by GIS Workshop and the maps are maintained by the county assessor's office staff.
8.	Personal Property software:
	CAMAVISION

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?
	Beaver Crossing, Bee, Garland, Goehner, Milford, Pleasant Dale, Seward, and Utica
4.	When was zoning implemented?
	1973; The comprehensive plan was updated in 1995. More recently, the county board conducted a total review of the comprehensive plan. It was then updated and adopted in 2007.

D. Contracted Services

1.	
2.	GIS Services: GIS Workshop; GIS Workshop maintains and supports the GIS software ESRI updates and maintains a website that provides public access to the counties assessment records.
3.	Other services: An online personal property schedule system developed by Radwen from Aurora.

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services? Yes
2.	If so, is the appraisal or listing service performed under contract? Verbal agreement
3.	What appraisal certifications or qualifications does the County require? The county has not specified any certificates or qualifications.
4.	Have the existing contracts been approved by the PTA? No
5.	Does the appraisal or listing service providers establish assessed values for the county? If an outside appraiser is used, the values are reviewed and approved by the assessor.

2018 Residential Assessment Survey for Seward County

1.	Valuation data collection done by:																				
	Assessor and Office Staff																				
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:																				
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10	<p>Staplehurst: -----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. Very little to draw people to this town.</p>
11	<p>Tamora: -----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main purpose of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
12	<p>Utica: -----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
13	<p>Rural: -----The rural residential properties in Seward County are characterized an individual acreages spread throughout the county. The east half of the county has Lancaster County influences. The west half of the county has much less activity for acreages and they tend to sell for less as there aren't the influences from Lincoln. The west half of the county is more agricultural. When the inspection and review process as well as costing, depreciation tables and lot value study are conducted, they are done at the same time.</p>
14	<p>Rural Sub: -----The Rural Sub class residential properties are platted subdivisions in the rural. They have gone through county zoning. Most have interior roads of some kind and covenants filed with the plat.</p>
Ag	<p>Agricultural homes and outbuildings</p>

3.	List and describe the approach(es) used to estimate the market value of residential properties.
	Residential properties in Seward County are valued using the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in such a manner that they can compare their cost approach results to the selling price of comparable properties. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value.
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?
	The local market
5.	Are individual depreciation tables developed for each valuation grouping?
	Yes; The county develops their own base depreciation tables based on the analysis of their market. In the new CAMAVISION system, Seward is the base market and other towns and locations are identified and adjusted by map factors. All of these processes are rooted in the analysis of the local market.
6.	Describe the methodology used to determine the residential lot values?
	The market is monitored to see if there is any need to adjust or update the existing lot values. The lots are valued on a town by town basis.

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

The county does not use the discounted cash flow (DCF) methodology for the valuation of developing subdivisions. There have been no individual applications for DCF valuation as provided for in LB 191.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2013	2013-MS*	2017	2013
2	2015	2008-CV*	2015	2015
3	2012	2012-MS*	2012	2012
4	2015	2008-CV*	2015	2015
5	2012	2012-MS*	2012	2012
6	2011	2008-CV*	2011	2016
7	2012	2012-MS*	2012	2012
8	2012	2012-MS*	2012	2012
9	2012	2012-MS*	2012	2012
10	2011	2011-MS*	2011	2011
11	2011	2008-CV*	2011	2016
12	2011	2011-MS*	2011	2011
13	2008-2015	2008-CV-05-MS*	2014	2012-2016
14	2008-2013	2008-CV;13-MS*	2008-2014	2013-2015
Ag	2008-2015	2008-CV-05-MS*	2014	2012-2016

----* -MS indicates Marshall and Swift costing; -CV indicates CAMAVISION costing.

----Going forward, the costs in use from the prior system will be replaced using the CAMAVISION generated costs as the cycle of inspection and review continue. All of CAMAVISION's costs are nominally 2008 since Vanguard only updates the base costs every 10 years. However, they are locally adjusted using map index numbers to calibrate the costs to each designated location. In that sense, the cost dates are effectively current on the date they are implemented.

----The lot value analysis is ongoing and is monitored through sales activity. Whenever a class or subclass is reappraised or updated, the lot values are typically reviewed and either affirmed and left the same or updated based on the available market analysis.

----The rural residential and residences on agricultural parcels will usually have multiple dates since the county typically updates one range of the rural area per year.

----Valuation Group #14, (Rural Sub), has a variety of dates; either associated with the Range of the county where it is located or with the associated town.

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10	<p>Staplehurst: -----Staplehurst is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a towing business, storage unit business. There is very little new construction in this town. With the town's proximity and the older homes, it is a less desirable town to live in. Termites are a problem in Staplehurst. There is very little to draw people to this town for new businesses.</p>
11	<p>Tamora: -----Tamora is an unincorporated town 7 miles west of Seward on Highway 34. The main function of Tamora is the huge Coop elevator. The rest of the town has a few older homes and some mobile homes. Except for the Coop, nothing is kept very well in this town. The properties have to have their own wells and septic systems.</p>
12	<p>Utica: -----Utica is the 3rd largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a bowling alley, a grocery store, an auto and truck used/repaired part business, a bank, 2 industrial businesses, a well drilling business a nursing home, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.</p>
13	<p>Rural: -----The rural commercial properties in Seward County are characterized by their location. Seward County has six I-80 Interchanges. The 2 predominant ones are at Milford and Seward. The Pleasant Dale exchange has an old service station and a travel trailer park. The Goehner exchange has a gas station. The other 2 do not have buildings. Other commercial rural properties are scattered throughout the county.</p>

3.	List and describe the approach(es) used to estimate the market value of commercial properties.
	<p>The predominant valuation process in this county is to depend on the cost approach to value. They do use the market data to develop the depreciation used in the cost approach. Additionally, the county organizes their sales in broad occupancy groups so that they can compare their cost approach results to the selling price of similar properties. Those groups include retail, warehouse/service garage, office, restaurant/bar, land and other miscellaneous occupancies. While this is not a fully developed market or sales comparison approach, it provides an additional perspective on the value. The county may utilize any income data presented, but does not develop an overall income approach.</p>
3a.	Describe the process used to determine the value of unique commercial properties.
	<p>The cost approach is used but the county tries to supplement it with lease information if any is available.</p>
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?
	<p>Generally, the county relies on the analysis of sales in their local market to determine the base depreciation and for economic factors used for commercial property. Additional analysis may include linear regression techniques to build and extend depreciation tables.</p>
5.	Are individual depreciation tables developed for each valuation grouping?
	<p>The depreciation in commercial property tends to be developed more toward individual or like occupancies than just the valuation group. There can also be variation between valuation groups due to locational differences.</p>
6.	Describe the methodology used to determine the commercial lot values.

Generally, the county relies on the analysis of sales in their local market to determine their commercial land values.

7.

<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
1	2014	2008	2014	2014
2	2009	2009	2009	2015
3	2010	2010	2010	2017
4	2009	2009	2009	2015
5	2010	2010	2010	2017
6	2010	2008-CV	2010	2016
7	2010	2010	2010	2015
8	2009	2009	2009	2015
9	2010	2010	2010	2017
10	2010	2008-CV	2010	2016
11	2010	2008-CV	2010	2016
12	2010	2008-CV	2010	2016
13	2010	2010	2010	2010-2015

---The practice in Seward County is to do the Inspection and Review process for a class or subclass of property in a certain year. The following year, the inspected class is reappraised, complete with new costs, depreciation and new or affirmed land values.

---The depreciation date, lot value date and inspection date for each valuation group reported by the county is for the working year; that is typically during the year before the taxing year that the valuations are first used. The costing date reported is the date of the cost tables used in the county's cost system.

---See Residential comments for description of Vanguard conversion.

2018 Agricultural Assessment Survey for Seward County

1.	Valuation data collection done by:	
	The Deputy Assessor does the land use and acre count and the county staff does improvements.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	<u>Market Area</u>	<u>Description of unique characteristics</u>
		<u>Year Land Use Completed</u>
	1	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The western part of the county has water availability throughout and has developed irrigation, making the predominant farming practices irrigated row crop.
	2	The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses. That eastern area is further divided due to non-agricultural influences impacting the eastern most part of the county abutting Lancaster County. That area has been valued under the provisions of special valuation. The special valuation schedule of value is annually derived from the analysis of the sales in Market Area 3. For 2013 and 2014, there has been no perceived difference in the two areas so they have been analyzed together, but kept separately for administrative purposes.
	3	Seward County is divided from east to west based mostly on general soil structure, irrigation water availability and the resulting farming practices. The eastern part of the county has little water availability and developed irrigation, leaving the predominant farming practices as dry land crop or pasture uses.
	<p>----The county is in a continuous process of updating the use of agricultural land. Every year, they review the certifications, the NRCS maps, and FSA maps provided by farmers. The GIS photo base is the primary source for land use verification and it is monitored for changes. When the county inspects and reviews the improvements in the rural areas of the county, they also review the land use that they are able to observe. The date posted for Land Use Completed reflects the most recent working year prior to the upcoming Tax Year, since the review is ongoing. The current GIS photo base is 2016.</p> <p>---For 2018, the county decided to measure all of the sales as one market area. The values for all agricultural land is the same throughout the county except for irrigated land, but the areas noted as 2 & 3 have very little irrigation. The county will keep the 3 market areas separate for administrative purposes in case there is non-agricultural influences coming from Lancaster County.</p>	
3.	Describe the process used to determine and monitor market areas.	
	Sale verification and market analysis provide insight into market trends. The general land use is the key to each market area. If a trend were to change, the market area may also.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	The predominant use of the parcel drives the decision. Then the analysis of the local market is used to establish values.	

5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?
	Yes; ----The first (home site) acre is the same. The first acre for home sites on agricultural parcels and on residential parcels is valued at \$18,000. The additional site acres have different values for the two subclasses. The next four rural residential site acres are valued at \$6,500 to \$3,500 per acre, up to four additional rural residential site acres are valued at \$3,500 to \$1,500 per acre, and any residual acres over nine are valued at \$2,500 to \$1,000. Those variations are higher in the east where the special valuation exists and lower in the west of the county. The land beyond the first acre on parcels classified as agricultural is valued as a site value at \$3,000 per acre.
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.
	The county actively verifies all agricultural sales with the buyer or seller. Those verifications, the trend in values, and the ongoing observation of the present use of the parcels are all important to detect non-agricultural characteristics in the market. In the case of the Wetland Reserve Program (WRP), there are few known parcels with WRP acres in the county. The county believes that the WRP values closely align with the grass values, so they use the grass schedule of values to value WRP acres.
<i>If your county has special value applications, please answer the following</i>	
7a.	How many special valuation applications are on file?
	1024
7b.	What process was used to determine if non-agricultural influences exist in the county?
	The county annually verifies and analyzes all agricultural sales. They do this to establish land values each year but also to see if there are differing value trends that would indicate that land values are driven by influences from outside the typical agricultural land market.
<i>If your county recognizes a special value, please answer the following</i>	
7c.	Describe the non-agricultural influences recognized within the county.
	The sales analysis has not shown that there are influences from outside agriculture that have impacted the value of agricultural land in any part of the county. In the past, there was influence from acreage development in the eastern part of the county nearest to Lincoln.
7d.	Where is the influenced area located within the county?
	The eastern part of the county nearest to Lincoln.
7e.	Describe in detail how the special values were arrived at in the influenced area(s).
	For 2018, there have been no perceived differences in the market areas so they have been analyzed together, but kept separately for administrative purposes.

2018 Seward County Real Property Valuation Methodology

The Seward County assessor is required by state law, Neb. Rev. Stat. §77-1303 to prepare an assessment roll of all taxable property on or before March 19 of each year. This valuation methodology document is the process used in setting valuations for ad valorem tax purposes.

The county assessor is responsible for establishing and maintaining data on approximately 11,300 real property parcels covering 576 square miles within Seward County. This data includes property characteristics, ownership information. Property characteristic data on new construction is updated through building permits, blue prints and field inspections. Existing property data is maintained through field review.

The statistical performance measure for overall appraisal level (by real-property subclass) is the median ratio. The acceptable range for statistical compliance pursuant to Neb. Rev. Stat. §77-5023 is 92 percent to 100 percent (.92 to 1.00) for all property classes, except agricultural for which the acceptable range is 69 percent to 75 percent. The primary performance measure for appraisal uniformity is the coefficient of dispersion (COD). The county is guided by minimum performance criteria established by the Property Assessment Division. The measure is expected to be less than 15 to achieve statistical compliance with minimum standards for the residential and 20 for commercial/industrial subclasses.

The price-related differential (PRD) is an additional uniformity measure of vertical equity that the state employs for the residential and commercial/industrial subclasses. This measure is expected to fall in the range of 0.98 to 1.03.

Some areas might be difficult from which to attain uniformity performance measures in the county due to a lack of valid sales and data-accuracy issues.

A. Client and intended users:

Mass-appraisal assignment in Nebraska for ad valorem taxation falls under the responsibility of county government.

Intended users, identified below, of this mass-appraisal include the state of Nebraska and all of the property-taxing jurisdictions located within Seward County.

We have identified and considered the actual and intended use, and intended users of our value opinions and conclusions in order to identify the problem to be solved, and to understand development and reporting responsibilities associated with mass-appraisal.

B. Intended Use:

The results of this mass-appraisal will be used for ad valorem property-tax purposes by the Seward County Assessor and conforms to the standards set forth in Nebraska Administrative Code, Title 350, and Chapter 50. If our real property appraisals are used for other purposes, they will be invalid because they would be outside the scope for which they were developed.

C. Effective Date of the Appraisal:

The appraisal date for all real property in the jurisdiction is January 1, 2018.

D. Date of the Reported Values:

This mass-appraisal assignment will be completed on or before March 19, 2018. Change-of-value notices for real property are expected to be mailed to property owners on or before June 1, 2018.

E. Type and Definition of Value:

Real property in Nebraska is defined in Neb. Rev. Stat. §77-103. For ad valorem mass-appraisal assignments in Nebraska, the terms actual and market value are viewed as synonymous. Actual value is defined in Neb. Rev. Stat. §77-112. *Actual value, defined. Actual value of real property for purposes of taxation means the market value of real property in the ordinary course of trade. Actual value may be determined using professionally accepted mass appraisal methods, including, but not limited to, the (1) sales comparison approach using the guidelines in section 77-1371, (2) income approach, and (3) cost approach. Actual value is the most probable price expressed in terms of money that a property will bring if exposed for sale in the open market, or in an arm's length transaction, between a willing buyer and willing seller, both of whom are knowledgeable concerning all the uses to which the real property is adapted and for which the real property is capable of being used. In analyzing the uses and restrictions applicable to real property, the analysis shall include a consideration of the full description of the physical characteristics of the real property and an identification of the property rights being valued.*

This definition will be used for all classes of real property. Agricultural or horticultural land is defined in Neb. Rev. Stat. §77-1359.

F. Disclosure of all Assumptions, Limiting Conditions, and Jurisdictional Exceptions:

1) All properties will be assessed as fee simple and free of any and all liens and encumbrances. Each property has been appraised as though under responsible ownership and competent management. A fee-simple estate is absolute ownership of a property unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of police power, eminent domain, escheat and taxation.

2) Surveys of the appraised properties will not be provided. We will rely upon the property ownership map, deeds and other materials to estimate physical dimensions and the acreage associated with subject properties.

3) We assume the utilization of the land and any improvements are located within the boundaries of the property described on the appraisal record. It is assumed that there are no adverse easements, encroachments or trespasses for any parcel that have not already been addressed in the ownership record file or noted in the property record.

4) Property inspections, if necessary, will be made before the appraisal date or prior to the date final values are determined. Seward County will utilize GIS imagery, oblique photography as well as physical inspections, to complete the six-year inspection requirements.

5) Our goal is to re-inspect every parcel within the county at least once every six (6) years. A property may be inspected more frequently if a building permit has been issued; changes have been noted during neighborhood reviews, or detected through GIS imagery or oblique photography. The dates of inspections are noted on the property record. The dates of inspections are also noted within the county's CAMA (Computer Assisted Mass Appraisal) system along with the reviewers/listers initials. It is assumed that there has not been any material change in condition since the latest property inspection, unless otherwise documented on the individual property record.

6) It is assumed that there are no hidden or unapparent conditions associated with the properties, subsoil, or structures that would render the properties (land and/or improvements) more or less valuable.

7) It is assumed that the properties and/or the landowners are in full compliance with all applicable federal, state, and local environmental regulations and laws.

8) It is assumed that all applicable zoning and use regulations have been complied with.

9) It is assumed that all required licenses, certificates of occupancy, consents, or other instruments of legislative or administrative authority from any private, local, state, or national government entity have been, or could be obtained for any use on which the value opinions contained within this report are based.

10) Land is valued as though vacant and available to develop to its highest and best use

11) Information, estimates, and opinions furnished to us and incorporated into the analysis and final report will be obtained from sources assumed to be reliable, and a reasonable effort has been made to verify such information. However, no warranty is given for the reliability of this information.

12) Valuation Groupings

Seward – Seward, population 6,942, is the county seat and the largest community in the county and is home to Concordia University. The university brings jobs, commerce, and a demand for housing. There is a full K-12 school system. There is some influence as a bedroom community for Lincoln.

Beaver Crossing – Beaver Crossing is in the southwest part of the county. It has a paved access as an exit off interstate I-80. This town has very diverse residential properties. There are some really nice quality home and some low quality homes. With only a population of 403 (2010 census) this town has a nice library, hardware store, a new lumberyard, a bank, a post office, a swimming pool, a gas station/auto repair service station, convenience store, café and a funeral home. The coop elevator recently closed. The town was devastated by a tornado in 2014. The town continues to rebuild. The market there has been hard to determine as properties have been rebuilt making it sometimes difficult to determine the extent.

Bee – Bee is 8 miles northeast of Seward off Hwy 15. With a population of 191, the small town has a tavern, post office, a coop elevator and Bee States Ballroom built in 1939 as

a WPA project. The Ballroom is on the National Register of Historic Places. Weddings, receptions, basketball tournaments and other activities bring people to this community.

Cordova – Cordova, population 137, is located in the far southwest corner of the county, only 1 mile from Saline County and a half mile from York county. There are three school districts in this town, Centennial, Exeter-Milligan and Friend. Cordova also has a post office, a Coop elevator, a bank branch office, a tavern/café, meat locker and a new gun store.

Garland – Garland, population 216, is in the eastern part of Seward County, 4 miles north of Highway 34 and 4 miles west of the Lancaster county line. The town has 2 taverns, a post office and an American Legion Club. The coop elevator recently closed.

Goehner – Goehner, population 154, is located in the western half of the county only a half mile north of interstate I-80. The town has a post office and a restaurant in an existing building that has been totally remodeled and a beauty shop.

Grover – Grover is an unincorporated village just outside of Milford across the Big Blue River. It does have 3 various businesses. About half of Grover is in a flood plane.

Milford – Milford, population 2,090, is the second largest town in Seward County. It is home to Southeast Technical College which influences rental property. The college serves 15 counties and has 50 different programs. We have identified various neighborhoods. Milford has a K-12 school, a downtown business district, a golf course and a swimming pool. Milford has a variety of styles of homes, some older and some ranging in value from \$200,000 to \$430,000.

Pleasant Dale – Pleasant Dale, population 205, is on the eastern edge of Seward County just 1 mile from the Lancaster county line and 2 ½ miles south of interstate I-80 and 2 miles south of Highway 6. It also has Highway 103 on the eastern edge of town that goes south to Crete in Saline County. The town has a post office, a Coop elevator, a lumberyard, a restaurant, and two apartment buildings. Due to the town's proximity to Lincoln there is some influence in the market. The town has some nice ranch style homes along with older better kept homes.

Staplehurst – Staplehurst, population 242, is located approximately 6 miles northwest of Seward. The town has a Coop elevator, a post office, a tavern, a vehicle towing business, a storage unit business and a veterinarian business. There is little new construction in this town. With the town's location and the older homes it is a less desirable town to live in. Termites have been a problem here. There is very little to draw people to this town.

Tamora – Tamora, population 70, is an unincorporated town 7 miles west of Seward on Highway 34. The main purpose of the town is the large Coop elevator. The rest of the town has a few older homes and some mobile homes. Very little is kept very well in this town. Properties have to have their own wells and septic systems.

Utica – Utica, population 861, is the third largest town in Seward County. It is just 1 mile from York County along Highway 34. The town has a K-12 school, a nursing home, a Coop elevator, a senior citizen center, a gas station/service business, a library, a beauty shop, a blowing alley, a grocery store, an auto and truck used/repair part business, a bank, 2 industrial businesses, a well drilling business, a Family Medical Center and a book bindery business. It is a unique small town that stands on its own.

Rural/Rural Subdivisions: The rural residential properties in Seward County are characterized as individual acreages spread throughout the county. The east half of the county has Lancaster county influences. The west half of the county has much less activity for acreages and they tend to sell for less. The west half of the county is more agricultural. The rural subdivisions are platted subdivisions in the rural. They have gone through county zoning. Most have interior roads of some kind and covenants filed with the plat.

2018 Seward County Appraisal Process

Seward County uses a computer assisted mass appraisal (CAMA) software application to perform all the administrative operations, database-management functions, query tasks, reporting utilities, and technical appraisal processes. All parcels of real property in the county are assigned a unique parcel identification number referred to as the Parcel Number. This number is one of the keys that can be used to identify the computer database parcel record of ownership, sale transactions, property characteristics, valuation, assessment classification, appeals and historic information stored in the CAMA system. The software also includes a sale ratio study model. Costs are maintained by the vendor, Vanguard and pricing is using the Vanguard Appraisals Inc. Real Property Appraisal Manual which has been approved by the Nebraska Property Tax Administrator. We also use Microsoft Office and ESRI mapping.

Residential Properties:

Seward County started using a new CAMA system in March 2014 year, converting from TerraScan to Vanguard's CAMAvision software. Until the 6 year inspection requirement is

completed some of the values are still from the TerraScan system. Once reappraisal is done the new values will be out of CAMAvision.

The six year inspection and complete reappraisal of all residential properties located Bee, Garland, Garland Fringe, Pleasant Dale and Staplehurst was completed for the 2018 tax year. Physical inspections and new photos were completed. A market analysis was completed.

The following tables are the changes in land values and map factors (location economic) for the towns that were reappraised.

Changes for 2018:

BEAVER CROSSING

Changed land values:

Changed Map Factor:
(location economic)

Was at 70% to 80%

	<u>2017</u>	<u>2018</u>
FF value:	\$70.00	\$75.00

Acre values:

Improved:

	16,000	
1st acre	to	17,000
	4,000	
Next 2 acres	to	4,250
	2,000	
Rest	to	2,100
Vacant 1st acre	16,000	
	to	17,000 with 50% discount
Improved 1st acre	10,000	Has no city water or sewer

Changes for 2018

Bee

Land Values:

		<u>2017</u>	<u>2018</u>
SF Value:	1 st 16,800	\$.55 to	\$0.65
	Next 16,800	\$.30 to	\$0.35
	Rest	\$0.15	\$0.15

FF Values	First 120'	\$75.00	\$75.00
	Nest 120'	\$40.00	\$40.00
	Rest	\$25.00	\$25.00
Over 1 Acre w/House	1st acre	\$ 15,000 to	\$16,000
	Next 2	\$5,000 to	\$5,000
	Rest	\$1,500	\$1,500
Vacant over 1 acre	1st acre	\$10,000	\$10,000
	Next 2	\$2,500	\$2,500
	Rest	\$1,500	\$1,500
Vacant over 1 Ac-Adjacent	4 acre		\$2,500
	rest		\$1,500
Vacant less 1 Ac- Adjacent	16,800 SF		\$0.25
	Rest		\$0.10

Changes for 2018

Garland

NBHD 3500:		<u>Old</u>		<u>New</u>
SF	1st 10,912	\$1.00	1St 8,184	\$1.25
	Next 10,912	\$0.60	Next 8,184	\$0.75
	Rest	\$0.25	Rest	\$0.35
NBHD 3501	1ac w/House	17,000		18,000
	Next 4 acre	4,000		4,500
	Rest	1,500		1,500
NBHD 3502	1ac vacant	10,000		
	Nest 4 acre	4,000		
	Rest	1,500		
Front Foot	1 st 66'	\$100		
	Next 66'	\$70		
	Rest	\$35		

Garland Fringe

NBHD 3503	w/House	17,000	
	Next 4 acre	4,000	each
	Rest	1,500	each
NBHD 3504	Vacant	10,000	
	Next 4 acre	4,000	each
	Rest	1,500	each

Changes for 2018:

PLEASANT DALE

Map Area Factor to .92 (Location economic)

Residential NBHDs:		5500 &	5520 (+1ac)	
				<u>Code</u>
Land:	11,250 Sq Ft	\$ 1.45 to	\$1.55	(CR128)
	7,500 Sq Ft	\$ 0.85	\$0.95	(CR74)
	Rest	Same	\$0.40	
	1st Acre improved	20,000		
	next 2 acres	10,000	each	
	rest	5,000	each	
	1st Acre unimproved	20,000	w/15% disc	
	next 2 acres	10,000	w/15% disc	
	rest	5,000	each	

Changes for 2018:

STAPLEHURST

Map Area Factor .70 to .75

Residential NBHDs:

	<u>6000</u>	<u>2017</u>	<u>2018</u>	
Land:	7,100 sq ft	\$0.40 (CR26) to	\$0.55	CR 39
	6,900 sq ft	\$0.30	\$0.35	CR 21
	Rest	\$0.15	\$0.18	CR 6
	<u>6010</u>	Over 1ac w/Hs		
	1st acre	13,500	14,000	
Land:	Next 2 acres	5,000 each		
	Rest	1,500 each	\$1,750	
	<u>6020</u>	Over 1ac Vacant		
	1st acre		\$5,000	each
	next 2 acres		\$2,500	each
	rest		\$1,500	each

The six year inspection of properties in geo codes 3233, 3291, 3457 and 3515 was also completed. These geo codes are the Precincts in Range 1. This included parcels identified as farms as well as rural residential properties.

We make note of any structures that have been removed or have been added since our last review. We verify the quality and condition of all the buildings with our records and double check that the sketch we have on file matches the actual building(s). We also take all new digital photographs, front & back of all buildings. The photographs are attached in the CAMA system to each property record.

Other 2018 changes:

The town of Milford was out of the statutory compliance of 92% to 100% of market value. Sixty sales had a median of 89.99. The houses were given an additional 4% increase. After this change the median was 92.74.

The rural residential properties with 43 sales were also out of compliance with a median of 87.59. The houses in the east half of the county were given an additional increase of 12%. After this change the median is 92.15.

Seward had 233 sales with a median of 90.77. The houses were given 5% increase changing the median to 94.98.

The town of Beaver Crossing had a reappraisal in 2016. In 2017 the town fell out of compliance again and received a 5% increase on both land and buildings. At the start of 2018 with 15 sales the median dropped to 85.96. Another analysis was made and land values changed and the map factor (economic depreciation) changed from 70% to 80% now bringing the median to 93.01. As stated above, this town is difficult to value.

A review of our residential preliminary statistics of sales for the states sales study period of 10-1-15 thru 9-30-17 is shown in Exhibit A. After the 2018 reappraisal and changes Exhibit B shows the final statistics.

Residential properties are all valued using the cost approach. All characteristics of dwellings and outbuildings are entered into Vanguard, such as year built, style, square footage, quality, condition, bedroom, bathrooms, basement, basement finish, garages etc. to arrive at a replacement cost as if the dwelling or outbuilding was new. Each assessor location that was being reappraised was analyzed for a map factor (locational economic depreciation)

Depreciation on the outbuildings was applied using Vanguards pricing manual's built in depreciation rates for out buildings.

Seward County has very few vacant land sales outside of Seward. We used the CAMA systems sales ratio analysis program and set the land to building ratio at 10% - 12% to determine new land values by abstraction. Most of the residential land values are on a square foot method.

Commercial Properties:

In compliance with our 6-year review plan, a complete physical review and inspection was completed in the towns of Bee, Garland, Pleasant Dale, Ruby (unincorporated) and rural commercial properties in Seward County during 2017 with a reappraisal for the 2018 tax year.

Section 42 housing properties were repriced used the income approach according to Nebraska State Statute §77-1333. Seward County has 4 such properties.

The properties in Seward were out of compliance and analysis determined that since there are so few sales, 11, and that 3 of the sales were apartment buildings. After an analysis it was determined that a 10% increase on land and a 20% increase on the apartment buildings would bring those sales into compliance. The other commercial properties occupancy codes had one or two sales not giving any direction for change. It was determined to also give the rest of the land in Seward proper was also given the 10% increase.

Commercial pickup work for 2018 was done by a Vanguard certified general appraiser.

Exhibit C shows preliminary statistics and Exhibit D shows the final after reappraisal and all the changes were made. One rural sale was changed in reappraisal as well as one sale in Pleasant Dale.

During our physical reviews we verify that all buildings that are on our property record card are still in existence. We make note of any that have been removed or have been added since our last review. We verify the quality and condition of all the buildings with our records and double check that the sketch we have on file matches the actual building(s). We also take all new digital photographs, front & back of all buildings. We assume that the physical condition of the interior of each building is similar to its exterior condition unless an interior inspection can be made.

Part of the commercial process for 2018 was converting all of our commercial records from our old TerraScan system to CAMAvision. In this process each parcel had to have a new occupancy code assigned to it and the appropriate quality and conditions were entered. Also, in CAMAvision, depending on the occupancy code, specific characteristics for properties are entered in as adjustments for example doors, cement floors, electricity, canopies, finish, etc. All sketches were cleaned up and/or adjusted and all new photos were added.

Agricultural Land:

A market analysis of agricultural sales by land classification group was conducted to determine any possible adjustments to comply with statistical measures. We took a look at sales from 10-1-14 to 9-30-17. Our preliminary statistics were showing a sales ratio of 74% with 39 sales in the study period. The acceptable range for statistical compliance pursuant to Neb. Rev. Stat. §77-5023 is 92 percent to 100 percent for all property classes, except agriculture, which is 69 percent to 75 percent. The 80 percent majority use of 14 irrigated sales had a median of 72.27. The 80 percent majority use of 15 dry land sales had a median of 74.59. With only two grass sales there were not sufficient sales to determine any change.

Every year we review the sales. We verify land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Changes are completed. Review of properties enrolled in the CRP and WRP programs is done every year. Changes are made as necessary. Seward County has good relationship with the Upper Big Blue NRD on sharing parcel information and changes.

Seward County has had 3 market areas. The one next to Lancaster County was designated as special valuation Area 2. This was determined in 2001. An area in the middle of the county is Area 3 and the western portion west of the Big Blue River as Area 1. This area is over the Ogallala Aquifer and has irrigation capability. There is very little irrigation in Area 3 and Area 2 is mostly poorer soils and grass. The sales in Area 3 have been used to value the agricultural properties in Area 2. The last few years the dryland and grass values have been the same county wide. There have not been very many sales in Area 1 of dryland and they have not sold for more than dryland in Areas 2 & 3 that do not have irrigation potential.

There were no changes in valuations for agricultural land for 2018. Only changes were for use changes.

Exhibit E shows the preliminary agricultural statistics

Exhibit F shows the final agricultural statistics. The slight differences are a few recounts of acres due to FSA maps, NRD reporting or property owner notified changes.

Exhibit G shows the land capability groups (LCG)

Exhibit H shows the three (3) agricultural land valuation areas

Exhibit I shows the thickness and how the Ogallala Aquifer (part of the High Plains Aquifer) lies over Seward County

The 2018 mass-appraisal was completed by the county assessor, Marilyn Hladky. Staff members Tanya Woolsey and Bob Vrbka have done the pickup work and 6 year inspections. The county appraiser, Jon Fritz, converted all the commercial parcels from the TerraScan system to the CAMAvision system before retiring last year. They completed all the data entry in the CAMA system along with notes on the physical property record cards.

When the change of value notices are mailed to property owners, the written appraisal file becomes an open public record. Values will be made available to the public through the county's website at seward.nebraskaassessors.com and valuation change notices. Individuals may view appraisal records for parcel characteristic data and land records information from the above website, or from a printed report from CAMAvision. All exhibits and work products referenced in this document will be available for inspection at the county assessor's office during regular business hours. Printouts, digital files, and document-image printouts may also be obtained through the county assessor's office.

An individual or party receiving a copy of work file materials, reports or a written appraisal does not become an intended user of the mass-appraisal unless the county assessor has specifically identified such individual or party in the scope of the work document.

Value disputes or challenges of individual property appraisals will be administered through the valuation protest process. Property owners that appeal their values to the Seward County Board of Equalization will be contacted for interior inspections prior to their hearing. The appraised values might change as a result of the inspection or when additional information is given for the hearing. Mass-appraisal models or techniques used to develop an opinion of value may be corrected, recalibrated, or adjusted during the appeal period.

Respectfully Submitted,

Marilyn Hladky

Seward County Assessor

Attachments:

Exhibits A, B, C, D, E, F, G, H, I

**Seward County
2017 Plan of Assessment
For years 2018, 2019 & 2020**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned to the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2017 as set by TERC:

<u>Property Class</u>	<u>Median</u>
Residential	94%
Commercial	96%
Agricultural Land	74%

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) the average absolute deviation divided by the median

PRD: (Price Related Differential) the mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Seward County Assessor’s Office currently employs 1 full time person, 1 three quarter (3/4) time person 1 part time field lister, 1 temporary part time person and a part time contract Appraiser besides the Assessor and Deputy Assessor.

Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division (PAD). Staff salaries are included in the office’s budget presented to the County Board each year.

Goals

The primary goal for the Seward County Assessor’s Office is doing the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

The Department of Property Assessment and Taxation has prepared the progress report for Seward County and is on file in the Assessor’s office and serves as additional information for this report. The 2017 Seward County statistical measures are on file in the annual report and kept on file in the Assessor’s Office.

Procedures Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office.

Responsibilities:

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property
- Assessor Survey
- Certification of Values to Political Subdivisions
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report Certify completion of real property assessment roll & publish in newspaper
- Send notice of valuation change to the owner of record (as of May 20) of any property whose value has increased or decreased
- Prepare the plan of assessment for the next 3 assessment years
- File 3-year plan of Assessment with the County Board of Equalization

Homestead Exemptions - Homestead Exemption applications are accepted in the office from February 1st through June 30. They are verified that the applicant is owner/occupant. An ad is placed in the two newspapers in the county with information about the Homestead Exemption. Follow up post cards and phone calls are made to ensure all applicants from the previous year refile and those inquiring throughout the year are notified that they may now file. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. Notice of rejection is sent when the applicant does not meet the requirement of owner/occupant through August 15th. The State returns a roster in October of approved (with a percentage) and disapproved for final processing. Property record cards are pulled and the Homestead Exemption percentage and amount is notated on them with a follow up of the data entered in the computer.

Personal Property - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before July 1st a 10 percent penalty is applied and on July 1st and after a 25 percent penalty is applied. Every year notices are published in the local newspapers and a weekly news supplement for non-subscribers. The office has filing of Personal Property Schedules available on the internet. A postcard is sent to those with existing schedules as reminders and also includes the User ID and Password to access their schedules on the internet to complete and submit. A letter is sent to those who would be new filers explaining what is needed. This office documents at least 4-6 reminders to those who need to file personal property.

Permissive Exemptions - Administer annual filings of applications for new or continued exempt use or continued exempt use. Review and make recommendations to the county board.

Taxable Government Owned Property - Annual review of government owned property not used public purpose, send notices of intent to tax, etc.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the county board's approval.

County Board of Equalization - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals - Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

For assessment year **2012** the following changes were made:

Residential:

- Reviewed sales.
- Reappraised the houses, buildings and land on properties in Cordova, Goehner, Utica, Utica fringe area, Tamora, Staplehurst and Beaver Crossing fringe area. Physical inspections and new photos completed. Market analysis completed. 2011 pricing used for all except Beaver Crossing fringe. Used 2010 to match the town of Beaver Crossing that was reappraised in 2010.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed and recalculated lot discounts on new subdivisions that were discounted.
- Reviewed lots in several Seward subdivisions and some rural subdivisions and made minor adjustments.
- Reviewed and inspected properties in Bee, Garland, Pleasant Dale and Staplehurst as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in the following precincts: I, P, B, G J and O as part of The 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2011 and changed according to completion as of January 1, 2012.
- Reviewed Section 42 Housing properties. No adjustment made.

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- Verified the existing market areas still follow the market trends. No change for 2012.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated, dry and grass LCG values in all three (3) market areas. Changed market values in the Special Valuation Market Area 2.

For assessment year **2013** the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the houses, buildings and land on properties in Bee, Garland, Garland Fringe, Pleasant Dale, Grover and Milford. Physical inspections, new photos and market analysis completed. 2012 pricing was used.
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed lots in several Seward subdivision and some rural subdivisions and made adjustments.
- Reviewed and inspected properties in Milford fringe(zoning jurisdiction) and started on the city of Seward as part of the 6 year inspection requirement. New photos were taken and measurements when necessary. Added omitted and unreported changes.
- Reviewed and compared new aerial photography with old ones in D and E precincts as part of the 6 year inspection requirement. Visited properties with changes, took new photos, measurements. Added omitted and unreported changes.

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2012 and changed according to completion as of January 1, 2013.
- Reviewed Section 42 housing properties and complete the income approach.
- Reappraisal of apartments in Milford.

- Reappraisal of industrial properties.
- Increased Seward downtown neighborhood land values +15%.

Agricultural:

- Reviewed sales.
- Verified land use changes using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made necessary changes.
- Verified if the existing market areas still follow the market trends. For 2013 did not see that there was non agricultural influence in Area 2. The sales in both Areas 2 & 3 were used together to analyze and set land values for those areas.
- Revalued agricultural land as needed to comply with the required level of value. Changed irrigated, dry cropland, CRP, WRP and grass LCG values in all three (3) areas.

For assessment year **2014** the following changes were made:

Residential:

- Reviewed Sales
- Reappraisal of land and improvements in Seward
- Reappraisal of land and improvements in the 1 mile Milford zoning jurisdiction
- Complete pickup work and building permits. Reviewed parcels that were a partial value for 2013
- Reviewed and changed land in some rural subdivisions. Also adding 3% on houses in Westfork Downs Subdivision
- Made a -5% adjustment on houses in Beaver Crossing

Commercial:

- Reviewed sales, completed pickup work and building permits
- Reappraisal of Section 42 Housing properties and completed the income approach
- Reappraisal of apartments in Seward
- Reviewed land and revalued in a commercial subdivision

Agricultural Land:

- Reviewed sales
- Verified land use changes using GIS, NRD and FSA record and maps along with contact with property owners and physical inspections
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary
- Analyzed the market areas keeping areas 2 & 3 as one for analysis
- Revalued agricultural land as needed to comply with the required level of value.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The office has converted to CamaVision software for both administrative and CAMA using the Vanguard Appraisals Inc. Real Property Appraisal Manual that was approved by the Property Tax Administrator.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (Replacement Cost New). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

The assessment plans for year 2015 were made as follows:

Residential:

- Review and analyze sales. Prioritize areas that need appraisal review.
- Complete pickup work, including building permits on new construction.
- Reappraise improvements in Range 4.
- Reappraise the improvements in the 2 mile zoning jurisdiction of Seward.
- Continue with the 6 year inspection, review and new photos process.

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.
- Complete 6 year review of Seward properties.

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current on CRP and other farm programs.
- Monitor and keep current with land use changes.

For assessment year 2016 the following was changed:

Residential:

- Prioritize areas that need review and analyze sales.
- Complete pickup work, including building permits on new construction.
- Reappraisal of houses, buildings and land on properties in Precincts with Geo Codes 3237, 3287 and 3511

- Reappraisal of houses, buildings and land on properties in the towns of Cordova and Beaver Crossing, including the properties designated as Beaver Crossing Fringe.
- Some new platted subdivisions analyzed and repriced
- The residential properties in the town of Utica were given a 5% increase on land and improvements
- The residential properties in the town of Milford were given a 6% increase on land and improvements

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review and possible changes.
- Complete pickup work, including building permits on new construction.
- Reappraisal or Section 42 Housing projects using the income approach
- Complete 6 year review on Cordova, Beaver Crossing, and the unincorporated town of Grover
- 6 year inspections and reappraisal of the properties on the I-80 interstate interchanges
- 6 year inspection in the town of Milford
- Reviewed land and revalued land in a few commercial subdivisions and set land values on new platted subdivisions

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs. Verified land use changed using GIS, NRD and FSA records and maps along with contact with property owners and physical inspections
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary
- Revalues agricultural land as needed to comply with the required level of value.

For assessment year 2017 the following was changed:

Residential:

- Prioritized areas that need review and analyze sales.
- Complete pickup work including building permits and new construction. Reviewed parcels that were a partial valuation for 2016 And changed according to completion as of January 1, 2017.
- Reappraisal of houses, buildings and land in the towns of Goehner, Tamora, C Precinct (geo code 3235) and J Precinct (geo code 3461). Physical inspections and new photos completed. Market analysis completed.
- 6 year review and inspection on houses and buildings in precincts with geo codes 3235 (C), 3289 (F), 3459 (K) and 3513 (N). Physical inspections and new photos completed.
- A +5% increase on both land and improvements in the town of Beaver Crossing and a _5% increase on both land and improvements in the town of Seward. A +12% increase on improvements only on the rural residential properties.

Commercial:

- Review and analyze sales
- 6 year inspection and reappraisal of properties in the towns of Goehner, Staplehurst, Utica and the unincorporated village of Tamora.
- Complete pickup work, including building permits on new construction. Reviewed parcels that were a partial valuation for 2016 and changed according to completion as of January 1, 2017.
- Gave a +5% increase on both land and improvements in the town of Seward.

Agricultural Land:

- Review and analyze sales and market areas, CRP and other farm programs.
- Monitor and keep current with land use changes. Completed changes and recounted acres

Assessment plans for 2018 are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- Reappraisal of improvements in Precincts F (geo code 3289); K (geo code 3459); N (geo code 3513)
- 6 year inspection and reappraisal of Bee, Garland, and area identified as Garland Fringe, Pleasant Dale and Staplehurst
- 6 year inspection and reviews of houses and buildings in Range 1 (geo codes 3233, 3291, 3457 and 3515)

Commercial:

- 6 year review and reappraisal of Bee, Garland, Pleasant Dale, unincorporated village of Ruby and rural improvements

Agricultural Land:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes.

Assessment plans for 2019 are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- 6 year inspection & reappraisal of improvements in Milford, Milford Fringe and Grover

Commercial:

- 6 year inspection and reappraisal of Seward
- Review and analyze sales

Agricultural:

- Review and analyze sales and market areas.
- Review and keep current with CRP and other farm programs.
- Monitor and keep current with land use changes

Assessment plans for 2020 are as follows:

Residential:

- 6 year inspection and reappraisal of Seward
- Prioritize areas that need review and analyze sales

Commercial:

- Review and analyze sales

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

June 15, 2017

Date

Marilyn Hladky

Marilyn Hladky, Seward County Assessor

METHODOLOGY REPORT OF SPECIAL VALUATION PROCEDURES

SEWARD COUNTY – 2018

Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Property Assessment Division. A market study is done based on those sales. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and weighted mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the Market Area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Market Area 3 is most like Market Area 2, which has special valuation. The new assessed value from Market Area 3 for each land capability group is then applied to all agricultural parcels in area 2.

For 2014 it was determined that sales in Market Area 2 were not selling much differently than in Market Area 3. Therefore, all the qualified sales in the 2 market areas were used to set the values for both areas. The 2 areas are still being maintained separately but were grouped together for analysis and valuation.

For 2018, analysis of sales continues as in 2017..