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DEPARTMENT OF REVENUE

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

VALLEY COUNTY



Pete Ricketts, Governor

April 7, 2017

Commissioner Salmon:

The Property Tax Administrator has compiled the 2017 Reports and Opinions of the Property Tax Administrator for Valley 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 Valley 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: Pamella Arnold, Valley County Assessor

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Introduction

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

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

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

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

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

Statistical Analysis:

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

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

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

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

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

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

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

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

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

Analysis of Assessment Practices:

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

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

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

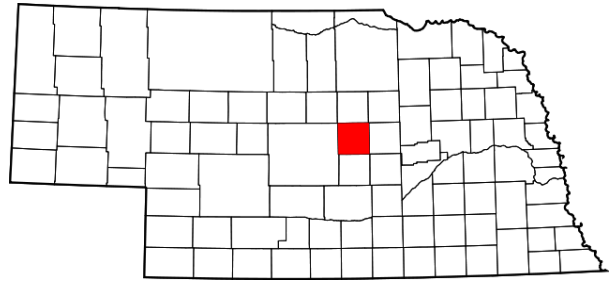
Valuation methodologies developed by the county assessor are reviewed for both appraisal logic and to ensure compliance with professionally accepted mass appraisal methods. Methods and sales used to develop lot values are also reviewed to ensure the land component of the valuation process is based on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

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

**Further information may be found in Exhibit 94*

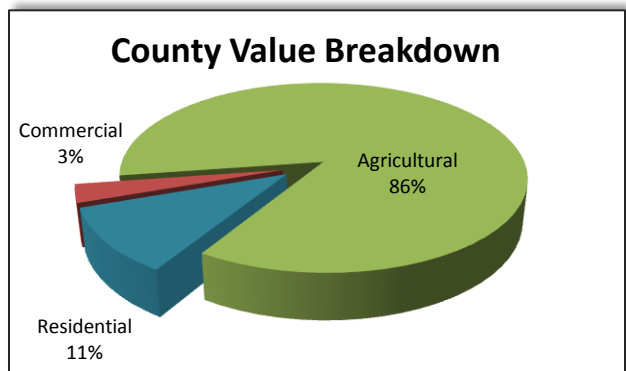
County Overview

With a total area of 568 square miles, Valley had 4,154 residents, per the Census Bureau Quick Facts for 2015, a slight population decline from the 2010 US Census. In a review of the past fifty-five years, Valley has seen a steady drop in population of 36% (Nebraska Department of Economic Development). Reports indicated that 72% of county residents were homeowners and 87% of residents occupied the same residence as in the prior year (Census Quick Facts).



The majority of the commercial properties in Valley convene in and around Ord, the county seat. Per the latest information available from the U.S. Census Bureau, there were 182 employer establishments in Valley.

Countywide employment was at 2,034 people, a steady employment rate relative to the 2010 Census (Nebraska Department of Labor).



Simultaneously, the agricultural economy has remained another strong anchor for Valley that has fortified the local rural area economies. Valley is included in the Lower Loup Natural Resources District (NRD). Grassland makes up the majority of the land in the county.

2017 Abstract of Assessment, Form 45

U.S. CENSUS POPULATION CHANGE			
	2006	2016	Change
ARCADIA	359	311	-13%
ELYRIA	54	51	-6%
NORTH LOUP	339	297	-12%
ORD	2,269	2,112	-7%

An ethanol plant located in Ord also contributes to the local economy.

2017 Residential Correlation for Valley County

Assessment Actions

Only routine maintenance was done for assessment year 2017. All pick up work was also completed and placed on the assessment roll.

Description of Analysis

Residential sales are stratified into five valuation groupings. The majority of sales occur within valuation grouping 04.

Valuation Grouping	Description
01	Arcadia
02	Elyria
03	North Loup
04	Ord
05	Rural

Residential parcels are valued utilizing five valuation groupings that are based on the assessor locations in the county. For the property class, a review of the counties statistical analysis profiles 104 residential sales, representing four of the five valuation groupings. Valuation group 04 (Ord) constitutes about 80% of the sales in the residential class of property and is the major trade center of the county.

All three measures of central tendency for the residential class of properties are within the acceptable range. The measures of central tendency offer strong support of each other and are within three points of each other. All of the valuation groups with an adequate sample fall within the acceptable range for the calculated median.

The coefficient of dispersion also supports that sales are sufficiently clustered around the median and support that residential property within Valley County has been assessed at an acceptable level of value.

Assessment Practice Review

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

2017 Residential Correlation for Valley County

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. If a sale has consideration, it is verified. It is estimated that approximately 75% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding the transaction. Private sales are most generally considered qualified sales unless the verification process indicates that they are not arm's length. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

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

The county's inspection and review cycle for all real property was discussed with the county assessor. The residential review consists of the deputy county assessor and another hired lister who walks door to door with property record card in hand. The property record card is compared to the property and any changes are noted or re-measured, and a new photo is taken. A door hanger is left on the door letting the owner know the county assessor's office reviewed the house and if they have any questions to call the office.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the residential property class.

Equalization and Quality of Assessment

All valuation groups with a sufficient number of sales are assessed within the acceptable range. Valuation group 01 and 03 even though are below and above the range, review of assessment actions support these groupings receive costing and depreciation updates and physical inspections in the same cycle that all residential properties do.

The COD and PRD both support that values are equitably assessed. All the evidence supports that assessment practices in Valley County comply with generally accepted mass appraisal standards.

2017 Residential Correlation for Valley County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	8	88.39	83.92	88.32	12.12	95.02
03	6	104.91	108.03	100.17	17.55	107.85
04	83	95.41	96.58	92.27	12.49	104.67
05	7	100.00	99.71	94.35	10.20	105.68
___ALL___	104	95.20	96.48	92.54	13.04	104.26

Level of Value

Based on the review of all available information, the level of value of residential property in Valley County is 95%.

2017 Commercial Correlation for Valley County

Assessment Actions

Only routine maintenance was performed in the commercial class for assessment year 2017. All pick up work was also completed. The commercial class will be reviewed and revalued for the 2018 assessment year by a contract appraiser.

Description of Analysis

Currently there are five valuation groupings within the commercial class, each having its own economic characteristics.

Valuation Grouping	Description
01	North Loup
02	Elyria
03	North Loup
04	Ord
05	Rural

The statistical analysis for the commercial class of real property consists of nineteen sales. Both the median and mean measure of central tendency are within the acceptable ranges while the low weighted mean can be attributed to one high dollar sale. With hypothetically removing this sale, the weighted mean measure comes into range at 94.53.

Another test for reliability was done by hypothetically removing the two lowest sales from the statistical profile. By doing this, the median moves to 99.54%. If the two highest sales are hypothetically removed, the median moves to 95.52%. In all cases the median remains within an acceptable range and the COD remains within the standard. Measures appear to indicate uniform treatment.

When reviewing the historical movement of the commercial values (excluding growth) over time Valley County exhibits an average change of 1.4% over 10 years, excluding an untypically large amount of commercial growth in 2015. Most comparable counties within the same region also demonstrate value increases (excluding growth) of an average of 2% over this ten-year period. The trend is a reasonable indicator that values have remained equalized with other counties.

Assessment Practice Review

An annual comprehensive review of assessment practices is conducted for each county. The purpose of the review is to examine the specific assessment practices of the county to determine compliance for all activities that ultimately affect the uniform and proportionate valuation of all

2017 Commercial Correlation for Valley County

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. If a sale has consideration, it is verified. It's estimated that approximately 75% of verifications are returned. When sales questionnaires are incomplete the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's length. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

The review also looked at the filing of 521 real estate transfers, as well as a check of the values reported on the Assessed Value Update. The electronic transfer of 521's into the Division has improved from the last year. The AVU was also accurate when compared with the property record cards.

The county's inspection and review cycle for all real property was discussed with the county assessor. The commercial class was last inspected in 2012 with another review and revalue scheduled to be implemented for 2018. A contract appraiser physically reviews the commercial properties with income data asked for. All information from the inspection is noted in the property record card.

Valuation groups were examined to ensure that the groupings defined are equally subject to a set of economic forces that impact the value of properties within that geographic area. The review and analysis indicates that the County has adequately identified economic areas for the commercial property class. This will again be looked at when the class is reviewed and revalued.

Equalization and Quality of Assessment

Valuation grouping substratum 04 is the only group with a sufficient number of sales to be statistically reliable. However, all other valuation groupings were subject to the same valuation method and appraisal practices and are thought to be at an acceptable level of value. It is believed that the commercial class in Valley County is in compliance with acceptable mass appraisal standards.

2017 Commercial Correlation for Valley County

VALUATION GROUPING						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
01	1	68.68	68.68	68.68	00.00	100.00
02	1	100.00	100.00	100.00	00.00	100.00
03	1	55.63	55.63	55.63	00.00	100.00
04	15	98.30	94.11	93.65	12.79	100.49
05	1	121.09	121.09	121.09	00.00	100.00
<u>ALL</u>	19	98.30	92.48	88.19	15.27	104.86

Level of Value

Based on the analysis of all available information, the level of value for the commercial class of property is determined to be 98%.

2017 Agricultural Correlation for Valley County

Assessment Actions

Assessment actions taken to address agricultural land for assessment year 2017 included increasing grassland approximately 13%.

The first acre value for all home sites in the county was raised to \$12,000.

Description of Analysis

The agricultural land in Valley County is divided between grassland at 60%, irrigated at 30%, and dry land land at 10%. One valuation model is applied to the entire county. All counties adjoining Valley are generally comparable where they adjoin, although comparability is defined using soil maps and not by an absolute extension of the county line as differences emerge at varying distances.

The sample contains an adequate number of sales. Analysis of the sample reveals forty-three qualified sales with two of the three measures of central tendency falling within the acceptable range. The overall median can be trusted, since the removal of extreme outliers on both the high and low ends of the array do not move the median significantly.

The 80% MLU by Market Area statistical heading indicates that the only land classification that has double-digit sales is grassland that is within the acceptable range. The nine irrigated 80% majority land use sample is not very stable. Three sales are in the oldest year, five in the middle year and one in the new year. Removal of two sales moves the median six points. Historically the county has kept up with the general movement of the market and when comparing Valley County irrigated values to the surrounding counties, they are right in line. The additional analysis including comparable sales also support the decision and both demonstrate overall acceptable levels of value.

Assessment Practice Review

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

One area of review is the county's sales qualification and verification processes. The sales verification process in the county includes sending a verification questionnaire to both the buyer and seller. If a sale has consideration, it is verified. It is estimated that approximately 75% of verifications are returned. When sales questionnaires are incomplete, the county does make phone calls to follow up for additional information to help with the verification of the transaction. Onsite reviews are done if there are still questions regarding the transaction. Private sales are most generally considered to be qualified sales unless the verification process indicates that they are not arm's-length. Pivot adjustments are made when the personal property is

2017 Agricultural Correlation for Valley County

reported on the real estate transfer statements or the returned sales questionnaire. Review of the non-qualified sales roster indicates that sales are generally coded properly and include a reasonable explanation for non-qualification.

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

The review also looked at the filing of real estate transfer statements as well as a check of the values reported on the Assessed Value Update (AVU). The transfer statements are being filed monthly and the AVU was accurate when compared with the property record cards.

The county's inspection and review cycle for the agricultural class was discussed with the Assessor. Inspection of the agricultural records confirms the parcels with improvements have been physically reviewed as they are noted in the property record card. The land use is currently being reviewed with aerial imagery. The staff person conducting this review is keeping a color coded map of the township/ranges she has gone through.

A sales analysis is studied each year to determine if one market area or additional areas are needed for the agricultural class. The analysis supports the one market area.

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

Equalization

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

The analysis supports that the county has achieved equalization; comparison of Valley County values compared to the adjoining counties shows that all values are reasonably comparable, and the statistical analysis supports that values are at uniform portions of market value.

2017 Agricultural Correlation for Valley County

80%MLU By Market Area						
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD
<u> Irrigated </u>						
County	9	65.82	72.93	69.45	20.91	105.01
1	9	65.82	72.93	69.45	20.91	105.01
<u> Grass </u>						
County	19	68.93	81.27	73.93	26.90	109.93
1	19	68.93	81.27	73.93	26.90	109.93
<u> ALL </u>	43	71.33	78.58	73.87	23.80	106.38

Level of Value

Based on analysis of all available information, the level of value of agricultural land in Valley County is 71%.

2017 Opinions of the Property Tax Administrator for Valley County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	95	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	98	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 7th day of April, 2017.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

APPENDICES

2017 Commission Summary for Valley County

Residential Real Property - Current

Number of Sales	104	Median	95.20
Total Sales Price	\$9,577,300	Mean	96.48
Total Adj. Sales Price	\$9,474,100	Wgt. Mean	92.54
Total Assessed Value	\$8,767,065	Average Assessed Value of the Base	\$60,228
Avg. Adj. Sales Price	\$91,097	Avg. Assessed Value	\$84,299

Confidence Interval - Current

95% Median C.I	91.85 to 97.83
95% Wgt. Mean C.I	89.51 to 95.57
95% Mean C.I	93.20 to 99.76
% of Value of the Class of all Real Property Value in the County	10.60
% of Records Sold in the Study Period	5.92
% of Value Sold in the Study Period	8.28

Residential Real Property - History

Year	Number of Sales	LOV	Median
2016	107	98	97.86
2015	104	95	94.77
2014	110	97	96.82
2013	104	99	98.96

2017 Commission Summary for Valley County

Commercial Real Property - Current

Number of Sales	19	Median	98.30
Total Sales Price	\$1,779,410	Mean	92.48
Total Adj. Sales Price	\$1,779,410	Wgt. Mean	88.19
Total Assessed Value	\$1,569,205	Average Assessed Value of the Base	\$119,097
Avg. Adj. Sales Price	\$93,653	Avg. Assessed Value	\$82,590

Confidence Interval - Current

95% Median C.I	76.77 to 107.59
95% Wgt. Mean C.I	74.07 to 102.30
95% Mean C.I	83.53 to 101.43
% of Value of the Class of all Real Property Value in the County	4.43
% of Records Sold in the Study Period	5.12
% of Value Sold in the Study Period	3.55

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2016	19	94	93.75
2015	11	100	95.52
2014	13	100	95.52
2013	12		96.33

88 Valley
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 104
Total Sales Price : 9,577,300
Total Adj. Sales Price : 9,474,100
Total Assessed Value : 8,767,065
Avg. Adj. Sales Price : 91,097
Avg. Assessed Value : 84,299

MEDIAN : 95
WGT. MEAN : 93
MEAN : 96

COD : 13.04
PRD : 104.26

COV : 17.69
STD : 17.07
Avg. Abs. Dev : 12.41

MAX Sales Ratio : 150.16
MIN Sales Ratio : 62.95

95% Median C.I. : 91.85 to 97.83
95% Wgt. Mean C.I. : 89.51 to 95.57
95% Mean C.I. : 93.20 to 99.76

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrts</u>											
01-OCT-14 To 31-DEC-14	11	102.93	109.88	104.66	16.05	104.99	78.69	150.16	87.24 to 140.55	68,391	71,576
01-JAN-15 To 31-MAR-15	6	113.14	110.05	110.29	13.22	99.78	80.96	136.90	80.96 to 136.90	58,400	64,408
01-APR-15 To 30-JUN-15	12	92.51	93.74	91.06	09.90	102.94	76.90	118.92	84.82 to 106.61	93,383	85,038
01-JUL-15 To 30-SEP-15	25	94.17	93.37	93.33	07.94	100.04	70.32	132.81	91.07 to 98.09	87,538	81,703
01-OCT-15 To 31-DEC-15	10	96.53	100.24	95.68	09.69	104.77	81.66	129.92	90.95 to 118.74	113,560	108,652
01-JAN-16 To 31-MAR-16	12	96.41	97.56	94.10	12.03	103.68	77.84	119.00	83.85 to 117.59	105,075	98,873
01-APR-16 To 30-JUN-16	15	84.75	89.96	80.25	19.81	112.10	65.30	141.67	68.91 to 107.75	109,000	87,477
01-JUL-16 To 30-SEP-16	13	90.56	90.99	91.68	12.62	99.25	62.95	112.72	77.64 to 106.22	79,296	72,701
<u>Study Yrs</u>											
01-OCT-14 To 30-SEP-15	54	95.73	98.67	96.03	12.20	102.75	70.32	150.16	92.30 to 98.90	81,699	78,460
01-OCT-15 To 30-SEP-16	50	94.72	94.11	89.49	13.87	105.16	62.95	141.67	88.95 to 98.84	101,247	90,605
<u>Calendar Yrs</u>											
01-JAN-15 To 31-DEC-15	53	94.85	96.64	94.60	10.23	102.16	70.32	136.90	91.85 to 98.17	90,473	85,585
<u>ALL</u>	104	95.20	96.48	92.54	13.04	104.26	62.95	150.16	91.85 to 97.83	91,097	84,299

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	8	88.39	83.92	88.32	12.12	95.02	62.95	102.23	62.95 to 102.23	41,375	36,542
03	6	104.91	108.03	100.17	17.55	107.85	87.24	141.67	87.24 to 141.67	35,017	35,075
04	83	95.41	96.58	92.27	12.49	104.67	65.30	150.16	92.30 to 97.83	94,843	87,509
05	7	100.00	99.71	94.35	10.20	105.68	68.91	130.81	68.91 to 130.81	151,571	143,010
<u>ALL</u>	104	95.20	96.48	92.54	13.04	104.26	62.95	150.16	91.85 to 97.83	91,097	84,299

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	104	95.20	96.48	92.54	13.04	104.26	62.95	150.16	91.85 to 97.83	91,097	84,299
06											
07											
<u>ALL</u>	104	95.20	96.48	92.54	13.04	104.26	62.95	150.16	91.85 to 97.83	91,097	84,299

88 Valley
RESIDENTIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 104
 Total Sales Price : 9,577,300
 Total Adj. Sales Price : 9,474,100
 Total Assessed Value : 8,767,065
 Avg. Adj. Sales Price : 91,097
 Avg. Assessed Value : 84,299

MEDIAN : 95
 WGT. MEAN : 93
 MEAN : 96
 COD : 13.04
 PRD : 104.26

COV : 17.69
 STD : 17.07
 Avg. Abs. Dev : 12.41
 MAX Sales Ratio : 150.16
 MIN Sales Ratio : 62.95

95% Median C.I. : 91.85 to 97.83
 95% Wgt. Mean C.I. : 89.51 to 95.57
 95% Mean C.I. : 93.20 to 99.76

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	141.67	141.67	141.67	00.00	100.00	141.67	141.67	N/A	4,500	6,375	
Less Than 15,000	1	141.67	141.67	141.67	00.00	100.00	141.67	141.67	N/A	4,500	6,375	
Less Than 30,000	12	96.36	102.19	98.16	22.57	104.11	62.95	141.67	71.03 to 132.81	17,733	17,407	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	103	94.98	96.04	92.51	12.71	103.82	62.95	150.16	91.85 to 97.73	91,938	85,055	
Greater Than 14,999	103	94.98	96.04	92.51	12.71	103.82	62.95	150.16	91.85 to 97.73	91,938	85,055	
Greater Than 29,999	92	94.93	95.73	92.41	11.77	103.59	65.30	150.16	91.85 to 97.83	100,666	93,024	
<u>Incremental Ranges</u>												
0 TO 4,999	1	141.67	141.67	141.67	00.00	100.00	141.67	141.67	N/A	4,500	6,375	
5,000 TO 14,999												
15,000 TO 29,999	11	95.61	98.60	97.22	20.44	101.42	62.95	140.55	71.03 to 132.81	18,936	18,410	
30,000 TO 59,999	25	102.23	105.93	106.16	14.72	99.78	80.96	150.16	93.17 to 118.31	44,396	47,129	
60,000 TO 99,999	33	95.83	94.30	93.64	08.82	100.70	76.63	117.59	88.95 to 99.05	77,868	72,917	
100,000 TO 149,999	15	91.34	91.60	90.67	10.79	101.03	65.30	118.89	84.99 to 98.84	125,470	113,765	
150,000 TO 249,999	17	92.40	87.43	87.50	11.19	99.92	66.39	106.59	77.84 to 98.09	188,924	165,314	
250,000 TO 499,999	2	93.43	93.43	93.62	01.21	99.80	92.30	94.56	N/A	244,000	228,438	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	104	95.20	96.48	92.54	13.04	104.26	62.95	150.16	91.85 to 97.83	91,097	84,299	

88 Valley
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 19
Total Sales Price : 1,779,410
Total Adj. Sales Price : 1,779,410
Total Assessed Value : 1,569,205
Avg. Adj. Sales Price : 93,653
Avg. Assessed Value : 82,590

MEDIAN : 98
WGT. MEAN : 88
MEAN : 92
COD : 15.27
PRD : 104.86

COV : 20.08
STD : 18.57
Avg. Abs. Dev : 15.01
MAX Sales Ratio : 121.09
MIN Sales Ratio : 55.63

95% Median C.I. : 76.77 to 107.59
95% Wgt. Mean C.I. : 74.07 to 102.30
95% Mean C.I. : 83.53 to 101.43

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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-13 To 31-DEC-13	1	111.63	111.63	111.63	00.00	100.00	111.63	111.63	N/A	85,000	94,885
01-JAN-14 To 31-MAR-14											
01-APR-14 To 30-JUN-14	1	95.52	95.52	95.52	00.00	100.00	95.52	95.52	N/A	69,000	65,910
01-JUL-14 To 30-SEP-14											
01-OCT-14 To 31-DEC-14	5	88.12	90.99	93.68	17.78	97.13	68.68	121.09	N/A	70,600	66,136
01-JAN-15 To 31-MAR-15	3	107.59	100.52	108.53	12.53	92.62	76.77	117.20	N/A	70,333	76,333
01-APR-15 To 30-JUN-15	1	98.30	98.30	98.30	00.00	100.00	98.30	98.30	N/A	50,000	49,150
01-JUL-15 To 30-SEP-15	3	100.78	104.33	102.81	04.34	101.48	99.54	112.66	N/A	116,000	119,255
01-OCT-15 To 31-DEC-15	2	79.86	79.86	78.33	03.56	101.95	77.02	82.69	N/A	130,000	101,830
01-JAN-16 To 31-MAR-16	1	55.63	55.63	55.63	00.00	100.00	55.63	55.63	N/A	290,000	161,330
01-APR-16 To 30-JUN-16											
01-JUL-16 To 30-SEP-16	2	83.37	83.37	67.74	19.95	123.07	66.74	100.00	N/A	56,705	38,413
<u>Study Yrs</u>											
01-OCT-13 To 30-SEP-14	2	103.58	103.58	104.41	07.78	99.21	95.52	111.63	N/A	77,000	80,398
01-OCT-14 To 30-SEP-15	12	100.16	97.32	100.48	12.80	96.86	68.68	121.09	76.77 to 112.66	80,167	80,550
01-OCT-15 To 30-SEP-16	5	77.02	76.42	66.60	15.66	114.74	55.63	100.00	N/A	132,682	88,363
<u>Calendar Yrs</u>											
01-JAN-14 To 31-DEC-14	6	91.82	91.75	93.98	15.56	97.63	68.68	121.09	68.68 to 121.09	70,333	66,098
01-JAN-15 To 31-DEC-15	9	99.54	96.95	96.61	11.54	100.35	76.77	117.20	77.02 to 112.66	96,556	93,286
<u>ALL</u>	19	98.30	92.48	88.19	15.27	104.86	55.63	121.09	76.77 to 107.59	93,653	82,590

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	68.68	68.68	68.68	00.00	100.00	68.68	68.68	N/A	20,000	13,735
02	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
03	1	55.63	55.63	55.63	00.00	100.00	55.63	55.63	N/A	290,000	161,330
04	15	98.30	94.11	93.65	12.79	100.49	66.74	117.20	77.02 to 107.59	93,400	87,468
05	1	121.09	121.09	121.09	00.00	100.00	121.09	121.09	N/A	65,000	78,710
<u>ALL</u>	19	98.30	92.48	88.19	15.27	104.86	55.63	121.09	76.77 to 107.59	93,653	82,590

88 Valley
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 19	MEDIAN : 98	COV : 20.08	95% Median C.I. : 76.77 to 107.59
Total Sales Price : 1,779,410	WGT. MEAN : 88	STD : 18.57	95% Wgt. Mean C.I. : 74.07 to 102.30
Total Adj. Sales Price : 1,779,410	MEAN : 92	Avg. Abs. Dev : 15.01	95% Mean C.I. : 83.53 to 101.43
Total Assessed Value : 1,569,205			
Avg. Adj. Sales Price : 93,653	COD : 15.27	MAX Sales Ratio : 121.09	
Avg. Assessed Value : 82,590	PRD : 104.86	MIN Sales Ratio : 55.63	

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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											
03	18	98.92	93.02	88.38	15.14	105.25	55.63	121.09	76.77 to 107.59	95,523	84,422
04	1	82.69	82.69	82.69	00.00	100.00	82.69	82.69	N/A	60,000	49,615
<u>ALL</u>	19	98.30	92.48	88.19	15.27	104.86	55.63	121.09	76.77 to 107.59	93,653	82,590

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	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
Less Than 15,000	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
Less Than 30,000	2	84.34	84.34	73.24	18.57	115.16	68.68	100.00	N/A	11,705	8,573
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	18	96.91	92.06	88.16	16.25	104.42	55.63	121.09	76.77 to 107.59	98,667	86,989
Greater Than 14,999	18	96.91	92.06	88.16	16.25	104.42	55.63	121.09	76.77 to 107.59	98,667	86,989
Greater Than 29,999	17	98.30	93.43	88.39	15.20	105.70	55.63	121.09	76.77 to 111.63	103,294	91,298
<u>Incremental Ranges</u>											
0 TO 4,999	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	3,410	3,410
5,000 TO 14,999											
15,000 TO 29,999	1	68.68	68.68	68.68	00.00	100.00	68.68	68.68	N/A	20,000	13,735
30,000 TO 59,999	2	87.54	87.54	90.06	12.30	97.20	76.77	98.30	N/A	40,500	36,475
60,000 TO 99,999	9	100.78	99.52	99.10	12.24	100.42	75.56	121.09	82.69 to 112.66	73,000	72,342
100,000 TO 149,999	3	101.51	95.15	95.63	16.57	99.50	66.74	117.20	N/A	110,000	105,188
150,000 TO 249,999	2	88.28	88.28	88.22	12.75	100.07	77.02	99.54	N/A	199,000	175,568
250,000 TO 499,999	1	55.63	55.63	55.63	00.00	100.00	55.63	55.63	N/A	290,000	161,330
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	19	98.30	92.48	88.19	15.27	104.86	55.63	121.09	76.77 to 107.59	93,653	82,590

88 Valley
COMMERCIAL

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 19
 Total Sales Price : 1,779,410
 Total Adj. Sales Price : 1,779,410
 Total Assessed Value : 1,569,205
 Avg. Adj. Sales Price : 93,653
 Avg. Assessed Value : 82,590

MEDIAN : 98
 WGT. MEAN : 88
 MEAN : 92
 COD : 15.27
 PRD : 104.86

COV : 20.08
 STD : 18.57
 Avg. Abs. Dev : 15.01
 MAX Sales Ratio : 121.09
 MIN Sales Ratio : 55.63

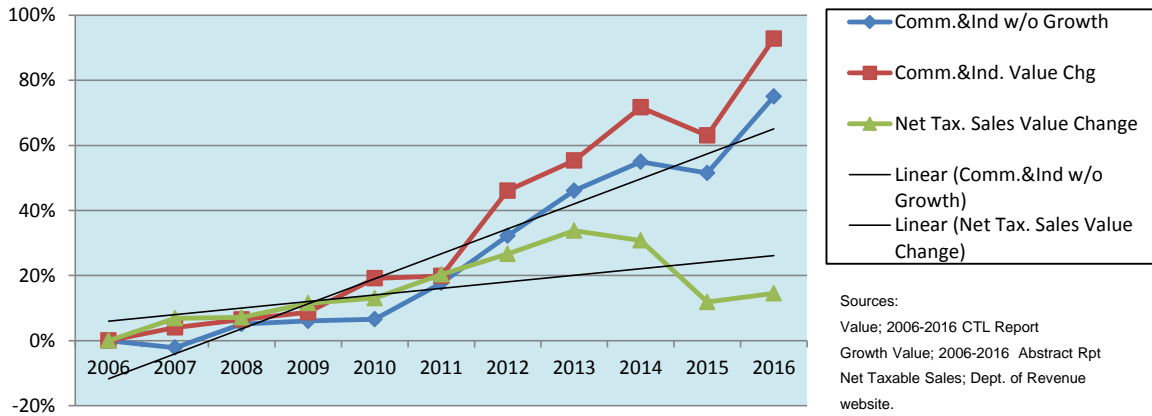
95% Median C.I. : 76.77 to 107.59
 95% Wgt. Mean C.I. : 74.07 to 102.30
 95% Mean C.I. : 83.53 to 101.43

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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
297	1	101.51	101.51	101.51	00.00	100.00	101.51	101.51	N/A	100,000	101,505
344	2	99.88	99.88	100.38	11.77	99.50	88.12	111.63	N/A	81,500	81,808
350	1	121.09	121.09	121.09	00.00	100.00	121.09	121.09	N/A	65,000	78,710
353	4	97.53	92.85	94.04	07.50	98.73	75.56	100.78	N/A	106,750	100,386
384	2	72.73	72.73	73.60	05.57	98.82	68.68	76.77	N/A	25,500	18,768
386	1	82.69	82.69	82.69	00.00	100.00	82.69	82.69	N/A	60,000	49,615
406	2	103.80	103.80	107.18	03.66	96.85	100.00	107.59	N/A	31,705	33,983
419	1	55.63	55.63	55.63	00.00	100.00	55.63	55.63	N/A	290,000	161,330
442	1	66.74	66.74	66.74	00.00	100.00	66.74	66.74	N/A	110,000	73,415
444	1	112.66	112.66	112.66	00.00	100.00	112.66	112.66	N/A	80,000	90,130
447	1	98.30	98.30	98.30	00.00	100.00	98.30	98.30	N/A	50,000	49,150
459	1	77.02	77.02	77.02	00.00	100.00	77.02	77.02	N/A	200,000	154,045
471	1	117.20	117.20	117.20	00.00	100.00	117.20	117.20	N/A	120,000	140,645
<u>ALL</u>	19	98.30	92.48	88.19	15.27	104.86	55.63	121.09	76.77 to 107.59	93,653	82,590

Commercial & Industrial Value Change Vs. Net Taxable Sales Change



Tax Year	Value	Growth Value	% Growth of Value	Value Exclud. Growth	Ann.%chg w/o grwth	Net Taxable Sales Value	% Chg Net Tax. Sales
2006	\$ 20,522,040	\$ 1,229,080	5.99%	\$ 19,292,960	-	\$ 36,147,509	-
2007	\$ 21,347,275	\$ 1,269,285	5.95%	\$ 20,077,990	-2.16%	\$ 38,631,800	6.87%
2008	\$ 21,849,900	\$ 292,160	1.34%	\$ 21,557,740	0.99%	\$ 38,709,140	0.20%
2009	\$ 22,301,145	\$ 545,015	2.44%	\$ 21,756,130	-0.43%	\$ 40,299,261	4.11%
2010	\$ 24,444,395	\$ 2,576,060	10.54%	\$ 21,868,335	-1.94%	\$ 40,857,689	1.39%
2011	\$ 24,589,610	\$ 436,355	1.77%	\$ 24,153,255	-1.19%	\$ 43,502,863	6.47%
2012	\$ 29,975,965	\$ 2,847,805	9.50%	\$ 27,128,160	10.32%	\$ 45,760,442	5.19%
2013	\$ 31,872,910	\$ 1,901,240	5.97%	\$ 29,971,670	-0.01%	\$ 48,371,367	5.71%
2014	\$ 35,232,825	\$ 3,433,545	9.75%	\$ 31,799,280	-0.23%	\$ 47,267,346	-2.28%
2015	\$ 33,459,855	\$ 2,365,615	7.07%	\$ 31,094,240	-11.75%	\$ 40,426,614	-14.47%
2016	\$ 39,567,805	\$ 3,650,545	9.23%	\$ 35,917,260	7.34%	\$ 41,386,122	2.37%
Ann %chg	6.79%			Average	0.09%	1.25%	1.56%

Tax Year	Cumulative Change		
	Cmltv%chg w/o grwth	Cmltv%chg Value	Cmltv%chg Net Sales
2006	-	-	-
2007	-2.16%	4.02%	6.87%
2008	5.05%	6.47%	7.09%
2009	6.01%	8.67%	11.49%
2010	6.56%	19.11%	13.03%
2011	17.69%	19.82%	20.35%
2012	32.19%	46.07%	26.59%
2013	46.05%	55.31%	33.82%
2014	54.95%	71.68%	30.76%
2015	51.52%	63.04%	11.84%
2016	75.02%	92.81%	14.49%

County Number: 88
 County Name: Valley

88 Valley
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 43
Total Sales Price : 23,970,498
Total Adj. Sales Price : 23,822,438
Total Assessed Value : 17,597,885
Avg. Adj. Sales Price : 554,010
Avg. Assessed Value : 409,253

MEDIAN : 71
WGT. MEAN : 74
MEAN : 79
COD : 23.80
PRD : 106.38

COV : 27.63
STD : 21.71
Avg. Abs. Dev : 16.98
MAX Sales Ratio : 152.29
MIN Sales Ratio : 40.50

95% Median C.I. : 65.82 to 85.09
95% Wgt. Mean C.I. : 67.83 to 79.91
95% Mean C.I. : 72.09 to 85.07

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-13 To 31-DEC-13	8	104.49	97.99	90.58	20.40	108.18	56.48	152.29	56.48 to 152.29	381,046	345,138	
01-JAN-14 To 31-MAR-14	3	61.33	66.23	59.69	17.84	110.96	52.27	85.09	N/A	716,000	427,362	
01-APR-14 To 30-JUN-14	2	105.33	105.33	105.15	00.91	100.17	104.37	106.28	N/A	472,125	496,435	
01-JUL-14 To 30-SEP-14												
01-OCT-14 To 31-DEC-14	3	66.17	78.28	72.57	22.31	107.87	62.19	106.48	N/A	703,347	510,418	
01-JAN-15 To 31-MAR-15	11	65.82	69.65	66.08	10.83	105.40	58.23	98.33	60.73 to 78.04	499,168	329,862	
01-APR-15 To 30-JUN-15	4	66.84	70.18	65.56	14.27	107.05	56.44	90.60	N/A	472,361	309,671	
01-JUL-15 To 30-SEP-15	1	92.67	92.67	92.67	00.00	100.00	92.67	92.67	N/A	831,390	770,460	
01-OCT-15 To 31-DEC-15	5	80.03	74.81	71.62	14.86	104.45	48.90	92.40	N/A	650,003	465,521	
01-JAN-16 To 31-MAR-16	2	91.21	91.21	89.36	04.73	102.07	86.90	95.52	N/A	359,007	320,793	
01-APR-16 To 30-JUN-16	4	64.74	63.68	71.45	22.18	89.13	40.50	84.76	N/A	848,018	605,939	
01-JUL-16 To 30-SEP-16												
<u>Study Yrs</u>												
01-OCT-13 To 30-SEP-14	13	104.21	91.79	82.01	21.17	111.93	52.27	152.29	61.33 to 106.28	472,355	387,389	
01-OCT-14 To 30-SEP-15	19	66.17	72.34	69.45	14.93	104.16	56.44	106.48	62.42 to 78.04	543,248	377,310	
01-OCT-15 To 30-SEP-16	11	80.03	73.75	73.27	17.79	100.66	40.50	95.52	48.90 to 92.40	669,100	490,268	
<u>Calendar Yrs</u>												
01-JAN-14 To 31-DEC-14	8	75.63	80.52	73.16	26.48	110.06	52.27	106.48	52.27 to 106.48	650,286	475,776	
01-JAN-15 To 31-DEC-15	21	68.39	72.08	69.49	14.99	103.73	48.90	98.33	64.44 to 80.03	545,795	379,297	
<u>ALL</u>	43	71.33	78.58	73.87	23.80	106.38	40.50	152.29	65.82 to 85.09	554,010	409,253	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	43	71.33	78.58	73.87	23.80	106.38	40.50	152.29	65.82 to 85.09	554,010	409,253	
<u>ALL</u>	43	71.33	78.58	73.87	23.80	106.38	40.50	152.29	65.82 to 85.09	554,010	409,253	

95%MLU By Market Area											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Irrigated</u>												
County	4	64.12	69.35	68.91	15.44	100.64	56.48	92.67	N/A	861,219	593,439	
1	4	64.12	69.35	68.91	15.44	100.64	56.48	92.67	N/A	861,219	593,439	
<u>Grass</u>												
County	15	68.93	77.78	73.99	22.11	105.12	48.90	106.28	64.44 to 104.21	453,766	335,763	
1	15	68.93	77.78	73.99	22.11	105.12	48.90	106.28	64.44 to 104.21	453,766	335,763	
<u>ALL</u>	43	71.33	78.58	73.87	23.80	106.38	40.50	152.29	65.82 to 85.09	554,010	409,253	

88 Valley
AGRICULTURAL LAND

PAD 2017 R&O Statistics (Using 2017 Values)

Qualified

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

Number of Sales : 43
 Total Sales Price : 23,970,498
 Total Adj. Sales Price : 23,822,438
 Total Assessed Value : 17,597,885
 Avg. Adj. Sales Price : 554,010
 Avg. Assessed Value : 409,253

MEDIAN : 71
 WGT. MEAN : 74
 MEAN : 79
 COD : 23.80
 PRD : 106.38

COV : 27.63
 STD : 21.71
 Avg. Abs. Dev : 16.98
 MAX Sales Ratio : 152.29
 MIN Sales Ratio : 40.50

95% Median C.I. : 65.82 to 85.09
 95% Wgt. Mean C.I. : 67.83 to 79.91
 95% Mean C.I. : 72.09 to 85.07

Printed: 3/31/2017 10:38:35AM

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	9	65.82	72.93	69.45	20.91	105.01	52.27	113.94	56.48 to 92.67	828,673	575,484
1	9	65.82	72.93	69.45	20.91	105.01	52.27	113.94	56.48 to 92.67	828,673	575,484
_____ Grass _____											
County	19	68.93	81.27	73.93	26.90	109.93	48.90	152.29	64.44 to 104.21	421,869	311,901
1	19	68.93	81.27	73.93	26.90	109.93	48.90	152.29	64.44 to 104.21	421,869	311,901
_____ ALL _____	43	71.33	78.58	73.87	23.80	106.38	40.50	152.29	65.82 to 85.09	554,010	409,253

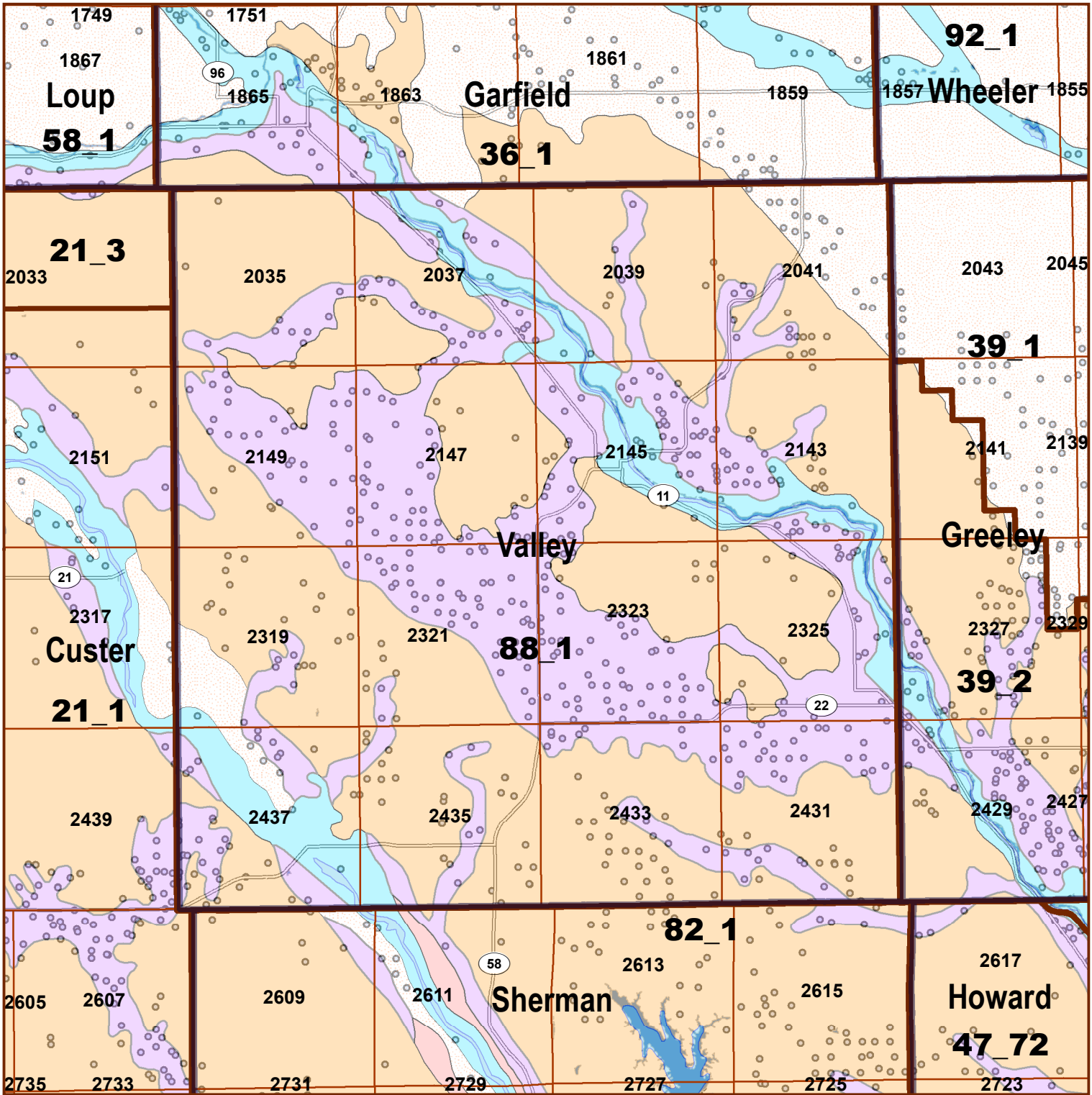
Valley County 2017 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Valley	1	n/a	5060	5060	4350	4110	4110	3360	3360	4411
Greeley	2	n/a	5090	4905	4505	4405	4260	4210	3750	4466
Howard	7100	4950	4950	4500	4400	4100	3900	3600	3600	4065
Howard	7200	4950	4950	4500	4400	4100	3900	3600	3600	4456
Howard	7300	4950	4950	4500	4400	4100	3900	3600	3600	4467
Sherman	1	n/a	4820	4645	4645	4485	4485	4380	4375	4540
Custer	1	n/a	5887	5561	4992	4712	4305	4285	4269	5141
Garfield	1	n/a	4180	4180	3565	3565	3160	3160	2705	3423
Custer	3	n/a	4389	3972	3729	3452	3341	2447	2450	3290
Wheeler	1	3760	3680	3570	3480	3390	3310	3235	3140	3264

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Valley	1	n/a	2150	2150	2150	2115	2115	2115	1980	2096
Greeley	2	n/a	2615	2515	2515	2415	2315	2165	2015	2301
Howard	7100	2650	2650	2550	2550	2450	2350	2200	2050	2391
Howard	7200	2650	2650	2550	2550	2450	2350	2200	2050	2325
Howard	7300	2650	2650	2550	2550	2450	2350	2200	2050	2394
Sherman	1	n/a	2180	2070	2070	1960	1960	1850	1850	1946
Custer	1	n/a	2589	2290	2165	2045	1865	1860	1855	2151
Garfield	1	n/a	1735	1735	1520	1520	1265	1265	1190	1420
Custer	3	n/a	1400	1390	1390	1380	1380	1375	1375	1384
Wheeler	1	1785	1695	1540	1470	1410	1350	1270	1205	1357

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Valley	1	n/a	1401	1402	1362	1400	1317	1231	1258	1267
Greeley	2	n/a	1400	1330	1330	1320	1297	1287	1263	1276
Howard	7100	1550	1550	1400	1400	1350	1300	1250	1250	1292
Howard	7200	1550	1549	1400	1400	1350	1300	1250	1250	1286
Howard	7300	1550	1550	1400	1400	1350	1300	1250	1250	1269
Sherman	1	n/a	1485	1430	1430	1360	1360	1340	1339	1347
Custer	1	n/a	1221	1215	1215	1210	1210	1151	1112	1126
Garfield	1	n/a	1190	1190	1190	1100	1100	918	757	818
Custer	3	n/a	961	963	955	961	955	934	793	831
Wheeler	1	1375	1295	1220	1150	1070	1000	970	878	930

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



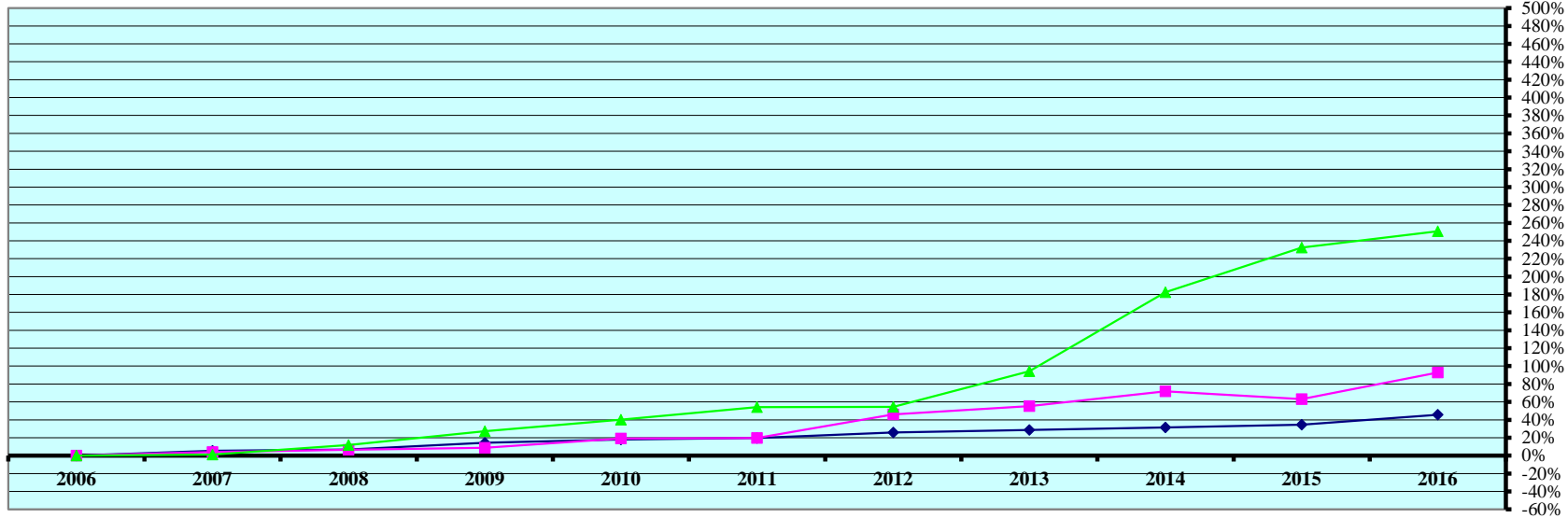
Legend

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

Valley County Map



REAL PROPERTY VALUATIONS - Cumulative %Change 2006-2016



Tax Year	Residential & Recreational ⁽¹⁾				Commercial & Industrial ⁽¹⁾				Total Agricultural Land ⁽¹⁾			
	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg	Value	Amnt Value Chg	Ann.%chg	Cmltv%chg
2006	71,645,250	--	--	--	20,522,040	--	--	--	214,958,930	--	--	--
2007	75,560,615	3,915,365	5.46%	5.46%	21,347,275	825,235	4.02%	4.02%	217,240,170	2,281,240	1.06%	1.06%
2008	76,512,870	952,255	1.26%	6.79%	21,849,900	502,625	2.35%	6.47%	240,243,420	23,003,250	10.59%	11.76%
2009	82,017,305	5,504,435	7.19%	14.48%	22,301,145	451,245	2.07%	8.67%	273,420,115	33,176,695	13.81%	27.20%
2010	84,468,975	2,451,670	2.99%	17.90%	24,444,395	2,143,250	9.61%	19.11%	301,421,160	28,001,045	10.24%	40.22%
2011	85,772,355	1,303,380	1.54%	19.72%	24,589,610	145,215	0.59%	19.82%	331,681,160	30,260,000	10.04%	54.30%
2012	90,200,080	4,427,725	5.16%	25.90%	29,975,965	5,386,355	21.91%	46.07%	331,986,220	305,060	0.09%	54.44%
2013	92,177,415	1,977,335	2.19%	28.66%	31,872,910	1,896,945	6.33%	55.31%	417,825,915	85,839,695	25.86%	94.37%
2014	94,168,500	1,991,085	2.16%	31.44%	35,232,825	3,359,915	10.54%	71.68%	607,084,775	189,258,860	45.30%	182.42%
2015	96,398,580	2,230,080	2.37%	34.55%	33,459,855	-1,772,970	-5.03%	63.04%	714,592,100	107,507,325	17.71%	232.43%
2016	104,331,055	7,932,475	8.23%	45.62%	39,567,805	6,107,950	18.25%	92.81%	753,738,325	39,146,225	5.48%	250.64%

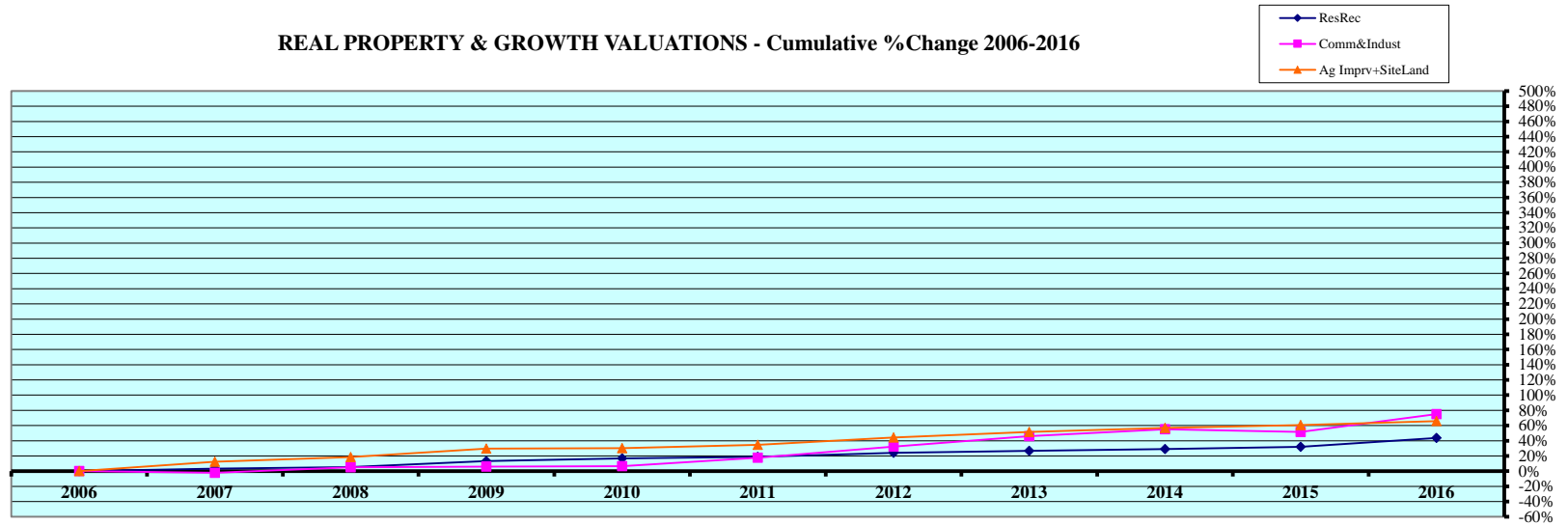
Rate Annual %chg: Residential & Recreational **3.83%** Commercial & Industrial **6.79%** Agricultural Land **13.37%**

Cnty# **88**
County **VALLEY**

CHART 1 EXHIBIT 88B Page 1

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

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



Tax Year	Residential & Recreational ⁽¹⁾						Commercial & Industrial ⁽¹⁾					
	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth	Value	Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
2006	71,645,250	1,844,965	2.58%	69,800,285	--	--	20,522,040	1,229,080	5.99%	19,292,960	--	--
2007	75,560,615	1,454,880	1.93%	74,105,735	3.43%	3.43%	21,347,275	1,269,285	5.95%	20,077,990	-2.16%	-2.16%
2008	76,512,870	1,080,165	1.41%	75,432,705	-0.17%	5.29%	21,849,900	292,160	1.34%	21,557,740	0.99%	5.05%
2009	82,017,305	926,300	1.13%	81,091,005	5.98%	13.18%	22,301,145	545,015	2.44%	21,756,130	-0.43%	6.01%
2010	84,468,975	741,345	0.88%	83,727,630	2.09%	16.86%	24,444,395	2,576,060	10.54%	21,868,335	-1.94%	6.56%
2011	85,772,355	676,750	0.79%	85,095,605	0.74%	18.77%	24,589,610	436,355	1.77%	24,153,255	-1.19%	17.69%
2012	90,200,080	1,251,295	1.39%	88,948,785	3.70%	24.15%	29,975,965	2,847,805	9.50%	27,128,160	10.32%	32.19%
2013	92,177,415	1,312,625	1.42%	90,864,790	0.74%	26.83%	31,872,910	1,901,240	5.97%	29,971,670	-0.01%	46.05%
2014	94,168,500	1,625,785	1.73%	92,542,715	0.40%	29.17%	35,232,825	3,433,545	9.75%	31,799,280	-0.23%	54.95%
2015	96,398,580	1,777,180	1.84%	94,621,400	0.48%	32.07%	33,459,855	2,365,615	7.07%	31,094,240	-11.75%	51.52%
2016	104,331,055	1,430,230	1.37%	102,900,825	6.75%	43.63%	39,567,805	3,650,545	9.23%	35,917,260	7.34%	75.02%
Rate Ann%chg	3.83%				2.41%		6.79%			C & I w/o growth	0.09%	

Tax Year	Ag Improvements & Site Land ⁽¹⁾			Growth Value	% growth of value	Value Exclud. Growth	Ann.%chg w/o grwth	Cmltv%chg w/o grwth
	Agric. Dwelling & Homesite Value	Agoutbldg & Farmsite Value	Ag Imprv&Site Total Value					
2006	21,879,275	14,486,455	36,365,730	461,315	1.27%	35,904,415	--	--
2007	25,650,655	16,041,825	41,692,480	843,885	2.02%	40,848,595	12.33%	12.33%
2008	28,792,435	15,189,580	43,982,015	836,805	1.90%	43,145,210	3.48%	18.64%
2009	33,175,335	14,695,380	47,870,715	689,290	1.44%	47,181,425	7.27%	29.74%
2010	33,376,105	15,597,400	48,973,505	1,582,090	3.23%	47,391,415	-1.00%	30.32%
2011	33,916,030	16,059,725	49,975,755	1,057,165	2.12%	48,918,590	-0.11%	34.52%
2012	35,857,070	18,748,105	54,605,175	2,145,995	3.93%	52,459,180	4.97%	44.25%
2013	35,880,560	21,121,390	57,001,950	1,908,315	3.35%	55,093,635	0.89%	51.50%
2014	36,771,375	23,080,210	59,851,585	2,861,035	4.78%	56,990,550	-0.02%	56.71%
2015	36,299,835	23,788,380	60,088,215	1,622,855	2.70%	58,465,360	-2.32%	60.77%
2016	38,048,585	24,142,670	62,191,255	1,907,065	3.07%	60,284,190	0.33%	65.77%
Rate Ann%chg	5.69%	5.24%	5.51%			Ag Imprv+Site w/o growth	2.58%	

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

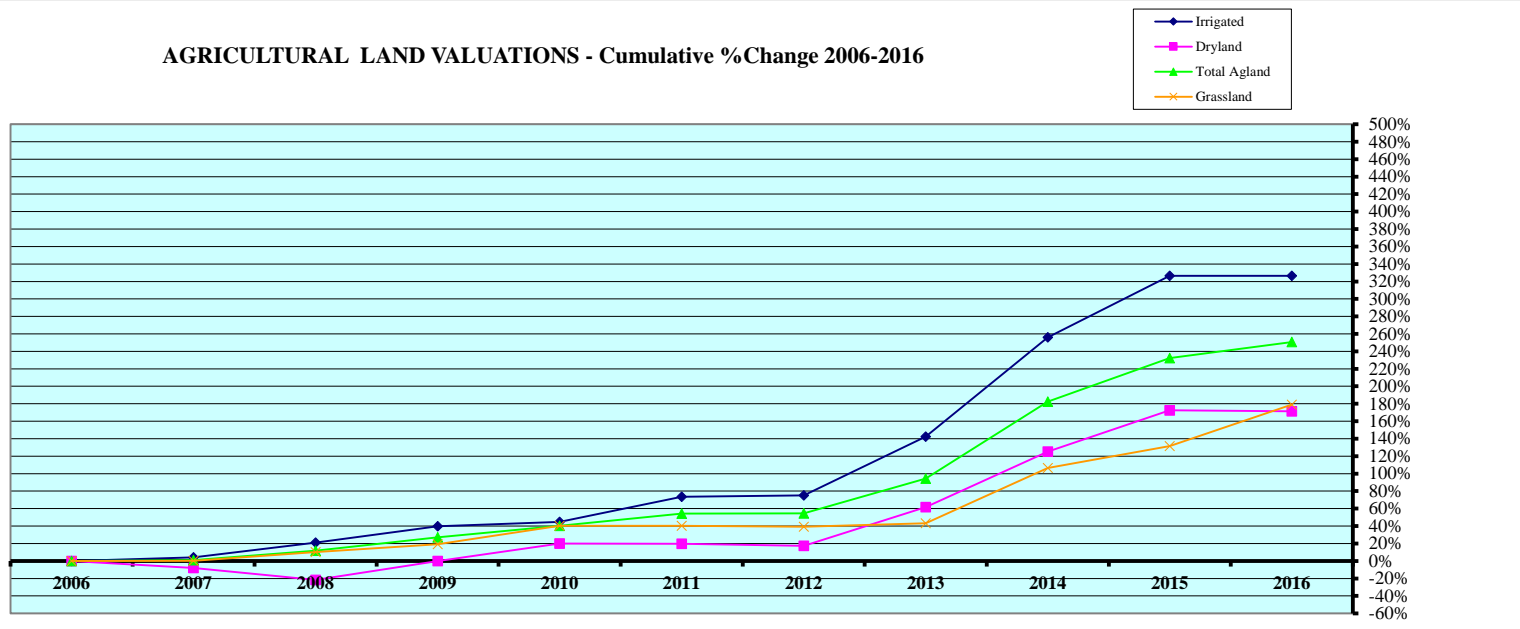
Sources:
Value; 2006 - 2016 CTL
Growth Value; 2006-2016 Abstract of Asmnt Rpt.

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

Cnty# **88**
County **VALLEY**

CHART 2

AGRICULTURAL LAND VALUATIONS - Cumulative % Change 2006-2016



Tax Year	Irrigated Land				Dryland				Grassland			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	105,842,125	--	--	--	25,757,595	--	--	--	82,972,110	--	--	--
2007	110,123,590	4,281,465	4.05%	4.05%	23,685,995	-2,071,600	-8.04%	-8.04%	83,057,320	85,210	0.10%	0.10%
2008	128,203,925	18,080,335	16.42%	21.13%	20,185,360	-3,500,635	-14.78%	-21.63%	91,494,310	8,436,990	10.16%	10.27%
2009	148,045,790	19,841,865	15.48%	39.87%	25,715,390	5,530,030	27.40%	-0.16%	98,813,830	7,319,520	8.00%	19.09%
2010	153,313,050	5,267,260	3.56%	44.85%	30,935,050	5,219,660	20.30%	20.10%	116,303,675	17,489,845	17.70%	40.17%
2011	183,609,015	30,295,965	19.76%	73.47%	30,845,595	-89,455	-0.29%	19.75%	116,358,010	54,335	0.05%	40.24%
2012	185,330,205	1,721,190	0.94%	75.10%	30,231,195	-614,400	-1.99%	17.37%	115,556,830	-801,180	-0.69%	39.27%
2013	256,458,360	71,128,155	38.38%	142.30%	41,619,440	11,388,245	37.67%	61.58%	118,874,335	3,317,505	2.87%	43.27%
2014	376,906,105	120,447,745	46.97%	256.10%	58,031,425	16,411,985	39.43%	125.30%	171,273,960	52,399,625	44.08%	106.42%
2015	451,293,125	74,387,020	19.74%	326.38%	70,201,870	12,170,445	20.97%	172.55%	192,225,090	20,951,130	12.23%	131.67%
2016	451,385,315	92,190	0.02%	326.47%	69,929,035	-272,835	-0.39%	171.49%	231,553,215	39,328,125	20.46%	179.07%

Rate Ann.%chg: Irrigated **15.61%** Dryland **10.50%** Grassland **10.81%**

Tax Year	Waste Land ⁽¹⁾				Other Agland ⁽¹⁾				Total Agricultural			
	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg	Value	Value Chg	Ann%chg	Cmltv%chg
2006	316,390	--	--	--	70,710	--	--	--	214,958,930	--	--	--
2007	306,995	-9,395	-2.97%	-2.97%	66,270	-4,440	-6.28%	-6.28%	217,240,170	2,281,240	1.06%	1.06%
2008	297,090	-9,905	-3.23%	-6.10%	62,735	-3,535	-5.33%	-11.28%	240,243,420	23,003,250	10.59%	11.76%
2009	736,090	439,000	147.77%	132.65%	109,015	46,280	73.77%	54.17%	273,420,115	33,176,695	13.81%	27.20%
2010	738,565	2,475	0.34%	133.44%	130,820	21,805	20.00%	85.01%	301,421,160	28,001,045	10.24%	40.22%
2011	737,735	-830	-0.11%	133.17%	130,805	-15	-0.01%	84.99%	331,681,160	30,260,000	10.04%	54.30%
2012	742,115	4,380	0.59%	134.56%	125,875	-4,930	-3.77%	78.02%	331,986,220	305,060	0.09%	54.44%
2013	741,965	-150	-0.02%	134.51%	131,815	5,940	4.72%	86.42%	417,825,915	85,839,695	25.86%	94.37%
2014	741,465	-500	-0.07%	134.35%	131,820	5	0.00%	86.42%	607,084,775	189,258,860	45.30%	182.42%
2015	740,200	-1,265	-0.17%	133.95%	131,815	-5	0.00%	86.42%	714,592,100	107,507,325	17.71%	232.43%
2016	740,040	-160	-0.02%	133.90%	130,720	-1,095	-0.83%	84.87%	753,738,325	39,146,225	5.48%	250.64%

Cnty# **88**
County **VALLEY**

Rate Ann.%chg: Total Agric Land **13.37%**

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

Tax Year	IRRIGATED LAND					DRYLAND					GRASSLAND				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	105,723,835	86,838	1,217			25,856,515	45,727	565			82,954,700	210,053	395		
2007	108,372,615	89,138	1,216	-0.14%	-0.14%	24,552,715	43,431	565	-0.02%	-0.02%	83,037,520	210,216	395	0.02%	0.02%
2008	128,160,050	99,008	1,294	6.47%	6.32%	20,230,190	35,732	566	0.15%	0.13%	91,474,525	208,420	439	11.11%	11.13%
2009	148,076,965	98,971	1,496	15.58%	22.89%	25,756,850	35,563	724	27.92%	28.08%	98,778,840	208,775	473	7.80%	19.80%
2010	153,236,945	98,963	1,548	3.49%	27.18%	31,029,755	35,479	875	20.76%	54.67%	116,264,185	208,869	557	17.65%	40.95%
2011	183,712,245	99,202	1,852	19.60%	52.11%	30,797,390	35,219	874	-0.01%	54.65%	116,357,420	208,888	557	0.07%	41.05%
2012	184,724,835	100,049	1,846	-0.30%	51.65%	30,449,170	34,813	875	0.02%	54.68%	115,756,945	207,856	557	-0.02%	41.02%
2013	255,736,865	101,152	2,528	36.93%	107.66%	42,074,485	34,369	1,224	39.96%	116.50%	118,920,190	207,070	574	3.12%	45.42%
2014	376,899,150	101,869	3,700	46.34%	203.89%	58,036,745	33,953	1,709	39.63%	202.29%	171,289,965	206,641	829	44.34%	109.90%
2015	451,364,635	102,310	4,412	19.24%	262.36%	70,258,630	33,514	2,096	22.65%	270.74%	192,223,990	206,549	931	12.27%	135.65%
2016	451,284,830	102,302	4,411	-0.01%	262.33%	69,929,790	33,358	2,096	0.00%	270.74%	231,934,700	206,523	1,123	20.67%	184.37%

Rate Annual %chg Average Value/Acre: 13.74%

14.00%

11.02%

Tax Year	WASTE LAND ⁽²⁾					OTHER AGLAND ⁽²⁾					TOTAL AGRICULTURAL LAND ⁽¹⁾				
	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre	Value	Acres	Avg Value per Acre	Ann%chg AvgVal/acre	Cmltv%chg AvgVal/Acre
2006	315,480	3,146	100			65,815	693	95			214,916,345	346,457	620		
2007	308,555	3,077	100	0.01%	0.01%	61,375	707	87	-8.58%	-8.58%	216,332,780	346,568	624	0.63%	0.63%
2008	297,110	2,963	100	0.01%	0.02%	58,830	660	89	2.57%	-6.23%	240,220,705	346,783	693	10.97%	11.67%
2009	735,840	2,951	249	148.61%	148.66%	105,820	672	158	76.90%	65.88%	273,454,315	346,932	788	13.79%	27.06%
2010	735,900	2,957	249	-0.18%	148.22%	129,185	672	192	22.08%	102.51%	301,395,970	346,939	869	10.22%	40.04%
2011	737,730	2,961	249	0.11%	148.50%	127,610	669	191	-0.78%	100.94%	331,732,395	346,937	956	10.07%	54.14%
2012	743,115	2,970	250	0.41%	149.53%	121,780	657	185	-2.96%	94.99%	331,795,845	346,345	958	0.19%	54.43%
2013	741,965	2,964	250	0.05%	149.65%	127,525	682	187	0.88%	96.71%	417,601,030	346,238	1,206	25.90%	94.43%
2014	741,715	2,963	250	0.00%	149.65%	127,525	846	151	-19.31%	58.74%	607,095,100	346,271	1,753	45.36%	182.63%
2015	740,215	2,957	250	0.00%	149.65%	127,525	846	151	0.00%	58.74%	714,714,995	346,176	2,065	17.76%	232.82%
2016	740,040	2,956	250	0.00%	149.65%	127,525	846	151	0.00%	58.74%	754,016,885	345,985	2,179	5.56%	251.32%

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VALLEY

Rate Annual %chg Average Value/Acre: 13.39%

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

2016 County and Municipal Valuations by Property Type

Pop.	County:	Personal Prop	StateAsd PP	StateAsdReal	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
4,260	VALLEY	66,935,666	5,635,761	9,258,408	104,331,055	29,337,770	10,230,035	0	753,738,325	38,048,585	24,142,670	0	1,041,658,275
cnty sectorvalue % of total value:		6.43%	0.54%	0.89%	10.02%	2.82%	0.98%		72.36%	3.65%	2.32%		100.00%
Pop.	Municipality:	Personal Prop	StateAsd PP	StateAsd Real	Residential	Commercial	Industrial	Recreation	Agland	Agdwell&HS	AgImprv&FS	Minerals	Total Value
311	ARCADIA	1,438,216	292,188	15,459	8,224,020	1,825,425	0	0	0	0	0	0	11,795,308
7.30%	%sector of county sector	2.15%	5.18%	0.17%	7.88%	6.22%							1.13%
	%sector of municipality	12.19%	2.48%	0.13%	69.72%	15.48%							100.00%
51	ELYRIA	30,501	25,700	1,473	1,854,395	235,990	0	0	0	0	0	0	2,148,059
1.20%	%sector of county sector	0.05%	0.46%	0.02%	1.78%	0.80%							0.21%
	%sector of municipality	1.42%	1.20%	0.07%	86.33%	10.99%							100.00%
297	NORTH LOUP	3,723,401	361,060	373,617	5,712,495	3,850,045	158,560	0	0	0	0	0	14,179,178
6.97%	%sector of county sector	5.56%	6.41%	4.04%	5.46%	13.12%	1.55%						1.36%
	%sector of municipality	26.26%	2.55%	2.63%	40.29%	27.15%	1.12%						100.00%
2,112	ORD	15,930,361	1,777,870	1,167,758	63,316,025	20,164,495	7,941,985	0	0	0	0	0	110,298,494
49.58%	%sector of county sector	23.80%	31.55%	12.61%	60.69%	68.73%	77.63%						10.59%
	%sector of municipality	14.44%	1.61%	1.06%	57.40%	18.28%	7.20%						100.00%
2,771	Total Municipalities	21,122,479	2,456,818	1,558,307	79,106,935	26,075,955	8,100,545	0	0	0	0	0	138,421,039
65.05%	%all municip.sect of cnty	31.56%	43.59%	16.83%	75.82%	88.88%	79.18%						13.29%

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

Cnty#	County
88	VALLEY

CHART 5

EXHIBIT

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Page 5

Total Real Property Sum Lines 17, 25, & 30	Records : 4,269	Value : 997,940,625	Growth 7,454,795	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	221	1,255,995	15	248,020	9	131,535	245	1,635,550	
02. Res Improve Land	1,304	7,124,210	53	1,154,600	121	4,465,870	1,478	12,744,680	
03. Res Improvements	1,324	71,233,845	53	5,408,590	135	14,797,425	1,512	91,439,860	
04. Res Total	1,545	79,614,050	68	6,811,210	144	19,394,830	1,757	105,820,090	1,451,460
% of Res Total	87.93	75.24	3.87	6.44	8.20	18.33	41.16	10.60	19.47
05. Com UnImp Land	58	217,340	7	88,380	11	156,975	76	462,695	
06. Com Improve Land	225	1,850,085	6	79,630	7	195,645	238	2,125,360	
07. Com Improvements	231	24,664,710	7	496,320	13	2,338,085	251	27,499,115	
08. Com Total	289	26,732,135	14	664,330	24	2,690,705	327	30,087,170	873,190
% of Com Total	88.38	88.85	4.28	2.21	7.34	8.94	7.66	3.01	11.71
09. Ind UnImp Land	16	127,390	3	146,015	1	198,460	20	471,865	
10. Ind Improve Land	18	255,855	1	13,410	2	28,290	21	297,555	
11. Ind Improvements	20	9,685,100	1	621,170	3	3,022,235	24	13,328,505	
12. Ind Total	36	10,068,345	4	780,595	4	3,248,985	44	14,097,925	3,872,835
% of Ind Total	81.82	71.42	9.09	5.54	9.09	23.05	1.03	1.41	51.95
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,545	79,614,050	68	6,811,210	144	19,394,830	1,757	105,820,090	1,451,460
% of Res & Rec Total	87.93	75.24	3.87	6.44	8.20	18.33	41.16	10.60	19.47
Com & Ind Total	325	36,800,480	18	1,444,925	28	5,939,690	371	44,185,095	4,746,025
% of Com & Ind Total	87.60	83.29	4.85	3.27	7.55	13.44	8.69	4.43	63.66
17. Taxable Total	1,870	116,414,530	86	8,256,135	172	25,334,520	2,128	150,005,185	6,197,485
% of Taxable Total	87.88	77.61	4.04	5.50	8.08	16.89	49.85	15.03	83.13

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	8	40,905	1,457,325	0	0	0
19. Commercial	1	10,000	390,000	0	0	0
20. Industrial	2	58,335	5,852,145	1	136,200	4,705,610
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	8	40,905	1,457,325
19. Commercial	0	0	0	1	10,000	390,000
20. Industrial	1	198,460	19,950,975	4	392,995	30,508,730
21. Other	0	0	0	0	0	0
22. Total Sch II				13	443,900	32,356,055

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	215	37	243	495

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	89	20,878,885	1,293	435,634,220	1,382	456,513,105
28. Ag-Improved Land	0	0	70	16,268,680	641	322,666,295	711	338,934,975
29. Ag Improvements	0	0	72	5,544,345	687	46,943,015	759	52,487,360
30. Ag Total							2,141	847,935,440

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	52	53.00	636,000	
33. HomeSite Improvements	0	0.00	0	53	53.00	3,862,445	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	66	204.37	540,365	
37. FarmSite Improvements	0	0.00	0	68	0.00	1,681,900	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	237.03	0	
40. Other- Non Ag Use	0	0.00	0	0	0.04	5	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	5	5.00	60,000	5	5.00	60,000	
32. HomeSite Improv Land	403	422.00	5,028,000	455	475.00	5,664,000	
33. HomeSite Improvements	401	408.00	30,619,495	454	461.00	34,481,940	1,257,310
34. HomeSite Total				459	480.00	40,205,940	
35. FarmSite UnImp Land	12	24.79	114,240	12	24.79	114,240	
36. FarmSite Improv Land	607	1,349.90	4,513,445	673	1,554.27	5,053,810	
37. FarmSite Improvements	659	0.00	16,323,520	727	0.00	18,005,420	0
38. FarmSite Total				739	1,579.06	23,173,470	
39. Road & Ditches	0	4,764.99	0	0	5,002.02	0	
40. Other- Non Ag Use	0	42.87	4,290	0	42.91	4,295	
41. Total Section VI				1,198	7,103.99	63,383,705	1,257,310

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	44,480.37	43.36%	225,070,650	49.73%	5,060.00
47. 2A1	6,497.55	6.33%	32,877,585	7.26%	5,060.00
48. 2A	11,529.28	11.24%	50,152,385	11.08%	4,350.00
49. 3A1	9,081.19	8.85%	37,323,700	8.25%	4,110.00
50. 3A	3,937.71	3.84%	16,183,995	3.58%	4,110.00
51. 4A1	13,514.77	13.17%	45,409,655	10.03%	3,360.00
52. 4A	13,554.58	13.21%	45,543,315	10.06%	3,359.99
53. Total	102,595.45	100.00%	452,561,285	100.00%	4,411.12
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	7,857.50	23.71%	16,893,655	24.32%	2,150.00
56. 2D1	1,925.19	5.81%	4,139,165	5.96%	2,150.00
57. 2D	4,517.16	13.63%	9,711,885	13.98%	2,150.00
58. 3D1	3,051.82	9.21%	6,454,685	9.29%	2,115.03
59. 3D	411.50	1.24%	870,325	1.25%	2,115.01
60. 4D1	7,054.82	21.29%	14,921,110	21.48%	2,115.02
61. 4D	8,318.45	25.10%	16,470,720	23.71%	1,980.02
62. Total	33,136.44	100.00%	69,461,545	100.00%	2,096.23
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	7,255.63	3.52%	10,168,310	3.89%	1,401.44
65. 2G1	2,529.51	1.23%	3,545,400	1.35%	1,401.62
66. 2G	7,087.15	3.43%	9,656,950	3.69%	1,362.60
67. 3G1	3,663.94	1.78%	5,129,515	1.96%	1,400.00
68. 3G	3,985.53	1.93%	5,254,270	2.01%	1,318.34
69. 4G1	32,286.36	15.64%	39,776,000	15.20%	1,231.98
70. 4G	149,580.67	72.48%	188,131,445	71.90%	1,257.73
71. Total	206,388.79	100.00%	261,661,890	100.00%	1,267.81
Irrigated Total					
	102,595.45	29.66%	452,561,285	57.68%	4,411.12
Dry Total					
	33,136.44	9.58%	69,461,545	8.85%	2,096.23
Grass Total					
	206,388.79	59.66%	261,661,890	33.35%	1,267.81
72. Waste	2,954.06	0.85%	739,490	0.09%	250.33
73. Other	850.96	0.25%	127,525	0.02%	149.86
74. Exempt	6,753.22	1.95%	0	0.00%	0.00
75. Market Area Total	345,925.70	100.00%	784,551,735	100.00%	2,267.98

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	6,115.42	26,973,660	96,480.03	425,587,625	102,595.45	452,561,285
77. Dry Land	0.00	0	846.92	1,775,090	32,289.52	67,686,455	33,136.44	69,461,545
78. Grass	0.00	0	5,492.16	7,138,305	200,896.63	254,523,585	206,388.79	261,661,890
79. Waste	0.00	0	300.48	75,135	2,653.58	664,355	2,954.06	739,490
80. Other	0.00	0	109.96	9,005	741.00	118,520	850.96	127,525
81. Exempt	0.00	0	361.86	0	6,391.36	0	6,753.22	0
82. Total	0.00	0	12,864.94	35,971,195	333,060.76	748,580,540	345,925.70	784,551,735

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	102,595.45	29.66%	452,561,285	57.68%	4,411.12
Dry Land	33,136.44	9.58%	69,461,545	8.85%	2,096.23
Grass	206,388.79	59.66%	261,661,890	33.35%	1,267.81
Waste	2,954.06	0.85%	739,490	0.09%	250.33
Other	850.96	0.25%	127,525	0.02%	149.86
Exempt	6,753.22	1.95%	0	0.00%	0.00
Total	345,925.70	100.00%	784,551,735	100.00%	2,267.98

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 Arcadia	44	266,935	172	296,470	172	7,759,635	216	8,323,040	98,775
83.2 Elyria	17	195,055	35	189,910	35	1,572,600	52	1,957,565	84,265
83.3 North Loup	46	120,035	167	219,220	168	5,442,895	214	5,782,150	88,020
83.4 Ord	112	662,220	930	6,418,610	949	56,458,715	1,061	63,539,545	595,615
83.5 Rural	9	131,535	120	4,436,470	134	14,792,855	143	19,360,860	225,405
83.6 Suburban	15	248,020	53	1,154,600	53	5,408,590	68	6,811,210	358,460
83.7 [none]	2	11,750	1	29,400	1	4,570	3	45,720	920
84 Residential Total	245	1,635,550	1,478	12,744,680	1,512	91,439,860	1,757	105,820,090	1,451,460

Schedule XII : Commercial Records - Assessor Location Detail

<u>Line#</u> <u>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 Arcadia	19	39,170	32	46,070	33	1,981,790	52	2,067,030	264,900
85.2 Elyria	1	1,120	8	33,600	8	189,170	9	223,890	0
85.3 North Loup	12	29,640	31	129,580	33	3,750,455	45	3,909,675	41,850
85.4 Ord	43	478,730	175	1,940,465	180	30,005,240	223	32,424,435	4,439,275
85.5 Rural	12	293,175	6	183,945	13	4,385,825	25	4,862,945	0
85.6 Suburban	8	88,610	6	79,630	7	496,320	15	664,560	0
85.7 [none]	1	4,115	1	9,625	1	18,820	2	32,560	0
86 Commercial Total	96	934,560	259	2,422,915	275	40,827,620	371	44,185,095	4,746,025

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

Market Area 1

Pure Grass	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
87. 1G1	0.00	0.00%	0	0.00%	0.00
88. 1G	7,055.31	3.47%	9,887,860	3.84%	1,401.48
89. 2G1	2,436.61	1.20%	3,415,340	1.33%	1,401.68
90. 2G	6,912.06	3.40%	9,413,120	3.65%	1,361.84
91. 3G1	3,456.78	1.70%	4,839,490	1.88%	1,400.00
92. 3G	3,944.03	1.94%	5,196,170	2.02%	1,317.48
93. 4G1	31,589.72	15.54%	38,873,115	15.09%	1,230.56
94. 4G	147,905.75	72.75%	185,995,875	72.20%	1,257.53
95. Total	203,300.26	100.00%	257,620,970	100.00%	1,267.19
CRP					
96. 1C1	0.00	0.00%	0	0.00%	0.00
97. 1C	185.08	7.47%	259,110	7.96%	1,399.99
98. 2C1	66.70	2.69%	93,380	2.87%	1,400.00
99. 2C	140.12	5.65%	196,170	6.03%	1,400.01
100. 3C1	200.16	8.07%	280,225	8.61%	1,400.00
101. 3C	41.50	1.67%	58,100	1.78%	1,400.00
102. 4C1	615.56	24.83%	800,230	24.58%	1,300.00
103. 4C	1,230.02	49.61%	1,568,315	48.17%	1,275.03
104. Total	2,479.14	100.00%	3,255,530	100.00%	1,313.17
Timber					
105. 1T1	0.00	0.00%	0	0.00%	0.00
106. 1T	15.24	2.50%	21,340	2.72%	1,400.26
107. 2T1	26.20	4.30%	36,680	4.67%	1,400.00
108. 2T	34.97	5.74%	47,660	6.07%	1,362.88
109. 3T1	7.00	1.15%	9,800	1.25%	1,400.00
110. 3T	0.00	0.00%	0	0.00%	0.00
111. 4T1	81.08	13.31%	102,655	13.07%	1,266.10
112. 4T	444.90	73.01%	567,255	72.23%	1,275.02
113. Total	609.39	100.00%	785,390	100.00%	1,288.81
<hr/>					
Grass Total	203,300.26	98.50%	257,620,970	98.46%	1,267.19
CRP Total	2,479.14	1.20%	3,255,530	1.24%	1,313.17
Timber Total	609.39	0.30%	785,390	0.30%	1,288.81
<hr/>					
114. Market Area Total	206,388.79	100.00%	261,661,890	100.00%	1,267.81

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

88 Valley

	2016 CTL County Total	2017 Form 45 County Total	Value Difference (2017 form 45 - 2016 CTL)	Percent Change	2017 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	104,331,055	105,820,090	1,489,035	1.43%	1,451,460	0.04%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	38,048,585	40,205,940	2,157,355	5.67%	1,257,310	2.37%
04. Total Residential (sum lines 1-3)	142,379,640	146,026,030	3,646,390	2.56%	2,708,770	0.66%
05. Commercial	29,337,770	30,087,170	749,400	2.55%	873,190	-0.42%
06. Industrial	10,230,035	14,097,925	3,867,890	37.81%	3,872,835	-0.05%
07. Total Commercial (sum lines 5-6)	39,567,805	44,185,095	4,617,290	11.67%	4,746,025	-0.33%
08. Ag-Farmsite Land, Outbuildings	24,141,570	23,173,470	-968,100	-4.01%	0	-4.01%
09. Minerals	0	0	0		0	
10. Non Ag Use Land	1,100	4,295	3,195	290.45%		
11. Total Non-Agland (sum lines 8-10)	24,142,670	23,177,765	-964,905	-4.00%	0	-4.00%
12. Irrigated	451,385,315	452,561,285	1,175,970	0.26%		
13. Dryland	69,929,035	69,461,545	-467,490	-0.67%		
14. Grassland	231,553,215	261,661,890	30,108,675	13.00%		
15. Wasteland	740,040	739,490	-550	-0.07%		
16. Other Agland	130,720	127,525	-3,195	-2.44%		
17. Total Agricultural Land	753,738,325	784,551,735	30,813,410	4.09%		
18. Total Value of all Real Property (Locally Assessed)	959,828,440	997,940,625	38,112,185	3.97%	7,454,795	3.19%

2017 Assessment Survey for Valley County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	One
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$166,822
7.	Adopted budget, or granted budget if different from above:
	same as above
8.	Amount of the total assessor's budget set aside for appraisal work:
	\$25,150
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	N/A
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$12,140 is for maintaince and licensing for GIS. The CAMA system comes from the general budget not from assessors budget.
11.	Amount of the assessor's budget set aside for education/workshops:
	\$1,500
12.	Other miscellaneous funds:
	none
13.	Amount of last year's assessor's budget not used:
	\$1,520.22

B. Computer, Automation Information and GIS

1.	Administrative software:
	Thomson Reuters formally Terra Scan
2.	CAMA software:
	Thomson Reuters formally Terra Scan
3.	Are cadastral maps currently being used?
	No
4.	If so, who maintains the Cadastral Maps?
	N/A
5.	Does the county have GIS software?
	Yes
6.	Is GIS available to the public? If so, what is the web address?
	Yes – valley.gisworkshop.com
7.	Who maintains the GIS software and maps?
	GIS
8.	Personal Property software:
	Thomson Reuters formally Terra Scan

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?
	Ord, North Loup, Arcadia and Elyria
4.	When was zoning implemented?
	1999

D. Contracted Services

1.	Appraisal Services:
	Standard Appraisal for commercial properties when needed.
2.	GIS Services:
	GIS Workshop
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Only on an as needed basis.
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	Meet the qualifications of the NE Real Property Appraiser Board.
4.	Have the existing contracts been approved by the PTA?
	N/A
5.	Does the appraisal or listing service providers establish assessed values for the county?
	When they're used they provide a value subject to assessor's opinion.

2017 Residential Assessment Survey for Valley County

1.	Valuation data collection done by:														
	Deputy Assessor														
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Arcadia – is located in the southwest corner of the county and has a population of approximately 360. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 54. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse with restaurant.</td> </tr> <tr> <td style="text-align: center;">03</td> <td>North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 340. The town consists of a convenience store/gas station, bar/grill, crop insurance business, lumberyard and the grade school.</td> </tr> <tr> <td style="text-align: center;">04</td> <td>Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,270. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.</td> </tr> <tr> <td style="text-align: center;">05</td> <td>Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</td> </tr> <tr> <td style="text-align: center;">Ag</td> <td>Agricultural homes and outbuildings</td> </tr> </tbody> </table>	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Arcadia – is located in the southwest corner of the county and has a population of approximately 360. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.	02	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 54. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse with restaurant.	03	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 340. The town consists of a convenience store/gas station, bar/grill, crop insurance business, lumberyard and the grade school.	04	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,270. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.	05	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.	Ag	Agricultural homes and outbuildings
<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>														
01	Arcadia – is located in the southwest corner of the county and has a population of approximately 360. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.														
02	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 54. The town consists of a bar/grill, grade school that is affiliated with Ord Public, and a greenhouse with restaurant.														
03	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 340. The town consists of a convenience store/gas station, bar/grill, crop insurance business, lumberyard and the grade school.														
04	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,270. K-12 Public School system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.														
05	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.														
Ag	Agricultural homes and outbuildings														
3.	List and describe the approach(es) used to estimate the market value of residential properties.														
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.														
4.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?														
	The county develops depreciation studies based on local market information.														
5.	Are individual depreciation tables developed for each valuation grouping?														
	Yes														
6.	Describe the methodology used to determine the residential lot values?														
	The lot values were established by completing a sales study using a price per square foot analysis.														
7.	Describe the methodology used to determine value for vacant lots being held for sale or resale?														
	All lots are treated the same, currently there is no difference.														

8.	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>
	01	2016	2015	2016	2012
	02	2016	2015	2016	2011
	03	2016	2015	2016	2016
	04	2016	2015	2016	2013-2014
	05	2016	2015	2017	2012/2015
	Ag	2016	2015	2017	2012-2015

2017 Commercial Assessment Survey for Valley County

1.	Valuation data collection done by:	
	Deputy Assessor	
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Arcadia – is located in the southwest corner of the county and has a population of approximately 360. The town consists of a public school system, grocery store, post office, bank, lumber yard store, welding shop, public library, and bar/grill.
	02	Elyria- is located on HWY 11 in the northern part of the county and has a population of approximately 54. The town consists of a bar/grill, grade school, and greenhouse with restaurant.
	03	North Loup- is located on HWY 22 in the southeast part of the county and has a population of approximately 340. The town consists of a convenience store/gas station, bar/grill, crop insurance business, lumberyard and the grade school.
	04	Ord- is located in the center of the county on junction of HWY's 11 and 70. The population is approximately 2,270. K-12 Public school system. The town is a very progressive town with a variety of jobs, services, and goods that make living in it desirable.
	05	Rural- The rural area in Valley County consists of all properties not located within any of the towns/villages, as well as all properties located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.	
3a.	Describe the process used to determine the value of unique commercial properties.	
	Unique properties are valued by the contract appraiser.	
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 county develops the depreciation studies based on local market information.	
5.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
6.	Describe the methodology used to determine the commercial lot values.	
	The lot values were established by completing a sales study using a price per square foot analysis.	

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>
	01	2012	2011	2010	2012
	02	2012	2011	2010	2012
	03	2012	2011	2010	2012
	04	2012	2011	2010	2012
	05	2012	2011	2010	2012

2017 Agricultural Assessment Survey for Valley County

1.	Valuation data collection done by:							
	Assessor and Staff							
2.	List each market area, and describe the location and the specific characteristics that make each unique.							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%; text-align: center;"><u>Market Area</u></th> <th style="width: 65%; text-align: center;"><u>Description of unique characteristics</u></th> <th style="width: 20%; text-align: center;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1</td> <td>Soils, land use and geographic characteristics.</td> <td style="text-align: center;">2012-2015</td> </tr> </tbody> </table>		<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	1	Soils, land use and geographic characteristics.	2012-2015
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>						
1	Soils, land use and geographic characteristics.	2012-2015						
3.	Describe the process used to determine and monitor market areas.							
	Each year agricultural sales and characteristics are studied to see if the market is showing any trend that may say a market area or areas are needed.							
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.							
	Residential is land directly associated with a residence, and is defined in Regulation 10.001.05A. Recreational land is defined according to Regulation 10.001.05E.							
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?							
	Yes							
6.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.							
	Sales are verified and values are set by using the value of current class of grass for the soil type and factoring up to 100%.							
	<i><u>If your county has special value applications, please answer the following</u></i>							
7a.	How many special valuation applications are on file?							
	None							
7b.	What process was used to determine if non-agricultural influences exist in the county?							
	N/A							
	<i><u>If your county recognizes a special value, please answer the following</u></i>							
7c.	Describe the non-agricultural influences recognized within the county.							
	N/A							
7d.	Where is the influenced area located within the county?							
	N/A							
7e.	Describe in detail how the special values were arrived at in the influenced area(s).							
	N/A							

Pamella K. Arnold
Valley County Assessor
125 S. 15th
Ord, NE 68862
(308) 728-5081
Fax: (308) 728-7725

2016

Plan of Assessment

October 31, 2016

Introduction:

Required by Law. Pursuant to Section 77-1311, as amended by 2001 Neb. Laws LB 263, Section 9, the assessor shall submit a 3 Year Plan of Assessment to the County Board of Equalization on or before June 15, 2006, and every year thereafter. The Plan of Assessment shall be updated each year, on or before June 15th. This plan and any update is to examine the level of value, quality, and uniformity of assessment in the county and include any proposed actions to be taken for the following year for the purpose of assuring uniform and proportionate assessments of real property.

Personnel Policy:

Valley County has a Personnel Policy last revised in January, 2010.

Personnel Count:

The office is comprised of the County Assessor, the Deputy Assessor and one full-time clerk. One hourly clerk is employed to do certain assigned duties to help ease the work burden.

Responsibilities:

Record Maintenance / Mapping – Reg. 10-004.03:

The County Assessor has cadastral maps. The Cadastral Maps are circa 1965. The condition of the four books would best be described as Poor. New maps would be beneficial; however, I do not foresee such changes occurring due to financial restraints. We have a GIS mapping system and do not update the cadastral maps any longer, even though we do refer to them quite often.

Property Record Cards – Reg 10-004:

The County Assessor maintains both a computer ATR (Assessment Tax Record) / Appraisal record and a physical file folder. To the best of my knowledge, the rules and

regulations are followed and include the required legal description, ownership, classification coding and all other pertinent information.

Report Generation:

This includes the Abstract of Assessment – Reg. 60-004.02 due March 19th, the Certificate of Valuation due August 20th, the School District Value Report due August 25th, the Certificate of Taxes Levied due December 1st, the Tax List Corrections- Reason (Reg. 10-0029A) and the generation of the Tax Roll to be delivered to the Treasurer by November 22nd.

Filing for Homestead Exemption:

All applications for Homestead Exemption and related forms are accepted per §77-3510 through §77-3528.

The full time clerk now oversees the daily administration of this program and provides verbal progress reports to the County Assessor. Courtesy correspondence is mass-mailed to all pre-printed form applicants and other individuals noted on a separate roster. Upon request from the applicant or agent thereof, applicable forms are mailed. Advertisements are posted in the local designated newspaper and other public relations acts may also occur. As a final courtesy, another correspondence is mailed approximately two weeks prior to the deadline to the remaining individuals to encourage their participation. The final weeks often illustrate the staff's diligent attempts to have complete success with the homestead exemption program.

For 2015 the county board did not vote to extend the deadline to July 20th under §77-3512.

The Department of Revenue count for Homestead Exemption for 2015 was 219 applications approved . Form 458S exempted \$9,980,525 in valuation and the tax loss was \$205,806.58.

Filing for Personal Property:

As per Reg. 20 and applicable statutes. Staff oversees the daily administration of personal property and provides County Assessor with verbal progress reports. Local addresses are abstracted from the first mass mailing of personal property forms in January to reduce costs. Schedules that bear out-of-county/state are mailed Advertisements are placed in the local newspaper to attract public awareness. A mass mailing of all remaining schedules / correspondence occurs by April. Due to the high cost of postage we no longer mail courtesy reminders. After May 1st we mail out schedules that haven't been filed with a 10% penalty & encourage them to file prior to July 1st to avoid a 25% penalty. The Personal Property Abstract is to be generated by July 20th deadline and is based upon all known schedules at this point in time. New Legislation gives personal property filers up to a 10,000 exemption if filed by May 1st. Filing after May 1st will result in no exemption for that year.

Real Estate:

Real Property:

Level of Value:

2016 Level of Value for Residential is 98%; quality of assessment is acceptable. Commercial at 94%, quality of assessment is acceptable. Agricultural Land at 72 %, quality of assessment is acceptable.

TERC ORDER 2015 Statistics dated 04/23/2015 read as follows:

Residential:	# Sales	Me dia n		COD (Median)	PRD
Qualified	107	98		12.57	102.64
Commercial					
Qualified	19	94		19.31	98.56
Agricultural Unimproved					
Qualified	66	72		23.10	104.92

Residential: The city and villages are reviewed within a 6 year cycle. Pickup work is done yearly using permits filed. All improvements are on M&S pricing for 06/2015. .

Commercial: Sales properties are reviewed and questionnaire’s sent out at the time of sale to get as much information as possible. Commercial properties are on M & S pricing for 06/11. A contract is being drawn with Stanard Appraisal to review commercial properties.

Agricultural: The improvements in the rural areas are now all on M & S 06/15 pricing. We continue to do sales studies to keep depreciation updated. Real estate sales transactions, UCC filings, “drive-by” observances, etc. Property owners brought in maps to check their irrigated acres so we could certify them to NRD. We typed labels for all parcels that have irrigated acres so NRD can do a mass mailing to get their irrigated acres certified. Irrigated acres were certified to FSA by January 1, 2008. Farmers have been certifying more irrigated acres since that January deadline.

No market areas have been defined as I continue to study sales and seek expertise from local representatives regarding this situation.

Computer Review:

The computer system is Terra-Scan, Manatron, A Thomson Reuters Business. of Lincoln, NE. GIS system is now being implemented. Ages of all photos range from current back to 2009 on all classes of property. A digital camera, which is compatible, was recently purchased and such photography project is in process as time permits. Sketches regarding residential housing units exist in each respective file folder. Maintenance as indicated.

Sketches of the commercial properties exist in each respective file folder. The commercial sketches have been entered into the computer system. This is a project intended for further revision / completion as physical review occurs. Sketches of the rural housing exist in each respective file folder. Maintenance as indicated. The rural improvement site sketches are entered into the computer system. Information is available in each respective physical file folder.

Pricing / Depreciation:

New pricing, M&S 6/2015 was implemented for 2016. New depreciation tables were established for 2016 based upon sales study on residential properties in Valley County using the new Replacement Cost New due to the new cost tables. New depreciation tables were implemented for each City & Village & rural residential houses. Some pricing also affected some outbuilding codes.

Pickup Work:

The resources used to collect this data include building permits, zoning permits, owner (or other interested person) reporting, UCC filings, real estate sales transaction reviews, Register of Deed's Miscellaneous Book contents, anonymous leads, the local newspaper, drive-by observances, etc.

All classes of property are monitored for the collection of specific data relative to new construction, remodeling, renovations, additions, alterations and removals of existing improvements / structures, land use changes, etc. See 50-001.06. The field data is ordinary monitored by the full-time clerk throughout the course of the tax year and provides progress reports to the County Assessor. Data collection includes photography of the subject property. The purchase of a video camera occurred June 2002 and will assist with future appraisal maintenance. The County Assessor determines the assessed value and in recent years, expanded the Deputy Assessor duties to provide assistance. The majority of all "pick-up work" is completed by the office and not from outside appraisal services except for commercial property. We rely on an appraisal service to do the commercial.

Sales Review:

Every attempt to timely file the 521's – Reg. 12-003 does occur on a monthly basis. The real estate transfers once received from the Register of Deeds are given priority attention. It is a joint venture with contributions from the entire staff. The Assessor mails questionnaires and correspondence out to the Grantor and Grantee. Policy is to allow two weeks response time prior to any follow-up activity. All office records, computer, cadastral maps are updated. Sales book and photo bulletin board on residential transaction is staff-maintained for the benefit of the public sector.

Correspondence is mailed to current property owner to schedule appointment to complete an on-site physical inspection to review accuracy of property record file two to three times annually. The goal this year is to set aside specific dates each month to physically review the real estate transaction prior to mailing such forms and supplements to PA&T. Currently, such inspections are underway to bring the office closer to this goal and then proceed on a regular basis. Another procedure that is being done is to take adjacent property record files and complete an exterior review of the properties that aren't

included with the sales file. Usually, a drive by of the neighborhood will include watching for new construction, renovations, etc. Any changes noted will result in the respective file being tagged for further review.

Office is striving to complete interior/exterior review of each residential and commercial transaction within a 6 year cycle. More focus does need to occur on the rural residential and agricultural transactions. Agricultural properties have a high ratio of FSA section maps and land use reviews occurring. The County Assessor reviews each real estate transfer and ensuing information so collected prior to forwarding Form 521 to P.A.T. for their processing. The worksheets are now sent over the computer to P.A.T. The review includes discussion of the questionnaire responses, interviews that occurred with grantor, grantee, realtors, etc along with land use review, possible zoning use changes, coding changes, data listing, discovery as examples to determine whether transaction is a qualified sale or not. Further research may occur. The Assessor assigns a preliminary use coding and County Assessor assigns a final use coding. It is interesting to note that all the responses received from grantor and grantee may differ to a great extent; the same is true in discussion with information given to this office verses information given to state personnel or what a participating realtor may provide in sharing of information.

Valley County usually averages 100-150 real estate transfer forms on an annual basis. This office has taken great strides to monitor this program with greater accuracy in recent years. The questionnaire response rate is good; averaging at a 50% response overall and has been a good indicator that the majority of our records are accurate in listing data. The majority of the on-site physical reviews have been representative of the data listing of the property file also..

2017: Review Elyria Village. Review commercial property being done by Stanard Appraisal.

2018: Finish reviewing commercial property. Review improvements in Ord, Eureka, Elyria & Noble Townships. Commercial completed for 2018 abstract. Arcadia Village reviewed.

2019: Review improvements in Springdale, Geranium, Michigan & Liberty townships.

Property record files reflect a computer code for tax districts. The real estate cards also show school district codes. New cards are being made for all the parcels in the County.

We have completed entering information in the GIS mapping program & will use deeded acres.

Budget:

The fiscal budget submitted by the Assessor for 2016/2017 was \$166,822. Of the 166,822 submitted, 121,082 is associated with salaries & 8,450 is associated with office services, expenses and supplies, 25,150 for appraisal fees & 12,140 for data processing costs.

The County Board had me add my appraisal fees to my budget. I no longer have a separate appraisal budget. Now that we have GIS mapping and a web site, we have to

pay maintenance on those. I would like to have GIS Workshop to do a fly over of our County but budget restrictions turn down the proposal every year.

Pamella K. Arnold
Valley County Assessor

Date